

# TULARE COUNTY HOUSING ELEMENT 2023-2031 UPDATE

Adopted  
December 12, 2023

Tulare County Board of Supervisors  
Resolution No., 2023-1110  
GPA 22-005



# Tulare County Housing Element 2023-2031 Update

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GPA 22-005

Mitigated Negative Declaration  
SCH# 2023110037

Prepared By:



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# Tulare County Housing Element 2023-2031 Update

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# Tulare County Housing Element 2023-2031 Update

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## Table of Contents

1	Introduction .....	1-1
1.1	Introduction.....	1-1
1.2	Requirements for a Housing Element .....	1-3
1.3	Purpose of This Update .....	1-8
1.4	Housing and Local Government.....	1-10
2	Public Participation.....	2-1
2.1	Public Participation .....	2-1
2.2	Continuous Public Participation .....	2-1
2.3	Public Outreach .....	2-2
3	Housing Needs Assessment .....	3-1
3.1	Housing Needs Assessment .....	3-1
3.2	Population Trends.....	3-1
3.3	Employment Trends.....	3-7
3.4	Housing Affordability .....	3-21
3.5	Household Characteristics .....	3-30
3.6	Special Needs Households .....	3-33
3.7	Housing Stock Characteristics .....	3-64
3.8	Housing Conditions Survey.....	3-68
3.9	At-Risk Housing .....	3-75
3.10	Projected Housing Need .....	3-79
4	Housing Constraints.....	4-1
4.1	Housing Constraints .....	4-1
4.2	Governmental Constraints .....	4-1
4.3	Nongovernmental Constraints.....	4-20
5	Progress Review and Revisions.....	5-1
5.1	Progress Review and Revisions .....	5-1
5.2	Progress in Meeting Housing Needs.....	5-1
5.3	Effectiveness and Appropriateness of Programs in Previous Element .....	5-17
5.4	Opportunities for Energy Conservation .....	5-41
6	Housing Program .....	6-1
6.1	Housing Program.....	6-1
6.2	Housing Goals, Guiding Principles, and Policies.....	6-2
6.3	Action Programs .....	6-11
6.4	Quantified Objectives.....	6-32

---

7	Adequate Sites Inventory .....	7-1
7.1	Adequate Sites Inventory .....	7-1
7.2	Existing Infrastructure .....	7-21
Appendix A	Sites Inventory .....	A-1
Appendix B	Affirmatively Furthering Fair Housing .....	B-1
	Assessment of Fair Housing .....	B-2
	Fair Housing Enforcement and Outreach .....	B-3
	Segregation and Integration .....	B-5
	Racially or Ethnically Concentrated Areas of Poverty .....	B-17
	Disparities in Access to Opportunity .....	B-21
	Disproportionate Housing Needs .....	B-30
	Local Knowledge .....	B-40
	Site Inventory .....	B-38
	Contributing Factors and Meaningful Actions .....	B-43
Appendix C	Community Outreach Results .....	C-1
Appendix D	Draft Infrastructure Feasibility Analysis .....	D-1

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## Tables

Table 1-1	Regional Housing Needs Assessment Plan .....	1-18
Table 2-1	Tulare County Regional Blueprint – Housing Goal .....	2-2
Table 2-2	Housing Element Advisory Committee Meeting Dates .....	2-3
Table 2-3	Community Engagement Event Details.....	2-4
Table 2-4	Public Comments from Stakeholder Meetings.....	2-8
Table 3-1	Population Growth Trend, Tulare County 1980-2022.....	3-2
Table 3-2	Population Growth Trend, Tulare County 2010-2020.....	3-3
Table 3-3	Total Population 2018-2022 .....	3-6
Table 3-4	Age Characteristics.....	3-6
Table 3-5	Employment by Industry, Tulare County 2015-2020 .....	3-8
Table 3-6	Class of Worker, Tulare County, 2015-2020 .....	3-8
Table 3-7	Top Employers .....	2-8
Table 3-8	Fastest Growing Occupations: Tulare County .....	3-10
Table 3-9	Monthly Labor Force Data for Cities and Census Designated Places (CDP) Nov 2021 – CA Labor Force Report .....	3-13
Table 3-10	Households per Income Group Tulare County, Household Income Estimates 2015-2019.....	3-16
Table 3-11	Number of Households by Income Level, Tulare County.....	3-18
Table 3-12	Population Living Below Poverty Level.....	3-19
Table 3-13	Families Living Below Poverty Level .....	3-20
Table 3-14	Households Overpaying – Unincorporated Tulare County.....	3-21
Table 3-15	Households Severely Overpaying by Tenure.....	3-22
Table 3-16	Households with Housing Problems.....	3-23
Table 3-17	Overpaying Households by Size and Tenure.....	3-23
Table 3-18	Median Home Prices.....	3-23
Table 3-19	Estimated Home Values.....	3-24

---

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## County of Tulare 2023-2031 Housing Element Update

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Table 3-20	Estimated Gross Rents .....	3-25
Table 3-21	Monthly Owner Costs.....	3-26
Table 3-22	2021 Fair Market rent.....	3-27
Table 3-23	Income Limits by Household Size Tulare County - 2023 .....	3-28
Table 3-24	Housing Affordability by Income Level Tulare County - 2023.....	3-29
Table 3-25	Households by Tenure (2000-2019) – Tulare County .....	3-30
Table 3-26	Average Household Size, Tulare County 1980-2019.....	3-30
Table 3-27	Overcrowded Households.....	3-32
Table 3-28	Overcrowded Households by Tenure .....	3-32
Table 3-29	Extremely Low-Income by Tenure, 2014-2018 .....	3-33
Table 3-30	Countywide Ethnicity 2020.....	3-34
Table 3-31	Population by Race, Tulare County 2010-2020 .....	3-35
Table 3-32	Disability Status, Tulare County 2015-2019.....	2-8
Table 3-33	Disability by Employment Status, Tulare County 2019 .....	3-36
Table 3-34	Disability Types of the Civilian Non-Institutionalized Population, Tulare County 2015-2019.....	3-37
Table 3-35	Disabilities by Age.....	3-38
Table 3-36	Persons with Disabilities by Residence .....	3-39
Table 3-37	Household Population.....	3-40
Table 3-38	Elderly Households .....	3-40
Table 3-39	Tenure of the Elderly 1990-2019 .....	3-41
Table 3-40	Large Households.....	3-41
Table 3-41	Large Households by Tenure – Tulare County .....	3-42
Table 3-42	Number of Bedrooms by Tenure – Tulare County.....	3-42
Table 3-43	Single Head of Households Tulare County 2012-2017 .....	3-43
Table 3-44	Heads of Households Living in Poverty 2015-2019 .....	3-44

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County of Tulare 2023-2031 Housing Element Update

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Table 3-45	Point in Time Homeless Survey – Tulare County, 2022 .....	3-47
Table 3-46	Agricultural Employment – Tulare County 2019 .....	3-55
Table 3-47	Permanent and Seasonal Farmworkers, 2017 .....	3-57
Table 3-48	Trends in Farming Operations, 2012-2017 .....	3-57
Table 3-49	Identified Farmworker Housing Needs .....	3-58
Table 3-50	Publicly Owned Farmworker Housing - 2022 .....	3-59
Table 3-51	USDA Section 514 Farmworker Housing Unincorporated Tulare County – 2022 .....	3-59
Table 3-52	Privately-Owned Farm Employee Housing Facilities - 2020 .....	3-60
Table 3-53	Tulare County Employee Housing Program, 2007-2021 .....	3-61
Table 3-54	USDA Section 515 Rural Rental Housing Unincorporated Tulare County – 2022 .....	3-62
Table 3-55	Type of Housing Units.....	3-63
Table 3-56	Type of Housing Units and Vacancy Rate, Unincorporated Tulare County 2021 .....	3-63
Table 3-57	Housing Units and Vacancy Rate by Geography.....	3-64
Table 3-58	Housing Units Built Pre-1980 .....	3-66
Table 3-59	Housing Conditions by Survey Area .....	3-70
Table 3-60	Trends in Substandard Housing .....	3-72
Table 3-61	Inventory of Public Assisted Complexes – Unincorporated Tulare County, 2022 .....	3-74
Table 3-62	Inventory of At-Risk Units in the Ten-Year-Period Year .....	3-76
Table 3-63	Projected Housing Need .....	3-79
Table 3-64	Projected Housing Needs by Income Level, 2023.....	3-79
Table 3-65	2023 RHNA Allocation, Incorporated versus Unincorporated by Income Level, 2023 .....	3-80
Table 4-1	Zoning Ordinance Development.....	4-2
Table 4-2	Housing Type by Zone District .....	4-3

---

Table 4-3	Minimum Lot Size with Available Facilities .....	4-4
Table 4-4	Incentives and Concession for Density Bonus Projects.....	4-6
Table 4-5	Density Bonus Percentages .....	4-7
Table 4-6	Permit Processing Timeline.....	4-12
Table 4-7	Typical Fees per Residential Unit.....	4-14
Table 4-8	Land Use Application Fees .....	4-15
Table 4-9	Median Home Prices.....	4-19
Table 4-10	Estimated Home Values.....	4-19
Table 4-11	Interest Rate Trends, 30-Year Fixed Mortgage Interest Rate.....	4-20
Table 4-12	Housing Affordability Index.....	4-22
Table 5-1	Housing Units Permitted 2015-2022.....	5-2
Table 5-2	Progress in Meeting Quantified Housing Objectives 2015-2022.....	5-2
Table 5-4	Housing Authority of Tulare County Housing Programs in Unincorporated Area as of 2022.....	5-13
Table 5-5	Assistance Provided in Unincorporated Area Since 1980.....	5-16
Table 5-6	Housing Program Review .....	5-19
Table 5-7	Opportunities for Energy Conservation .....	5-42
Table 6-1	Summary of Qualified Objectives, 2023-2031 .....	6-33
Table 7-1	Regional Housing Needs Allocation .....	7-1
Table 7-2	Housing Affordability by Income Level.....	7-3
Table 7-3	Community, Hamlet, and Legacy Plans.....	7-4
Table 7-4	Sample of Recent Build-Out Capacities .....	7-7
Table 7-5	Adequate Available Sites based On Infrastructure .....	7-10
Table 7-6	Adequate Sites Inventory .....	7-12
Table 7-7	Potential Sites For Emergency Shelters.....	7-37

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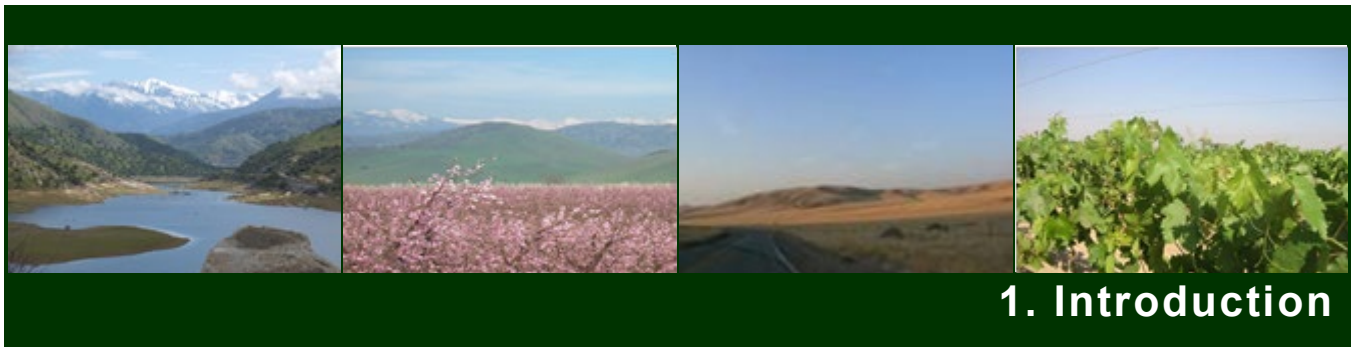


## Figures

Figure 1-1	Regional Location .....	1-2
Figure 2-1	Poster Board Survey – Poplar, Strathmore.....	2-5
Figure 2-2	Poster Board Survey - Earlimart.....	2-6
Figure 2-3	Poster Board Survey – Pixley, Visalia, Porterville, Dinuba, Woodville, Allensworth, Orosi, Ivanhoe .....	2-7
Figure 3-1	Population Growth Trend, Tulare County 1980-2022.....	3-2
Figure 3-2	Employment Trends .....	3-9
Figure 3-3	Employment by Industry.....	3-12
Figure 3-4	Historic Unemployment Rates Comparative National, State, County.....	3-14
Figure 3-5	Median Income, 2010-2020 .....	3-15
Figure 3-6	Households by Income Groups .....	3-18
Figure 3-7	Average Household Size.....	3-31
Figure 3-8	Family Households .....	3-44
Figure 7-1	Tulare County Communities.....	7-13

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## 1.1 Introduction

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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 the cities are located on the Valley floor. The foothills and Sequoia and Kings Canyon National Parks form the eastern half of the County (see regional map page 1-2).

The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the County's population living in unincorporated areas, as well as a program for meeting those needs. In previous decades, 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. Providing adequate housing—especially extremely low- and low-income housing—remains a significant challenge to both local governments and the private sector.

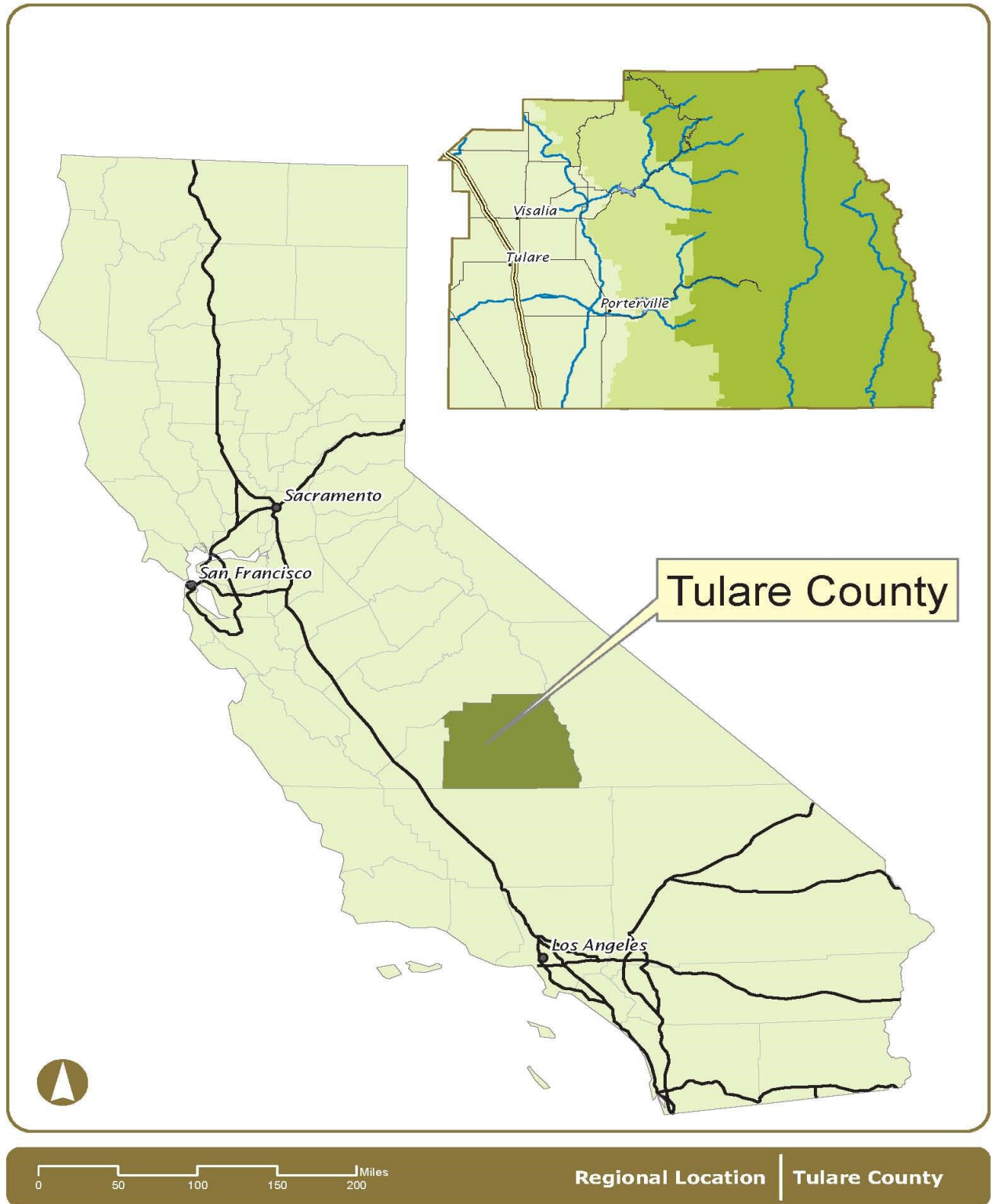
The Housing Element serves as policy guide during the 2023 to 2031 planning period.

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 2023 to 2031 planning period and beyond. The provision of decent, safe, sanitary and affordable housing for current and future residents of the unincorporated areas of Tulare County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, teenage parents, large families, farmworkers, overcrowded households, residents of group quarters, ethnic or racial minorities, veterans, and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs and the challenges presented by living in disadvantaged communities for many of those residents.

The purpose of the Housing Element is to:

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

**Figure 1-1  
Regional Location**



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

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

### Summary Goal

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

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

### 1.2 Requirements for a Housing Element

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

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 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 nine mandated Elements, one of which is the housing element. Housing Elements must be updated once every five to eight years as per SB 375.

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

65580. The Legislature finds and declares as follows:

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

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

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

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

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

(f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

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

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

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

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

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs requirements. An outline of requirements are as follows:

### Recent Housing Element Legislation

#### **SB 166 (2017)**

SB 166 requires that adequate sites must be maintained throughout the entire housing element planning period to meet the unmet regional housing needs for lower and moderate-income households. Prohibits a reduction in a parcel's residential density unless the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction's remaining unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity. If the jurisdiction approves development that causes adequate sites for lower-moderate income households to be insufficient, the jurisdiction must make written findings and is obligated, within 180 days, to make additional sites available to meet the regional housing needs, where the environmental impact of the obligation is not subjected to the California Environmental Quality Act.<sup>1</sup>

#### **AB 1397 (2017)**

AB 1397 requires the sites in the site inventory of a jurisdiction's housing element to be available and suitable for residential development that includes both vacant and nonvacant sites that have the realistic and demonstrated potential to be redeveloped during the planning period to meet local housing needs for a designated income category. For redevelopment that occurs, the jurisdiction must consider past experiences with converting uses to higher density residential, the demand for the existing use, and any legal agreements that would prevent the redevelopment. The sites must be listed by the assessor parcel number and have sufficient water, sewer, and dry utilities supply available and accessible that is either described in the current general plan, another mandatory plan, or program. For each site, the inventory must describe the number of units for lower, moderate, or above moderate income housing the site can realistically and adequately accommodate. Last, the sites in the inventory are restricted to developments that have at least 20% of its units affordable to lower income households within the planning period.<sup>2</sup>

#### **AB 879 (2017)**

AB 879 requires further analysis on housing production and constraints by the jurisdiction's planning agency. The annual general plan report that is to be submitted by April 1 after the adoption of a general plan, must include from the prior year, the number of housing development applications received, units included in all development applications, units approved and disapproved, and a listing of sites rezoned to accommodate the jurisdiction's share of the regional housing need for each income level. The housing element must contain an analysis of (1) governmental constraints that additionally includes locally adopted ordinances that directly impact the cost and supply of residential development and (2) nongovernmental constraints that additionally includes lower density housing development requests and the time between receiving approval and the submittal of a building permit application for an individual housing development. The analysis is to demonstrate local efforts that remove nongovernmental constraints to the planning, construction, maintenance, and improvement of housing development for all income levels.<sup>3</sup>

#### **SB 828 (2018)**

SB 828 prohibits jurisdictions from using underproduction and stable populations as justifications to reduce or deny its share of regional housing needs. The bill requires the council of governments to have an approved methodology by the Department of Housing and Community Development to determine regional housing needs that additionally incorporates agricultural lands that are protected through a local

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<sup>1</sup> California Legislative Information. SB-166 Residential density and affordability (2017-2018).

<sup>2</sup> California Legislative Information. AB-1397 Local planning: housing element: inventory of land for residential development (207-2018).

<sup>3</sup> California Legislative Information. AB-879 Planning and zoning: housing element (2017-2018).



ballot measure. The council of governments are required to provide additional data when determining regional housing needs that include the overcrowding rate of a comparable housing market and a healthy vacancy rate whose values are no less than 5%, percentage of cost burdened households, a healthy rate of housing cost, and projected household income growth.<sup>4</sup>

### **AB 1771 (2018)**

AB 1771 revises the regional housing needs allocation plan to define and include the objective of increasing access to areas of high opportunity for lower-income residents that would affirmatively further fair housing in addition to the loss of units during a state of emergency. The council of governments no longer needs to identify incentives to local governments who would accept a higher share of housing allocations. With this bill, the council of governments is required to create more opportunity for public and local government comment by explaining and providing the methodology on its website and hold a public hearing. Local governments are also allowed to appeal the draft allocation within 45 days after its receipt.<sup>5</sup>

### **AB 686 (2018)**

AB 686 requires a jurisdiction's housing element to include an assessment of fair housing and obligates the public agency to affirmatively further fair housing meaning actions taken to address disparities in housing needs and access to opportunity, replace segregated living patterns, and transform ethnically and racially concentrated areas of poverty into areas of opportunity. The objectives of affirmatively furthering fair housing must be consistent in developing the site inventory and housing and community development initiatives overall.<sup>6</sup>

### **SB 1333 (2018)**

SB 1333 requires all cities including charter cities to comply with Planning and Zoning law regarding general plans, specific plans, and housing elements. Charter cities must also comply with Planning and Zoning law surrounding ordinances, regional housing need and mobile home park provisions, and certain development agreements. The bill announces the State of California is no longer required to reimburse local agencies and school districts for certain mandated costs.<sup>7</sup>

### **AB 671 (2019)**

AB 671 requires local agencies to include a plan in their housing element to incentivize the development of very low-, low-, and moderate-income accessory dwelling units that can be financially supported through the Department of Housing and Community Development grants and other incentives.<sup>8</sup>

### **SB 6 (2019)**

SB 6 requires the local agency to complete the site inventory within their housing element consistent with the standards set forth by the Department of Housing and Community Development (HCD). The local agency must also electronically submit their site inventory to the HCD so the Department of General Services can develop a public database on available lands from information provided by the HCD as required by this bill.<sup>9</sup>

### **AB 725 (2020)**

AB 725 excludes unincorporated areas from the requirements introduced by this bill that would require at least 25% of metropolitan jurisdiction's share of regional housing needs for moderate income

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<sup>4</sup> California Legislative Information. SB-828 Land use: housing element (2017-2018).

<sup>5</sup> California Legislative Information. AB-1771 Planning and zoning: regional housing needs assessment (2017-2018).

<sup>6</sup> California Legislative Information. AB-686 Housing discrimination: affirmatively further fair housing (2017-2018).

<sup>7</sup> California Legislative Information. SB-1333 Planning and zoning: general plan: zoning regulations: charter cities (2017-2018).

<sup>8</sup> California Legislative Information. AB-671 Accessory dwelling units: incentives (2019-2020).

<sup>9</sup> California Legislative Information. SB-6 Residential development: available land (2019-2020).



households to be restricted to sites with zones that impose a minimum of 4 units and a maximum of 100 housing units per acre and for above moderate-income households be restricted to sites with zones that impose a minimum of 4 housing units.<sup>10</sup>

### **AB 215 (2021)**

**AB 215 requires the first draft of a jurisdiction's housing element to be available for public comment for at least 30 days and must post revisions to its website and send them to individuals upon request. The Department of Housing and Community Development (HCD) is prohibited from reviewing the draft element before the 30-day public comment period and must report their findings within 90 days of a revision and 60 days of an amendment. The bill adds SB 330 to the list of laws including Sections 65589.5, 65863, Chapter 4.3 of 65915, 65008, 8899.50, 65913.4, Article 11 of 65650, and Article 12 of 65660 that when violated by the housing element, the office of Attorney General is authorized to legal action upon being notified by HCD.**

### **AB 787 (2021)**

AB 787 permits jurisdictions to satisfy up to 25 percent of their regional housing needs for moderate-income households through the conversion of existing above-moderate income multifamily housing units to deed restricted rental housing affordable to moderate income households for at least 55 years on a unit-for-unit basis. The converted units must have at least a 10 percent reduction in rent cost from the average monthly rent charged in the 12 months prior to the conversion. The converted units must not have been previously affordable to low- or lower- income households, must be in decent, safe, and sanitary condition, and could not have been acquired through eminent domain. To qualify for the share of the regional housing need, the number of converted units must be included in the April 1<sup>st</sup> general plan annual reports beginning the year of 2023.<sup>11</sup>

### **AB 1029 (2021)**

AB 1029 permits the Department of Housing and Community Development (HCD) to add the preservation of affordable housing units to a list of pro-housing local policies. The preservation of affordable housing units extends existing project-based rental assistance agreements. The listing allows cities and counties to qualify for extra points or preference when scoring program applications for state programs, including the Affordable Housing and Sustainable Communities (AHSC) grant program, Transformative Climate Communities (TCC) Program and the Infill Incentive Grant (IIG) Program of 2007 for award cycles commenced after July 1, 2021. This is an urgency statute that went into effect Sept. 28, 2021 but requires HCD to adopt these policies as a part of the formal rulemaking process in order to take effect.<sup>12</sup>

### **AB 1398 (2021)**

AB 1398 requires local governments that fail to adopt a Department of Housing and Community Development (HCD) approved housing element within 120 days of the legal deadline to complete necessary rezoning to adopt the element within 1 year. The housing element cannot be approved by HCD until rezoning is complete within 1 year of the legal deadline.<sup>13</sup>

### **AB 1304 (2021)**

AB 1304 affirms public agencies have a mandatory duty to comply with Affirmatively Furthering Fair Housing (AFFH) requirements through a housing element that contains an assessment of fair housing that includes the local and regional historical origins and current fair housing policies and practices, in addition to the identification of integration and segregation patterns and trends and the assessment of

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<sup>10</sup> California Legislative Information. AB-725 General plans: housing element: moderate-income and above moderate-income housing: suburban and metropolitan jurisdictions (2019-2020).

<sup>11</sup> California Legislation Information. AB-787 Planning and zoning: housing element: converted affordable housing units (2021-2022).

<sup>12</sup> California Legislative Information. AB-1029 Housing elements: prohousing local policies (2021-2022).

<sup>13</sup> California Legislative Information. AB-1398 Planning and zoning: housing element: rezoning of sites: prohousing local policies (2021-2022).

the jurisdiction's fair housing enforcement and outreach capacity. The bill would also require the site inventory to include an analysis to determine whether the inventory affirmatively furthers fair housing.<sup>14</sup>

### **AB 1445 (2022)**

AB 1445 requires the regional housing needs allocation provided by the jurisdiction's council of governments to consider additional climate change impacts such as emergency evacuation route capacity, wildfire risk, and sea level rise beginning January 1<sup>st</sup>, 2025.<sup>15</sup>

### **AB 2339 (2022)**

AB 2339 requires emergency shelters to be allowable accommodated for in sufficient sites with the standard and zoning designation; vacant residential use, vacant nonresidential use with demonstrated nearby amenities and services for people experiencing homelessness, and nonvacant residential use if the site is suitable for a shelter in the current planning period. At each potential emergency shelter site, the number of people experiencing homelessness that can be accommodated must be demonstrated by dividing the square footage of the site by a minimum of 200 feet per person. The jurisdiction is prohibited from reducing the residential density utilized by the department of Housing and Community Development for an identified parcel that meets its current or previous regional housing need.<sup>16</sup>

### **AB 2653 (2022)**

AB 2653 requires a public agency to additionally include in its general plan annual report, the number of all new housing units, the number of demolished housing units, and project data that was approved to receive a density bonus. Corrections to the report can be requested by the Department of Housing and Community Development (HCD) and must be made by the jurisdiction within 30 days. If the annual report fails to comply with this bill, the Attorney general can be notified by HCD.<sup>17</sup>

## 1.3 Purpose of This Update

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State Housing Element Law requires that Housing Elements be updated periodically – previously on five year intervals. Currently, as a result of SB 375 Housing Elements may be updated on an optional eight year cycle that allows better synchronicity between transportation and housing. The Regional Housing Needs Assessment (RHNA) for Tulare County is prepared by the Tulare County Association of Governments (TCAG). The current RHNA is for the sixth Housing Element cycle and covers a 8.5-year projection period (June 30, 2023 to December 15, 2031). The planning period for this Housing Element is eight years (December 31, 2023 through December 31, 2031). The Element must be updated and adopted by Tulare County by December 31, 2023.

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

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<sup>14</sup> California Legislative Information. AB-1304 Affirmatively further fair housing: housing element: inventory of land (2021-2022). 4

<sup>15</sup> California Legislative Information. AB-1445 Planning and zoning: regional housing need allocation: climate change impacts (2021-2022).

<sup>16</sup> California Legislative Information. AB-2339 Housing element: emergency shelters: regional housing need (2021-2022). 9

<sup>17</sup> California Legislative Information. AB-2653 Planning and Zoning Law: housing elements (2021-2022).

forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

### **Previous Housing Elements and Reports**

#### **1971 Housing Report**

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

#### **1973 Housing Report**

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

#### **1975 Housing Element**

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

#### **1979 Housing Element**

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

#### **1981 Housing Element**

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

#### **1984 Housing Element**

The Board of Supervisors adopted the 1984 Tulare County Housing Element on July 31, 1984. This Housing Element incorporated information from the 1983 Regional Housing Needs Allocation Plan that identified housing needs by income group for each jurisdiction in Tulare County. The Housing Element covered the planning period 1984 to 1990. Correspondence from HCD in 1990 indicated that household projections from the State Department of Finance (DOF) for 1992 were approximately the same as those contained in the 1984 Housing Element for 1990. As a result, the 1984-1992 new construction need was considered the same as the 1984-1990 need.

### 1992 Housing Element

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

### 2003 Housing Element

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

### 2009 Housing Element

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

### 2015 Housing Element

The most recent 2015 Tulare County Housing Element was adopted by the Tulare County Board of Supervisors on November 17, 2015. The 2015 Housing Element was subsequently certified by HCD on December 9, 2015. The 2015 Housing Element is valid until December 31, 2023.

## 1.4 Housing and Local Government

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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)

Tulare County recently  
adopted a  
comprehensive update

The Tulare County General Plan 2030 Update was approved by the Board of Supervisors on August 28, 2012. At that time, the Board also certified the Final Environmental Impact Report for the project. The General Plan Update includes several state mandated Elements and several optional Elements. The State of California mandated Elements include Land Use, Housing, Circulation, Open Space, Conservation, Safety, Noise, and Air Quality. In addition to these required Elements, the General Plan 2030 Update includes eight optional Elements: Planning Framework, Animal Confinement Facilities Plan, Public Facilities and Services, Flood Control Master Plan, Economic Development, Agriculture, Scenic Landscapes, and Water Resources. Recently as of 2020, pursuant to Government Code Section 65302, the County is in the process of adopting an Environmental Justice Element to be amended to the General Plan Update.

In accordance with State law, the Housing Element must be consistent and compatible with adopted General Plan Elements. The Housing Element must also provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations and capital improvements. Government Code Section 65300.5 requires the general plan and the associated elements contain 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 update to the Tulare County Housing Element is consistent with the Tulare County General Plan 2030 update. Furthermore, the County conducts General Plan Consistency findings on all projects submitted to Tulare County. This will ensure that the Housing Element will be consistent with the General Plan throughout the current planning period.

## General Plan 2030 Update: Policies Affecting Housing Development and Standards

### A. General Plan Framework Component

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

Tulare County’s planning framework uses three key planning tools to guide urban development in all unincorporated areas of the County: Urban Boundaries, Area Plans, and Community Plans. In the

General Plan 2030 Update, these tools are discussed throughout the document: Urban Boundaries are included as a component in the Planning Framework (Part 1 - Goals and Policies Report); Area Plans are discussed in Part II; and Community Plans are included by reference in Part III of the General Plan Update.<sup>18</sup>

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

### PF-1.1 Maintain Urban Edges

“The County shall strive to maintain distinct urban edges for all unincorporated communities within the valley region or foothill region, while creating a transition between urban uses and agriculture and open space.”<sup>19</sup>

### PF-1.2 Location of Urban Development

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

1. Within incorporated cities and CACUDBs;
2. Within the UDBs of adjacent cities in other counties, unincorporated communities, planned community areas, and HDBs of hamlets;
3. Within foothill development corridors as determined by procedures set forth in Foothill Growth Management Plan;
4. Within areas set aside for urban use in the Mountain Framework Plan and the mountain sub-area plans; and
5. Within other areas suited for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan.”<sup>20</sup>

### PF-1.3 Land Uses in UDBs/HDBs

“The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs. Permanent uses which do not benefit from urban services shall be discouraged within these areas. This shall not apply to agricultural or agricultural support uses, including the cultivation of land or other uses accessory to the cultivation of land provided that such accessory uses are time-limited through Special Use Permit procedures.”<sup>21</sup>

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

### **Urban Development Boundaries (UDBs)**

UDBs are officially adopted and mapped County lines delineating the area expected for urban growth in cities and unincorporated communities over a 20-year period. These boundaries provide an official definition of the interface between future urban and agricultural land uses.<sup>22</sup>

“For cities, the County Adopted City UDB is an officially adopted and mapped County line delineating the area expected for urban growth over a 20-year period. Within UDB boundaries, the County and cities will coordinate plans, policies and standards related to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. This line may be coterminous to the Local Agency Formation Commissions Sphere of Influence. Land within a County Adopted City UDB may be appropriate for development.”<sup>23</sup>

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<sup>18</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

<sup>19</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

<sup>20</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

<sup>21</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

<sup>22</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

<sup>23</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3



“For unincorporated communities, the UDB is a County adopted line dividing land to be developed from land to be protected for agricultural, natural, open space, or rural uses. It serves as the official planning area for communities over a 20 year period. Land within an unincorporated UDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan or Foothill Growth Management Plan (RVLP Policy 1-1).”<sup>24</sup>

The Tulare County General Plan has established UDB for 21 unincorporated communities to serve as official urban planning areas:<sup>25</sup>

- 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

### **Urban Area Boundary (UAB)**

“This is an officially adopted and mapped County line around incorporated cities. The hierarchy is as follows: incorporated city limits, Urban Development Boundary (may be coterminous with the Sphere of Influence adopted by the Local Agency Formation Commission), and the Urban Area Boundary of an incorporated city. The UABs establish areas (the area between the UDB and UAB) around incorporated cities where the County and cities may coordinate plans and policies relating to street and highway construction, public utility systems, and future right of way preservation, affecting the orderly development of urban fringe areas.”<sup>26</sup>

### **Hamlet Development Boundary (HDB)**

“This is an officially adopted and mapped County line around a hamlet that divides lands suitable for development from lands to be protected for agricultural, natural, or rural uses. Hamlets are typically much smaller and provide less services than Communities. Land inside a HDB is appropriate for development and is not subject to the criteria evaluation of development as established in the Rural Valley Lands Plan or Foothill Growth Management Plan (RVLP Policy 1-1).”<sup>27</sup>

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<sup>24</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

<sup>25</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-9

<sup>26</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

<sup>27</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-2

HDBs have been adopted for each of the following 11 Tulare County Hamlets:<sup>28</sup>

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

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

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

#### **Rural Valley Lands Plan**

The General Plan incorporates the RVLP adopted by the County in 1975. “The RVLP applies to the Central Valley generally below the 600-foot elevation contour line along the foothills of the Sierra Nevada (including Valley Agricultural Extensions as described in Part II-Chapter 3) outside the County’s Urban Development Boundaries (UDBs), Hamlet Development Boundaries (HDBs), Urban Area Boundaries (UABs) for cities, and other adopted land use plans which may include urban corridors, planned communities, and the Kings River Plan. Scenic and regional corridor plans may retain the RVLP subject to the policies developed in those plans (Part II-Figure 1-1: Rural Valley Lands Plan). The RVLP was initiated in order to establish minimum parcel sizes for areas zoned for agriculture and to develop a policy that is fair, logical, legally supportable, and which consistently utilizes resource information to determine the suitability of rural lands for non-agricultural uses. The policies in this chapter will act as a guide to the Planning Commission and Board of Supervisors in determining appropriate minimum parcel sizes and areas where non-agricultural use exceptions in the rural areas of the County may be allowed.”<sup>29</sup>

#### **Corridors Framework Plan**

“The Corridors chapter provides guidance in the unincorporated portions of the County that are adjacent to transportation routes. There are three types of corridors: Regional Corridors, Urban Corridors and Scenic Corridors. This chapter provides framing policies for future corridor plans to be adopted. This chapter also provides for an interim policy for development of a Regional Corridor until a Plan is in place.”<sup>30</sup>

#### **Foothill Growth Management Plan (FGMP)**

“The Foothill Growth Management Plan (FGMP) was originally adopted in 1981 and includes a comprehensive statement of the development policies and standards that prescribe land use and circulation patterns for the foothills of Tulare County, generally above the 600-foot elevation line (Part II, Figure 3-1: Foothill Growth Management Plan). The FGMP covers approximately 675,641 acres of land bounded on the east by the federally-owned parks in the Sierra Nevada Mountains and on the west by privately-owned lands on the San Joaquin Valley floor. The plan’s policies set out guidelines for community identity, new development, recreation/open space, agriculture, environmental protection, scenic corridors protection, history/archaeology, infrastructure facilities, and public services. The communities of Springville and Three Rivers, each with their own community plans, lie within the FGMP boundaries. The FGMP identifies lands outside the communities of Three Rivers and Springville.”<sup>31</sup>

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<sup>28</sup> TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-35

<sup>29</sup> TCGPU Part II, Area Plan Policies, page 1-1

<sup>30</sup> TCGPU Part II, Area Plan Policies, p. 2-1

<sup>31</sup> TCGPU Part II, Area Plan Policies, page 3-2



## Mountain Framework Plan

“The Mountain Framework Plan...provides policy guidance in the unincorporated mountain area on the eastern side of the County (Part II-Figure 4-1: Mountain Framework Plan). This area includes all land located east of the foothills, which generally coincides with the westerly boundary of federal lands. This includes lands under the jurisdiction of the National Park Service (Sequoia National Park), the U.S. Forest Service (USFS) (Giant Sequoia National Monument), and the Bureau of Land Management (BLM). The County has never adopted an overall plan for the mountain area. The private lands in this region amount to about 40,000 acres identified in... seven separate geographical locations or ‘sub-areas ... Of the seven sub-areas..., only the Kennedy Meadows and Great Western Divide (North ½) Sub-areas have adopted plans. These two plans use unique land use designations that provide for the future growth of each sub-area. These two plans collectively cover about 50 percent of the privately held land in the mountain area.”<sup>32</sup>

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

Community planning documents include Sub-Area Plans, County Adopted City General Plans, and Community Plans. These planning documents are incorporated by reference in Part III of the General Plan 2030 Update. “Each of these plans...applies tailored policies to specified portions of the County. These existing plans were not revised or readopted in 2012 as part of the General Plan Update with two exceptions...[T]he General Plan 2030 Update anticipates adopting additional Sub-Area Plans, County Adopted City General Plans, and Community Plans, as well as Mountain Service Center Plans, Hamlet Plans, and Corridor Plans... Each will become components of Part III of the General Plan when adopted.”<sup>33</sup>

**Community Plans:** There are 21 existing adopted community plans and 3 community plans in progress:

- Alpaugh Community Plan (2017)
- Cutler/Orosi Community Plan (2021)
- Ducor Community Plan (2015)
- Earlimart Community Plan (2017)
- East Orosi Community Plan (2017)
- Goshen Community Plan (2018)
- Ivanhoe Community Plan (2019)
- Lemon Cove Community Plan (2020)
- London Community Plan (2017)
- Pixley Community Plan (2015)
- Plainview Community Plan (2019)
- Poplar-Cotton Center Community Plan (2018)
- Richgrove Community Plan (2017)
- Springville Community Plan (In Progress)
- Strathmore Community Plan (2015)
- Sultana Community Plan (2017)
- Terra Bella Community Plan (2015)
- Three Rivers Community Plan (2018)
- Tipton Community Plan (2015)
- Traver Community Plan (2014)
- Woodville Community Plan (2019)
- Delano Area (In Progress)
- Kingsburg Area (In Progress)

**Hamlet Development Plans:** There are 11 existing adopted hamlet plans:

- Allensworth Hamlet Plan (2017)
- Delft Colony Hamlet Plan (2017)
- East Tulare Villa Hamlet Plan (2017)
- Lindcove Hamlet Plan (2017)

<sup>32</sup> TCGPU Part II, Area Plan Policies, pages 4-1, 4-2 and 4-3

<sup>33</sup> TCGPU Part 1, Goals and Policies Report, page 1-4

- Monson Hamlet Plan (2017)
- Seville Hamlet Plan (2017)
- Teviston Hamlet Plan (2017)
- Tonyville Hamlet Plan (2017)
- Waukena Hamlet Plan (2017)
- West Goshen Hamlet Plan (2017)
- Yettem Hamlet Plan (2017)

**Mountain Service Center Plans:** In chapter 1.2 of the General Plan 2030 Update, the Goals and Policies Report designates 16 existing developed areas to serve as Mountain Service Centers within the boundaries of the Mountain Framework Plan and calls for adopting the Mountain Service Center Plans. These communities include:

- Balance Rock
- Balch Park
- Blue Ridge
- California Hot Springs/Pine Flat
- Fairview
- Hartland
- Johnsondale
- McClenney Tract
- Panorama Heights
- Posey/Idlewild
- Poso Park
- Silver City
- Sugarloaf Mountain Park
- Sugarloaf Park
- Sugarloaf Village
- Wilsonia

### General Plan Consistency: Other Elements

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

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

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

#### Transportation and Circulation Element

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

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

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

transportation facilities and services that will enable efficient movement throughout the County and region.”<sup>34</sup>

A General Plan “Guiding Principle for Transportation and Circulation” is stated as follows: “Site planning and land use planning for developments in Tulare County’s communities and hamlets will support transit and pedestrian modes of travel. Improvement to existing services and development of new facilities will dictate the success of the County’s transportation and circulation system through the orderly movement of goods and people.”<sup>35</sup>

### **Public Facilities and Services**

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

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

There are two major regional highways, State Highway 99 and 198. Tulare County is served by freight and passenger rail service. There are nine public use airports in Tulare County.<sup>36</sup>

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

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

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

### **Tulare County Regional Housing Needs Assessment Plan 2023-2031**

State Housing Element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Tulare County region to the Tulare County Association of Governments (TCAG). The RHNA is updated prior to each Housing Element cycle. The current RHNA covers a 8.5-year projection period (June 30, 2023 through December 15, 2031). The growth projections applied in the Housing Element Update are based upon growth projections developed by the State of California. The RHNA housing allocations for Tulare County were incorporated into Table 1-A. “A Regional Housing Needs Assessment Plan” (Table 1-A) provides a general measure of each local jurisdiction’s responsibility in the provision of housing to meet those needs. TCAG was responsible for allocating the State’s projections to each local jurisdiction within Tulare County including the County unincorporated area, which is reflected in this Housing Element.

“The Sustainable Communities and Climate Protection Act of 2008 (SB 375) was passed to support the State’s climate action goals...to reduce greenhouse gas (GHG) emissions through coordinated

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<sup>34</sup> TCGPU Part 1, Goals and Policies Report, Infrastructure, page D-1

<sup>35</sup> TCGPU Part 1, Goals and Policies Report, Infrastructure, page D-1

<sup>36</sup> TCGPU Part 1, Goals and Policies Report, Infrastructure, page 13-2

transportation and land use planning. The bill mandates each of California's Metropolitan Planning Organizations (MPO) prepare a *Sustainable Communities Strategy* (SCS) as part of its Regional Transportation Plan (RTP). The SCS contains land use, housing and transportation strategies that, if implemented, would allow the region to meet its GHG reduction targets. In the past, the RHNA was undertaken independently from the RTP. SB 375 requires that the RHNA and RTP/SCS processes be undertaken together to better integrate housing, land use, and transportation planning. In addition to the RHNA requirements, SB 375 requires that TCAG address the region's housing needs in the SCS of the RTP, to include sections on state housing goals (Government Code Section 65080(b)(2)(B)(vi)); identify areas within the region sufficient to house all the population of the region (including all economic segments of the population ) over the course of the planning period for the RTP (out to 2040 for the 2040 RTP/SCS); and identify areas within the region sufficient to meet the regional housing needs" <sup>37</sup>

The RHNA housing results are summarized in Table 1-1, below. The Tulare County RHNA Plan recommends that the County provide land use and zoning for approximately 9,243 units in the unincorporated portions of the County (1,155 units per year over the 8.5-year RHNA planning period). The RTP allocates 30% of population to the County. The RHNA bases the housing needs assessment on this percentage, but it is important to indicate that the RHNA allocation to the County is higher than the historical and anticipated levels of building permit activities through the planning period to 2023.

**Table 1-1**  
**Regional Housing Needs Assessment Plan**  
**June 30, 2023 through December 15, 2031**

Income Category					
Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
Dinuba	387	238	268	695	1,588
Exeter	197	121	146	380	844
Farmersville	135	83	121	315	654
Lindsay	93	58	178	460	789
Porterville	872	537	739	1,916	4,064
Tulare	1,435	884	677	1,753	4,749
Visalia	3,741	2,306	1,321	3,423	10,791
Woodlake	75	47	103	267	492
Unincorporated Area	1,563	963	1,870	4,847	9,243
Total Tulare County	8,497	5,238	5,424	14,055	33,214

Source: Tulare County 2023 Regional Housing Needs Assessment Plan, Tulare County Association of Governments

<sup>37</sup> TCAG, Final RHNP for Tulare County 2014-2023 (adopted June 30, 2014), page 5



## 2.1 Public Participation

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*"...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)(9).

During the process of updating the 2023-2031 Housing Element, Tulare County performed a variety of public outreach efforts with a special consideration for disadvantaged communities. These efforts include participating in community events throughout the county, forming a housing element advisory committee, and incorporating results from previous outreach efforts related to housing needs. 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

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The County has been gathering public input on numerous community development initiatives since the adoption of the 2015 Tulare County Housing Element. The County has made honest efforts to engage with communities throughout the ongoing process of the General Plan Update including the development of the Environmental Justice, Safety and Circulation element updates. Extensive public outreach has also been conducted regarding the development of 31 Community, Hamlet, and Legacy plans. A great deal of the public response revolves around housing issues and concerns and has been integrated into the development of the Housing Element.

### **Tulare County Regional Blueprint**

The Tulare County Association of Governments (TCAG) prepared a stand-alone policy document named the Tulare County Regional Blueprint in 2009. The document was modeled after the San Joaquin Valley Regional Blueprint, which is 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. Through the Tulare County Regional Blueprint development process, 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 Housing Element has been ensured to stay consistent with the vision statement, goals and objectives of the Tulare County Regional Blueprint (Table 2-1).

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

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

### Community Plan Update

Within the 2015-2023 planning period, the County has updated and adopted a total of 21 Community Plans, 11 Hamlet plans, and 5 Legacy Plans. Most recently plans have been adopted for Cutler/Orosi (2021), Lemon Cove (February 2020), Ivanhoe (July 2019), Woodville (July 2019), and Plainview (July 2019), community plans for Springville, Kingsburg UDB, and Delano UDB are currently in progress. During preparation of these Community Plan Updates, input from the public has been a vital and ongoing component. The County conducted a series of community workshops in each community where housing was one of many topics that were discussed.

### 2.3 Public Outreach

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#### Housing Element Advisory Committee

To ensure the accuracy of the Housing Element and provide the opportunity for all stakeholders and segments of the community to be represented in the technical development of the Housing Element, the County formed a Housing Element Advisory Committee beginning in November 2022. The committee consisted of community based organizations, housing related organizations, and governmental agencies that are concerned with housing issues. The Committee was comprised of representatives of Self-Help Enterprises (SHE), Building Industry Association/Ennis Builders Inc, Tulare County Association of



## 2. Public Participation

Governments, Habitat for Humanity of Tulare/Kings Counties, Central Valley Empowerment Alliance, Centro de Unidad Popular Benito Juarez Inc, Housing Authority of Tulare County and the Tulare County Association of Realtors. Others invited to participate included the Tulare County Farm Bureau, Tulare County Health and Human Services Task Force on Homelessness, Leadership Council for Justice and Accountability, Community Services Employment Training (CSET), and the United States Department of Agriculture Rural Development.

The purpose of the Housing Element Advisory Committee was to provide input on the development of each chapter of the Housing Element by reviewing the current housing element content and confirming, revising, amending and/or adding additional content as warranted. A major role the committee played was to provide critical feedback on housing policies and programs and determine whether to continue, modify, or delete each housing element policy and respective program. Table 2-2 displays the dates of each meeting and the associated chapters reviewed. Comments received from the Housing Element Advisory Committee in addition to the Environmental Justice Advisory Committee and the Tachi-Yokut Tribe are found in Table 2-4.

**Table 2-2**  
**Housing Element Advisory Committee Meeting Dates**

Date	Subject	Location	Number of Attendees
Tuesday, January 17, 2023	Introduction and Housing Needs Assessment	Online	14
Monday, February 13, 2023	Housing Constraints	Hybrid	10
Thursday, March 30, 2023	Housing Progress, Review, and Revision update and Assessment of Fair Housing update	Online	8
Thursday, May 26, 2023	Site Inventory update and Public Outreach update	Online	6
Tuesday, August 8, 2023	Housing Program Review and Advisory Committee close out	Online	4

### 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, view meeting agendas and minutes, power point presentations of prior meetings, examine the 2015 Housing Element, complete the 2023 Housing Element Update Community survey, and submit comments. The County acknowledges that not all residents, especially lower income individuals and families in rural communities, have access to the internet.

### Housing Element Availability

The Housing Element was reviewed by the Tulare County Planning Commission during a public hearing on August 9, 2023, and started the initial 30-day review process period required by the State. The Draft Housing Element was made available on the Tulare County Housing Element Webpage. A notice was also posted in the Exeter Sun-Gazette and mailed to individual stakeholders. The County did receive comments made by Leadership Counsel on November 7, 2023, to which the County addressed the comments during a second public hearing before the Tulare County Planning Commission on November

## 2. Public Participation

8, 2023. The County acknowledges the need for better clarification to the Housing Element to address the comments made by Leadership Counsel.

### Community Interactive Survey

The County tabled 12 community events throughout the county (Table 2-3) as an effort to inform community members more effectively about the Housing Element and involve their concerns in the shaping of housing programs and policies. In many disadvantaged community's internet access may be limited or internet literacy may serve as a barrier to participation, therefore it was decided in person outreach would be most appropriate for community engagement efforts. At each event the County conducted an interactive poster board survey and distributed informational brochures with both English and Spanish translations in conjunction with Environmental Justice Element and the Climate Adaptation and Resilience Plan outreach efforts. Community members who participated in the survey were given a set of stickers to answer the questions on the poster board. The poster board was modified after the first two community events (Figure 2-1) and again after the third community event (Figure 2-2) to make the survey more accessible. Some questions for the first two community events were discovered to be difficult to translate into Spanish and for the third community event, community members would find the survey to be cumbersome. The final version of the poster board survey included a total of four questions with one allowing multiple answers (Figure 2-3). Overall, there was a total of 505 participants. After completing the survey, each participant was provided with a Housing Element informational brochure (Figure 2-4) which included a QR code to complete a more in-depth online survey. The online survey gathered zero responses.

**Table 2-3**  
**Community Engagement Event Details**


Event	Date	Community	Number of Participants
National Public Health Week: Community Health Fair	April 7, 2023	Poplar	71
National Public Health Week: Community Health Fair	April 8, 2023	Strathmore	52
Earlimart Spring Health Fair	April 13, 2023	Earlimart	63
Dia de los Ninos/Dia de los Libros	April 28, 2023	Pixley	24
Sequoia Arbor Day 5K and Health Fair	April 29, 2023	Porterville	25
Dia de los Ninos and Earth Day Celebration	April 29, 2023	Visalia	47
Cinco De Mayo	May 5, 2023	Dinuba	20
TCSO Youth Services PAL Soccer Kick-off	May 13, 2023	Woodville	56
Friends of Allensworth Gospel Festival	May 20, 2023	Allensworth	40
Orosi Swapmeet	May 21, 2023	Orosi	22



## 2. Public Participation


Ivanhoe Town Council Meeting	May 30, 2023	Ivanhoe	9
Pride Walk Visalia	June 10, 2023	Visalia	94

**Figure 2-1**  
**Poster Board Survey – Poplar, Strathmore**



**The Housing Element**

**County of Tulare**



Scan to take the full survey  
Escanear para realizar la encuesta completa

**What is the Housing Element?**  
*¿Qué es el elemento de vivienda?*

The Housing Element is a document required by state law that guides future housing decision-making by establishing housing programs and policies to achieve the County's housing goals.

*El Elemento de Vivienda es un documento requerido por la ley estatal que guía la futura toma de decisiones de vivienda mediante el establecimiento de programas y políticas de vivienda para lograr los objetivos de vivienda del Condado.*

**What will this project help?**  
*¿En qué ayudará este proyecto?*

The input obtained for the housing element will provide the County a clearer understanding of the housing needs of your community. With this new understanding, the County can create more effective housing programs and prioritize funding opportunities to address your community's housing related needs.


*La información obtenida para el elemento de vivienda proporcionará al Condado una comprensión más clara de las necesidades de vivienda de su comunidad. Con este nuevo entendimiento, el Condado puede crear programas de vivienda más efectivos y priorizar las oportunidades de financiamiento para abordar las necesidades relacionadas con la vivienda de su comunidad.*

**Why should you be involved?**  
*¿Cómo puedes participar?*

Collecting community feedback will help the County secure funding to implement solutions. Judging partly from your responses today and via the online survey your feedback will help create more effective housing programs. Please share your input by participating in these activities and scan the QR code below with your phone to fill out the full survey.

*La recopilación de comentarios de la comunidad ayudará al Condado a obtener fondos para implementar soluciones. A juzgar en parte por sus respuestas de hoy y a través de la encuesta en línea, sus comentarios ayudarán a crear programas de vivienda más efectivos. Comparta su opinión participando en estas actividades y escanee el código QR a continuación con su teléfono para completar la encuesta completa.*


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**County of Tulare**

Housing Element


Scan to take the full survey  
Escanear para realizar la encuesta completa



**What are the most concerning housing needs currently being experienced by you or other members of your community?**  
*¿Cuáles son las necesidades de vivienda más preocupantes que usted u otros miembros de su comunidad experimentan actualmente?*


	<p>Housing Affordability <i>Asequibilidad de la vivienda</i></p>
	<p>Housing Near Amenities <i>Vivienda cerca de servicios</i></p>
	<p>Fair Housing <i>vivienda justa</i></p>
	<p>Housing Infrastructure <i>Infraestructura habitacional</i></p>
	<p>Housing Choices <i>Variedad de viviendas</i></p>
	<p>Other <i>Otro</i></p>

**Figure 2-2**  
**Poster Board Survey - Earlimart**



**County of Tulare**

Scan to take the full survey  
Escanear para realizar la encuesta completa




**Housing Element**

I can afford housing where I live. *Puedo pagar la vivienda donde vivo.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo




There are sidewalks/curbs/gutters where I live. *Puedo pagar la vivienda donde vivo.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo




I have access to public transportation. *Tengo acceso al transporte público.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo





I have options when purchasing homes (single family homes/apartments/condos). *Puedo pagar la vivienda donde vivo.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo


Strongly Agree  
Totalmente de acuerdo





**County of Tulare**

Scan to take the full survey  
Escanear para realizar la encuesta completa



**Housing Element**


Do you rent or own your home? *¿Alquila o es dueño de su casa?*

Rent  
Totalmente en desacuerdo

Own  
Totalmente de acuerdo

Supportive Housing/Temporary Housing/Shelter/Assisted Living  
Totalmente de acuerdo

Employee Housing  
Totalmente de acuerdo




Housing is available near my work. *La vivie ida está disponible cerca de mi trabajo.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo




There should be more rental opportunities in my community. *Debería haber más oportunidades de alquiler en mi comunidad.*

Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo




There should be more home ownership opportunities in my community. *Debería haber más oportunidades de propiedad de vivienda en mi comunidad.*


Neutral

Strongly Disagree  
Totalmente en desacuerdo

Strongly Agree  
Totalmente de acuerdo




**Figure 2-3**  
**Poster Board Survey – Pixley, Visalia, Porterville, Dinuba, Woodville, Allensworth, Orosi, Ivanhoe**




**County of Tulare**

Housing Element *Elemento de vivienda*


Scan to take the full survey  
Escanear para realizar la encuesta completa




What types of housing should there be more of in your community? *¿Qué tipos de vivienda deberían ser más en su comunidad?*




Apartments  
*apartamentos*




Single Family Homes  
*Viviendas unifamiliares*




Duplex  
*dúplex*




Housing for Homeless  
*Viviendas para personas sin hogar*




Condominiums  
*Condominios*



Farmworker Housing  
*Viviendas para trabajadores agrícolas*




Housing for Elderly  
*Viviendas para ancianos*



There is already enough housing  
*Ya hay suficientes viviendas*


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**County of Tulare**

Environmental Justice Element *La Justicia Ambiental*

Escanear para realizar la encuesta completa



Scan to take the full survey



Which type of facility is needed in your community? *¿Qué tipo de centros/ estaciones se necesita en su comunidad?*

Fire Station *Estación de bomberos*


Cultural Centers *Centros Culturales*

Healthcare Facilities *Centros de salud*


Police Department *Estación de policía*

How concerned are you about pollution? *¿Qué tan preocupado estás por la contaminación?*


Water Pollution *La contaminación del agua*



Not concerned *No preocupado*




Neutral




Very concerned *Muy preocupado*


Air Pollution *Contaminación del aire*



Not concerned *No preocupado*



Neutral



Very concerned *Muy preocupado*

How would you prefer to give input on County projects? *¿Cómo preferiría dar su opinión sobre los proyectos del Condado?*

Social Media/Website *Redes sociales/Sitio web*

Email *Correo electrónico*

Mail/Postcards/Flyers *Correo/tarjetas postales/Volantes*

In-person Events *eventos en persona*

2-8

## Summary of Results

There is a strong consensus among the communities surveyed that there is a want and need for affordable housing and a greater diversity of housing types for homeowners and renters. In Poplar and Strathmore, fair housing was identified as another housing need that garnered many responses. Out of the eight communities surveyed, most participants responded there should be more housing opportunities catered to farmworkers and persons experiencing homelessness and most participants were in favor of single-family homes and apartment buildings. However, unincorporated communities were more in favor of apartments than single family homes. A significant number of participants strongly agree that more housing should be located near amenities and services and are in favor of housing repair programs. More detailed figures can be found in Appendix C: Community Outreach Results. The results of the survey will be used to shape the housing policies and programs detailed in Chapter 6 by either identifying new housing policies and programs or continuing previous housing policies and program thereby prioritizing funding opportunities for the 2023-2031 planning period to address the housing needs in unincorporated communities.

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

Reference	Comment	Response
Chapter 5, Table 5-6, Policy 1.12	<b>Modify</b> - Add " Continue to seek additional State resources including HOME funds for multifamily housing development and CDBG for infrastructure in support of affordable housing."	Added to Program 1.3 under Action Program 1 – Coordination of Housing Programs.
Chapter 5, Table 5-6, Policy 1.13	<b>Modify</b> - Neighborhood Village is no 53 units.	Modified Table 5-6 and updated the no. neighborhood village where appropriate.
Chapter 5, Table 5-6, Policy 1.17	<b>Modify</b> - You can also talk about utilization of PLHA in this section.	Added the use of PLHA funds in Action Program 12 - Affordable Housing.
Chapter 5, Table 5-6, Policy 1.21	<b>Modify</b> - Add that the County will actively seek to add high opportunity sites to the housing site inventory to promote access to opportunities.	Added to Program 2.2 under Action Program 2 – Encourage Fair Housing Practices.
Chapter 5, Table 5-6, Policy 1.23	<b>Modify</b> - Can add that the County is a lender of PLHA on several projects. Also add the County's work with Homekey to provide PSH.	Added the County's PLHA and Homekey projects to Table 5-6, Policy 1.23.
Chapter 5, Table 5-6, Policy 1.51	<b>Modify</b> - Change Neighborhood Village to 53 units; the County also funds the Lofts at Fort Visalia which includes 40 PSH units.	Neighborhood Village was changed to read 53 units instead of 52 units on Table 5-6, Policy 1.51.
Chapter 5, Table 5-6, Policy 1.63	<b>Modify</b> - Consider adding a goal that the County will seek a prohousing designation.	Added Program 12.6 under Action Program 12 – Affordable Housing
Chapter 5, Table 5-6, Policy 1.64	<b>Modify</b> - Provide an impact fee waiver for projects that are 100% affordable (excluding managers units).	Added Program 12.7 under Action Program 12 – Affordable Housing
Chapter 5, Table 5-6, Policy 2.12	<b>Modify</b> - Also need to ensure that all special districts and CSDs are aware of and implementing Gov. Code 65589.7.	Added Program 9.7 under Action Program 9 – Housing Related Infrastructure Needs
Chapter 5, Table 5-6, Policy 2.13	<b>Modify</b> - Should not say "endeavor to make" as the County is obligated under state law.	Language modified accordingly
Chapter 5, Table 5-6, Policy 2.17	<b>Delete</b> - Not a housing measure.	Deleted Housing Policy 2.17

## 2. Public Participation

Reference	Comment	Response
Chapter 5, Table 5-6, Policy 2.21	<b>Modify</b> - Reference Gov. Code 65589.7.	Modified Housing Policy 2.21 to reference Government Code Section 65589.7.
Chapter 5, Table 5-6, Policy 3.18	<b>Delete.</b>	Deleted Housing Policy 3.18
Chapter 5, Table 5-6, Policy 3.19	<b>Delete.</b>	Deleted Housing Policy 3.19
Chapter 5, Table 5-6, Policy 4.11	<b>Delete</b> - This does nothing to add to housing production.	Deleted Housing Policy 4.11
Chapter 5, Table 5-6, Policy 5.12	<b>Modify</b> - Fix to Self-Help Enterprises.	Modified Table 5-6, Policy 5.12 to read Self-Help Enterprises.
Chapter 6	<p>The Tribes biggest concerns would for the County to create a policy that would encourage early consultations with Tribes for the identification, documentation, evaluation, and protection and mitigation measures for cultural resources and/or human remains.</p> <p>Continued information sharing throughout the planning and development project.</p> <p>A requirement for cultural resource surveys of the project location and a thorough record search on the Parcel with a 1/2 mile buffer. If a survey is over 10 years old or one has never been done, it must be updated or completed.</p> <p>Tulare County Planning/Community Development Department, Public Works, and Parks, must have a Tribal Cultural Resource Training every two years to understand the laws for the protection of Tribal Cultural Resources, traditional cultural properties, and sacred site. In this training, there would be a component on non-disclosure of such site locations and discoveries.</p>	Added Program 4.2 under Action Program 4 – Open Exchange of Ideas and Information.
Chapter 6, Summary Housing Goal	ADD: gender identity or expression, sexual orientation, citizenship status, language	Added language to Summary Housing Goal.
Chapter 6, Housing Policy 1.22	How else can this be discouraged? How can County Counsel get involved? How can the California Department of Justice get involved? "Through communication" is not strong enough.	The County will continue to brainstorm ways to discourage housing discrimination.
Chapter 6, Housing Policy 1.34	This language concerns me. This seems to suggest that there is a tradeoff between assuring housing needs versus agricultural needs. I suggest this policy be eliminated.	Modified to read "Encourage and support affordable and safe housing availability within the urban development boundaries and hamlet development boundaries of Tulare County."

## 2. Public Participation

Reference	Comment	Response
Chapter 6, Housing Policy 1.54	ADD: "in close coordination and communication with existing community groups and residents."	Added language to Housing Policy 1.54.
Chapter 6, Housing Guiding Principle 1.6	This could be where to add something about "Analyze past practices, processes and standards and their lasting impacts on unincorporated areas."	Modified Housing Policy 1.62.
Chapter 6, Housing Policy 2.14	I would like to see this matrix if a copy can please be sent to me.	The Action program 9 and Disadvantaged Communities Infrastructure and Planning Policy Study is available at <a href="https://tularecounty.ca.gov/rma/rma-documents/planning-documents/">https://tularecounty.ca.gov/rma/rma-documents/planning-documents/</a> .
Chapter 6, Housing Policy 2.24	In what scenario do housing needs outweigh the protection of public health and safety?	Modified Housing Policy 2.24.
Chapter 6, Housing Policy 2.26	ADD: "and prioritize public health and safety, especially for unincorporated communities."	Added language to Housing Policy 2.26.
Chapter 6, Housing Element Goal 2	I suggest adding a policy like I suggested under Housing Guiding Principle 1.6 about "Analyze past practices, processes and standards and their lasting impacts on unincorporated areas."	Thank you for this comment .
Chapter 6, Housing Element Goal 3	Add a policy that requires, to the extent allowed by law, community notification and involvement when permitting expansion, renovation or construction of facilities that can impact the quality of life of communities within a certain (5-mile?) radius, including noise, water or air contamination, traffic, and including such facilities including animal lots, industrial manufacturing sites, and transport depots.	The County currently publishes public notices in the Sun Gazette newspaper.

## 2. Public Participation

Reference	Comment	Response
Chapter 6, Housing Guiding Principle 4.1	Add a policy about “Facilitate, with community participation and agreeance, the conversion of households that rely on propane and wood-burning for their energy needs to more sustainable sources of energy, including electrification and natural gas.”	The County has adopted the 2022 California Building Standards Code (Title 24) in its entirety, including the Building Energy Efficiency Standards.
Chapter 6, Housing Guiding Principle 4.2	Add a policy about “Facilitate efforts that create electric vehicle ride sharing programs in unincorporated areas to improve transit options and reduce greenhouse gas emissions.”	The County shall explore the feasibility of electric vehicle ride sharing programs.
Chapter 6, Housing Programs	<p>ADD: Program: The County will require local utilities to grant priority for the provision of services to proposed developments that include housing units reserved for farmworkers or housing units affordable to lower income households, consistent with Government Code section 65589.7(a)</p> <ul style="list-style-type: none"> <li>● Timeline: The County will adopt a policy implementing such requirements and provide it to local utilities by April 1, 2024</li> <li>● Objective: ensure farmworker and low-income housing projects have adequate utility services available</li> <li>● Responsibility: County Board of Supervisors and Staff; County Resource Management Agency</li> </ul>	Added Program 9.8 under Action Program 9 – Housing Related Infrastructure Needs.
Chapter 6, Housing Programs	<p>ADD: Program: The County will require local utilities to develop and adopt plans for providing further capacity for residential development, consistent with Government Code section 65589.7</p> <ul style="list-style-type: none"> <li>● Timeline: the County will draft and implement these requirements by June 30, 2024; the local utilities will be required to develop and adopt such plans by June 30, 2025</li> <li>● Objective: ensure utility availability for new housing units necessary to meet RHNA targets and satisfy demand for farmworker housing</li> <li>● Responsibility: County Board of Supervisors and Staff; County Resource Management Agency</li> </ul>	Added Program 9.7 under Action Program 9 – Housing Related Infrastructure Needs.



## 2. Public Participation

Reference	Comment	Response
Chapter 6, Housing Programs	<p>ADD: Program: Seek grant funding from state, federal, and other sources for water-related infrastructure and planning projects to support provision of water and sewer services to new housing developments</p> <ul style="list-style-type: none"> <li>● Timeline: ongoing. A review shall be conducted halfway through the cycle, in January 2028, to assess the success of these efforts. If the review finds these efforts have not produced new water-related infrastructure (completed or under construction), the County will draft, adopt, and implement additional programs to ensure the construction of water-related infrastructure to support new housing developments by August 1, 2028.</li> <li>● Objective: obtain additional funding for necessary new water-related infrastructure to support new housing developments</li> <li>● Responsibility: County Resource Management Agency</li> </ul>	Added Program 9.9 under Action Program 9 – Housing Related Infrastructure Needs.
Chapter 6, Housing Programs	<p>ADD: Program: Dedicate \$50 million per year to creating new and improving existing water infrastructure to support new residential connections</p> <ul style="list-style-type: none"> <li>● Timeline: ongoing. A review shall be conducted halfway through the cycle, in January 2028, to assess the success of these efforts. If the review finds these efforts have not produced new or improved water-related infrastructure sufficient to support at least 2,000 residential connections, the County will draft, adopt, and implement additional programs to ensure the construction of water-related infrastructure to support new housing developments by December 31, 2028.</li> <li>● Objective: create additional infrastructure necessary for new housing to meet the County's RHNA goals</li> <li>● Responsibility: County Board of Supervisors; County Resource Management Agency</li> </ul>	Added Program 9.10 under Action Program 9 – Housing related Infrastructure Needs.
Chapter 6, Housing Programs	<p>ADD: Program: Waive impact fees and defer collection of administrative fees until the issuance of a certificate of occupancy for any housing development project that reserves at least 50 percent of its living space as affordable for low-income farmworkers</p> <ul style="list-style-type: none"> <li>● Timeline: adopt a fee waiver/deferral program by December 31, 2024</li> <li>● Objective: reduce financial barriers to the development of low-income farmworker housing</li> <li>● Responsibility: County Board of Supervisors and Staff</li> </ul>	Added program 3.5 under Action Program 3 – Farmworker Housing

## 2. Public Participation

Reference	Comment	Response
Chapter 6, Housing Programs	<p>ADD: Program: Conduct ongoing assessments of farmworker housing need, and develop policies to meet the need</p> <ul style="list-style-type: none"> <li>● Timeline: annually, beginning in 2024, the County will survey the farmworker population and gather reliable data on (1) levels of overcrowding in housing where farmworkers live, (2) rent burden on farmworkers, (3) mismatch between the quantity and location of (a) housing available to farmworkers and housing where farmworkers currently live and (b) the quantity and location of farmworker jobs, (4) the state of repair of housing currently occupied by farmworkers, and (5) farmworkers' access to public services and utilities in their current housing situations. The results of each year's survey will be published by January 31 of the following year. The County will develop and adopt policies to address any inadequacies in the current state of farmworker housing, based on the results of these surveys, every two years by July 31, beginning on July 31, 2025</li> <li>● Objective: ensure the County has reliable information on the housing difficulties facing farmworker communities, and work to alleviate those difficulties</li> <li>● Responsibility: County Board of Supervisors; [Health and Human Service Agency; Resource Management Agency]</li> </ul>	Added Program 3.6 under Action Program 3 – Farmworker Housing.
Chapter 6, Housing Programs	<ul style="list-style-type: none"> <li>● Program: Seek grant funding from state, federal, and other sources for low-income housing and farmworker housing. In conjunction with these funding efforts, develop partnerships with entities that build low income and farmworker housing.</li> <li>● Timeline: ongoing. A review shall be conducted halfway through the cycle, in January 2028, to assess the success of these efforts. If the review finds these efforts have not produced at least 200 new units of low income and farmworker housing, the County will draft, adopt, and implement additional programs to ensure the construction of new housing developments affordable to farmworkers and low income households by December 31, 2028.</li> <li>● Objective: ensure the County has reliable information on the housing difficulties facing farmworker communities, and work to alleviate those difficulties</li> <li>● Responsibility: County Board of Supervisors; [Health and Human Service Agency; Resource Management Agency]</li> </ul>	Added Program 3.7 under Action Program 3 – Farmworker Housing.

## 2. Public Participation

Reference	Comment	Response
Chapter 6, Housing Guiding Principle 1.3	ADD: Housing Policy 1.35 Protect existing non-migrant farmworkers from mass evictions.	Added Housing Policy 1.35.
Chapter 6, Housing Guiding Principle 2.1	ADD: Housing Policy 2.18 Remove barriers to expansion of water supply and other infrastructure.	Added Housing Policy 2.16.
Chapter 6, Housing Guiding Principle 2.1	ADD: Housing Policy 2.19 Provide basic services needed to support residential uses in unincorporated communities such as fire stations, parks, etc.	Added Housing Policy 2.17
Chapter 6, Housing Policy 2.8	Modify: after "unless necessary to resolve a public health situation" add "or meet the housing needs of farmworker communities"	Modified Housing Policy 2.8 accordingly.
Chapter 6	ADD: Housing Guiding Principle 5.4, Protect renters from unjust evictions or rent increases	Added Housing Guiding Principle 5.4.
Chapter 6	ADD: Housing Policy 5.41, Implement an ordinance to limit evictions where tenant is not at fault	Added Housing Policy 5.41.
Chapter 6	ADD: Housing Policy 5.42, Implement an ordinance that limits the rate of rent increases to not exceed the rate of wage increases	Added Housing Policy 5.42
Chapter 6	ADD: Housing Policy 5.43 Provide language and translation services for tenants to understand leases and legal notices.	Added Housing Policy 5.43.

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### 3.1 Housing Needs Assessment

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

### 3.2 Population Trends

#### Total Population

According to the California Department of Finance estimates, the total population of Tulare County was 475,014 on January 1, 2022.<sup>1</sup> The population living in unincorporated areas of the County was 135,279 which represented approximately 28.5% of the total population. The County population grew a total of 7% from 442,179 in 2010 to 473,117 in 2020.<sup>2</sup> Using the California Department of Finance E-4 estimates, the total population of Tulare County has grown 29.1% since the year 2000. However, much of that growth has occurred within the eight incorporated cities located throughout the County. Since 2000, the populations in the cities grew 49.5%, while the population of the unincorporated areas decreased by 3.94%. This growth pattern directed toward cities can be explained by availability of public services and infrastructure that cities

can provide and results in the continuing annexation of unincorporated agricultural lands adjacent to city boundaries. In 1980, 51% of the County's total population lived in cities. Now it stands at 72% as indicated in Table 3-1 and Figure 3-1.

The year 2020 population figures for the unincorporated communities in Tulare County are recognized by the Census Bureau as Census Designated Places and are listed in Table 3-2. The most current

<sup>1</sup> California Department of Finance. E-1 Cities, Counties, and the State Population Estimates with Annual Percent Change – January 1, 2021 and 2022. Accessed October 2022 at: <https://dof.ca.gov/forecasting/demographics/estimates-e1/>

<sup>2</sup> U.S. Census Bureau. QuickFacts, Tulare County. Accessed October 2022 at: <https://www.census.gov/quickfacts/fact/table/tularecountycalifornia,US/PST045221>

### 3. Housing Needs Assessment

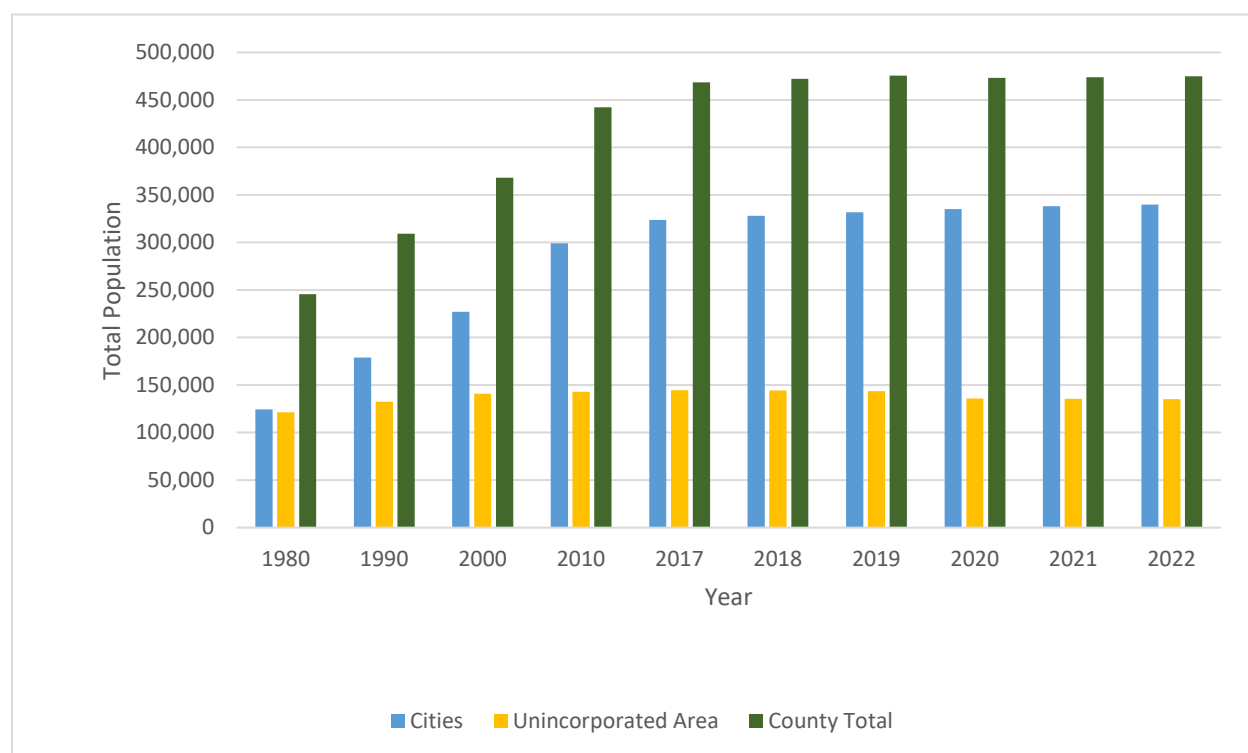
official population estimates from the Department of Finance are in Table 3-3. However, these latest figures are not broken down by Census Designated Places.

**Table 3-1**  
**Population Growth Trend Tulare County 1980-2022**

<b>Tulare County</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Cities	124,302	178,815	227,199	299,307	323,610	328,092	331,856	335,127	338,056	339,735
Unincorporated Area	121,436	132,600	140,822	142,872	144,757	144,256	143,679	135,781	135,387	135,279
County Total	245,738	309,200	368,021	442,179	468,367	472,348	475,535	473,117	474,032	475,014
Percentage Residing in Cities	51%	58%	62%	68%	69%	69%	70%	71%	71%	72%

Source: California Department of Finance. E-4 Population Estimates for Cities, Counties, and the State, 1970-1980, 1980-1990, 1990-2000, 2000-2010, 2010-2020, 2021-2022.

**Figure 3-1**  
**Population Growth Trend Tulare County 1980-2022**



Source: California Department of Finance. E-4 Population Estimates for Cities, Counties, and the State, 1970-1980, 1980-1990, 1990-2000, 2000-2010, 2010-2020, 2021-2022.

### 3. Housing Needs Assessment

**Table 3-2**  
**Population Growth Trend Tulare County 2010-2020**

Census Designated Place	2010	2020	Numeric Change	% Change	Housing Units 2020
Tulare County	442,179	473,117	30,938	7.0%	150,652
Allensworth CDP	471	531	60	12.7%	138
Alpaugh CDP	1,026	871	-155	-15.1%	206
California Hot Springs CDP	37	50	13	35.1%	62
Camp Nelson CDP	97	106	9	9.3%	361
Cedar Slope CDP	-	10	-	-	37
Cutler CDP	5,000	4,480	-520	-10.4%	1,148
Delft Colony CDP	454	412	-42	-9.3%	114
Dinuba City	21,453	24,563	3,110	14.5%	6,886
Ducor CDP	612	616	4	0.7%	151
Earlimart CDP	8,537	7,679	-858	-10.1%	1928
East Orosi CDP	495	423	-72	-14.5%	109
East Porterville CDP	6,767	5,549	-1,218	-18.0%	1,448
East Tulare Villa CDP	778	773	-5	-0.6%	222
El Rancho CDP	124	96	-28	-22.6%	26
Exeter City	10,334	10,321	-13	-0.1%	3,667
Farmersville City	10,588	10,397	-191	-1.8%	2,784
Goshen CDP	3,006	4,968	1,962	65.3%	1,312
Hartland CDP	30	69	39	130.0%	40
Idlewild CDP	43	32	-11	-25.6%	34
Ivanhoe CDP	4,495	4,468	-27	-0.6%	1,279
Kennedy Meadows CDP	28	58	30	107.1%	128
Lemon Cove CDP	308	298	0	0.0%	131
Lindcove CDP	406	189	-217	-53.4%	63
Lindsay City	11,768	12,659	891	7.6%	3,576

**Table 3-2 continued**



### 3. Housing Needs Assessment

**Population Growth Trend Tulare County 2010-2020**

Census Designated Place	2010	2020	Numeric Change	% Change	Housing Units 2020
Linnell Camp CDP	849	696	-153	-18%	190
London CDP	1,869	1,518	-351	-19%	396
McClenney Tract CDP	10	15	5	50%	39
Matheny CDP	1,212	1,125	-87	-7%	338
Monson CDP	188	152	-36	-19%	43
Orosi CDP	8,770	8,329	-441	-5%	2,101
Panorama Heights CDP	41	44	3	7%	154
Patterson Tract CDP	1,752	1,888	136	8%	568
Pierpoint CDP	52	59	7	13%	79
Pine Flat CDP	166	206	40	24%	263
Pixley CDP	3,310	3,828	518	16%	1,014
Plainview CDP	945	846	-99	-10%	220
Ponderosa CDP	16	51	35	219%	142
Poplar-Cotton Center CDP	2,470	2,370	-100	-4%	651
Porterville City	54,165	62,623	8,458	16%	18,931
Posey CDP	10	23	13	130%	43
Poso Park CDP	9	9	0	0%	39
Richgrove CDP	2,882	2,358	-524	-18%	583
Rodriguez Camp CDP	156	133	-23	-15%	33
Sequoia Crest CDP	10	24	14	140%	83
Seville CDP	480	446	-34	-7%	105
Silver City CDP	-	-	-	-	34
Springville CDP	934	967	33	4%	555
Strathmore CDP	2,819	2,830	11	0%	769
Sugarloaf Mountain Park CDP	-	-	-	-	0

**Table 3-2 continued**  
**Population Growth Trend Tulare County 2010-2020**

### 3. Housing Needs Assessment

Census Designated Place	2010	2020	Numeric Change	% Change	Housing Units 2020
Sugarloaf Saw Mill CDP	18	14	-4	-22.2%	57
Sugarloaf Village CDP	10	7	-3	-30.0%	25
Sultana CDP	775	779	4	0.5%	223
Terra Bella CDP	3,310	2,910	-400	-12.1%	757
Teviston CDP	1,214	1,185	-29	-2.4%	316
Three Rivers CDP	2,182	2,053	-129	-5.9%	1,302
Tipton CDP	2,543	2,519	-24	-0.9%	667
Tonyville CDP	316	329	13	4.1%	77
Tooleville CDP	339	286	-53	-15.6%	80
Traver CDP	713	731	18	2.5%	178
Tulare City	59,278	68,875	9,597	16.2%	21,153
Visalia City	124,442	141,384	16,942	13.6%	48,441
Waukena CDP	108	80	-28	-25.9%	37
West Goshen CDP	511	536	25	4.9%	149
Wilsonia CDP	5	14	9	180.0%	184
Woodlake City	7,279	7,419	140	1.9%	2,236
Woodville CDP	1,740	1,680	-60	-3.4%	433
Yetttem CDP	211	201	-10	-4.7%	49
Total Unincorporated CDP	75,649	72,919	-2,730	-3.6%	-
Total Incorporated City	299,307	338,241	38,934	13.0%	-
Balance Non-CDP Unincorporated	67,223	61,957	-5,266	-7.8%	-
Total County	442,179	473,117	30,938	7.0%	150,652

Source: U.S. Census Bureau. (2010) DEC Redistricting Data (PL 94-171). Table P1,H1.  
U.S Census Bureau. (2020) DEC Redistricting Data (PL 94-171). Table P1,H1.

**Table 3-3**  
**Total Population 2018-2022**

<b>Tulare County</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Dinuba	24,999	25,417	24,595	24,872	25,127
Exeter	10,948	10,981	10,354	10,305	10,257
Farmersville	11,341	11,367	10,384	10,308	10,239
Lindsay	12,853	13,121	12,697	12,624	12,566
Porterville	59,309	59,268	62,651	62,515	62,345
Tulare	65,234	66,604	68,032	69,229	69,462
Visalia	135,738	137,356	141,214	141,279	142,091
Woodlake	7,670	7,742	7,409	7,513	7,648
Unincorporated	144,256	143,679	135,781	135,387	135,279
Incorporated	328,092	331,856	337,336	338,645	338,735
County Total	472,348	475,535	473,117	474,032	475,014

Source: California Department of Finance. (2022) E-4 Population Estimates for Cities, Counties, and the State, 2021-2022, with 2020 Benchmark.

California Department of Finance. (2022) E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Benchmark.

## 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, income 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 2020 American Community Survey, this group represented 34% of the population in Tulare County. The 65 and older age group account for 11.4% of the population in the County. This retirement age group makes up a significantly smaller portion of the population than the family-forming age group. As indicated in Table 3-4, between 2015 and 2020 the proportion of the County's population in the 65 and older age group grew the most, increasing its share from 10.1% to 11.40% of the total. The group with the biggest decline in share of population was the under 5 year old age group, which declined from 8.9% to 8.0% of the population.

**Table 3-4**  
**Age Characteristics**

<b>Age Group</b>	<b>2015</b>		<b>2020</b>		<b>Percent Change</b>
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>	
< 5 years	40,409	8.9%	36,942	8.0%	-0.94%
5-14 years	80,364	17.7%	82,176	17.7%	0.01%
15-19 years	37,231	8.2%	37,509	8.1%	-0.12%
20-24 years	34,961	7.7%	33,127	7.1%	-0.56%
25-34 years	63,565	14.0%	66,018	14.2%	0.23%
35-44 years	55,846	12.3%	58,804	12.7%	0.37%
45-54 years	52,214	11.5%	50,818	11.0%	-0.55%
55-64 years	43,133	9.5%	45,735	9.9%	0.36%
65+ years	45,857	10.1%	52,826	11.4%	1.29%
Total	454,033	100%	463,955	100%	

Source: U.S. Census Bureau. (2015) ACS 5-Year Estimates Subject tables. Table S0101

U.S. Census Bureau. (2020) ACS 5-Year Estimates Subject Tables. Table S0101

### 3.3 Employment Trends

#### Employment

According to the California Employment Development Department, industry employment in Tulare County, which includes self-employment, farm, and nonfarm employment, is expected to reach 186,700 by 2028, an increase of 5.6% over a 10-year projection period between the years 2018 and 2028.

Tulare County's total gross production in Agriculture was over \$7.1 billion in 2020.

Total nonfarm employment is projected to grow by 9,900 jobs or 7.8% by 2028. More than half of all projected nonfarm job growth is concentrated in four industry sectors. The Agri-business sector provided over 114,652 jobs in the Fresno, Tulare, and Kings County regions.<sup>3</sup>

The government sector is projected to add the most jobs adding 4,200 jobs. The professional and business services sector anticipates job gains of 2,900, with a growth rate of 31.5 % over the projections period.

Education services (private), health care, and social assistance is projected to have the third largest increase, of 3,100 jobs.

Leisure and hospitality is projected to add 2,400 jobs, with most of the growth in food services and drinking places.

Agriculture continues to be a dominant industry in Tulare County with \$7.1 billion in gross production in 2020<sup>4</sup>. Major growth is expected to continue in the fields of agri-business and services industries in future years.

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

According to the California Employment Development Department, occupational employment is forecasted to add about 27,000 new jobs from industry growth and 38,400 job openings from replacement needs for a combined total of approximately 65,400 job openings over the 2014-2024 projections period.

The 50 occupations with the most job openings are forecasted to generate approximately 4,330 total job openings annually, which accounts for 64% of all job openings in Tulare County. The top three occupations with the most job opening are farmworkers and laborers, crop, nursery, and greenhouse; combined food preparation and serving working, including fast food; and cashiers. These occupations have median wages ranging from approximately \$9.53 to \$9.59 per hour and require less than a high school education. Higher-skilled occupations, requiring a bachelor's degree or higher, include registered nurses, general and operations managers, and accountants and auditors.

The 50 fastest growing occupations anticipate an annual growth rate of 1.8 % or higher. Occupations range from home agricultural equipment operator that require less than a high school education and

<sup>3</sup> Source: Tulare County Workforce Investment Board

<sup>4</sup> 2020 Tulare County Annual Crop and Livestock Report

### 3. Housing Needs Assessment

earn approximately \$9.50 per hour to registered nurses that require a bachelor's degree and pay median wages of more than \$37.16 per hour.

**Table 3-5**  
**Employment by Industry**  
**Tulare County, 2015-2020**

Industry Type	2015	2020	Percent Change
Agriculture, Forestry, Fishing, Hunting, and Mining	33,244	28,627	-13.89%
Construction	7,926	10,863	37.06%
Manufacturing	13,632	15,074	10.58%
Wholesale trade	6,689	6,000	-10.30%
Retail trade	19,187	20,382	6.23%
Transportation, Warehousing, and Utilities	7,611	9,021	18.53%
Information	1,328	2,062	55.27%
Finance, Insurance, and Real Estate	6,239	5,252	-15.82%
Professional, Scientific, Management, and Administrative	10,675	12,541	17.48%
Educational, Health Care and Social Services	35,083	39,809	13.47%
Arts, Entertainment, Recreation, Accommodation & Food Services	12,193	15,326	25.70%
Other services, except public administration	7,021	8,228	7.43%
Public Administration	9,952	10,691	7.43%
<b>Total</b>	<b>170,780</b>	<b>183,876</b>	<b>7.67%</b>

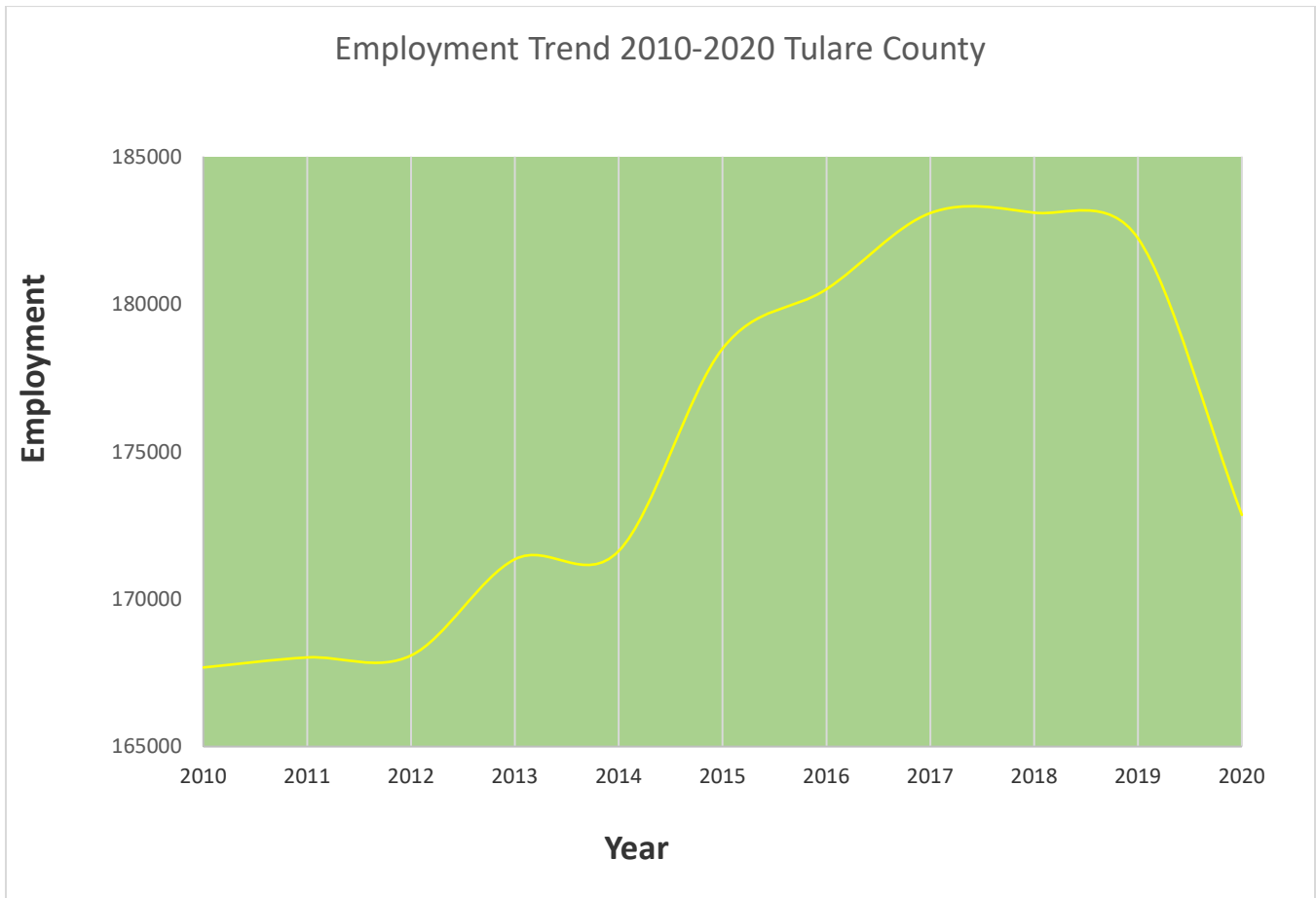
Source: U.S. Census Bureau, 2011-2015, 2016-2020 American Community Survey 5-Year Estimates, Table S2403

**Table 3-6**  
**Class of Worker, Tulare County 2015-2020**

Civilian Employed Population	2015		2020		Change
	Number		Number		Percent
Private for-profit wage and salary workers	75,762	41.26%	84,484	41.15%	-0.10%
Employee of private company workers	72,498	39.48%	80,327	39.13%	-0.35%
Self-employed in own incorporated business workers	3,264	1.78%	4,157	2.02%	0.25%
Private not-for-profit wage and salary workers	6,084	3.31%	7,593	3.70%	0.39%
Local government workers	10,650	5.80%	12,590	6.13%	0.33%
State government workers	7,320	3.99%	6,736	3.28%	-0.70%
Federal government workers	1,624	0.88%	1,800	0.88%	-0.01%
Self-employed in own not incorporated business workers	6,441	3.51%	7,600	3.70%	0.19%
<b>Total</b>	<b>183,643</b>	<b>100%</b>	<b>205,287</b>	<b>100%</b>	

Source: U.S. Census Bureau, 2014, 2019 American Community Survey 1-Year Estimates, Table S2409

**Figure 3-2**  
**Employment Trends**



Source: Bureau of Labor Statistics 2021

### 3. Housing Needs Assessment

**Table 3-7  
Top Employers**

Company Name	Number of Employees
County of Tulare	5,106
Visalia Unified School District	3,355
Kaweah Delta Medical Center	2,000
Sierra View District Hospital	1,800
Ruiz Food Production, Inc	1,800
Wal-Mart Distribution Center	1,692
Porterville Developmental Center	1,173
College of the Sequoias	1,160
Jostens	720
City of Visalia	653

Source: Tulare County Annual Comprehensive Financial Report - 2020

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

Occupation	Est. Year – Proj. Year	Est. Employment	Proj. Employment	% Change
Septic Tank Servicers and Sewer Pipe Cleaners	2018-2028	50	80	60.0%
Diagnostic Medical Sonographers	2018-2028	70	100	42.9%
Ushers, Lobby Attendants, and Ticket Takers	2018-2028	50	70	40.0%
Nurse Practitioners	2018-2028	140	190	35.7%
Cooks, Restaurant	2018-2028	1,010	1,350	33.7%
Physician Assistants	2018-2028	90	120	33.3%
Marriage and Family Therapists	2018-2028	210	280	33.3%
Respiratory Therapists	2018-2028	130	170	30.8%
Bus Drivers, School or Special Client	2018-2028	450	580	28.9%
Occupational Therapists	2018-2028	70	90	28.6%
Physical Therapist Assistants	2018-2028	70	90	28.6%
Physical Therapist Aides	2018-2028	70	90	28.6%
Medical Scientists, Except Epidemiologists	2018-2028	70	90	28.6%

Source: California Employment Development Department (EDD)



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### 3. Housing Needs Assessment

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The California Employment Development Department (EDD) estimates the occupations with the most job openings between 2014 and 2024 in Tulare County will be as follows:

- Farmworkers and Laborers, Crop, Nursery, and Greenhouse – 4,740 openings
- Combined Food Preparation and Serving Workers, Including Fast Food – 930 openings
- Farmers, Ranchers, and Other Agricultural Managers– 890 openings
- Heavy and Tractor-Trailer Truck Drivers– 820 openings
- Personal Care Aides– 740 openings
- Laborers and Freight, Stock, and Material Movers, Hand– 700 openings
- Janitors and Cleaners, Except Maids and Housekeeping Cleaners– 430 openings
- Nursing Assistants– 400 openings
- Agricultural Equipment Operators – 390 openings

#### Unemployment

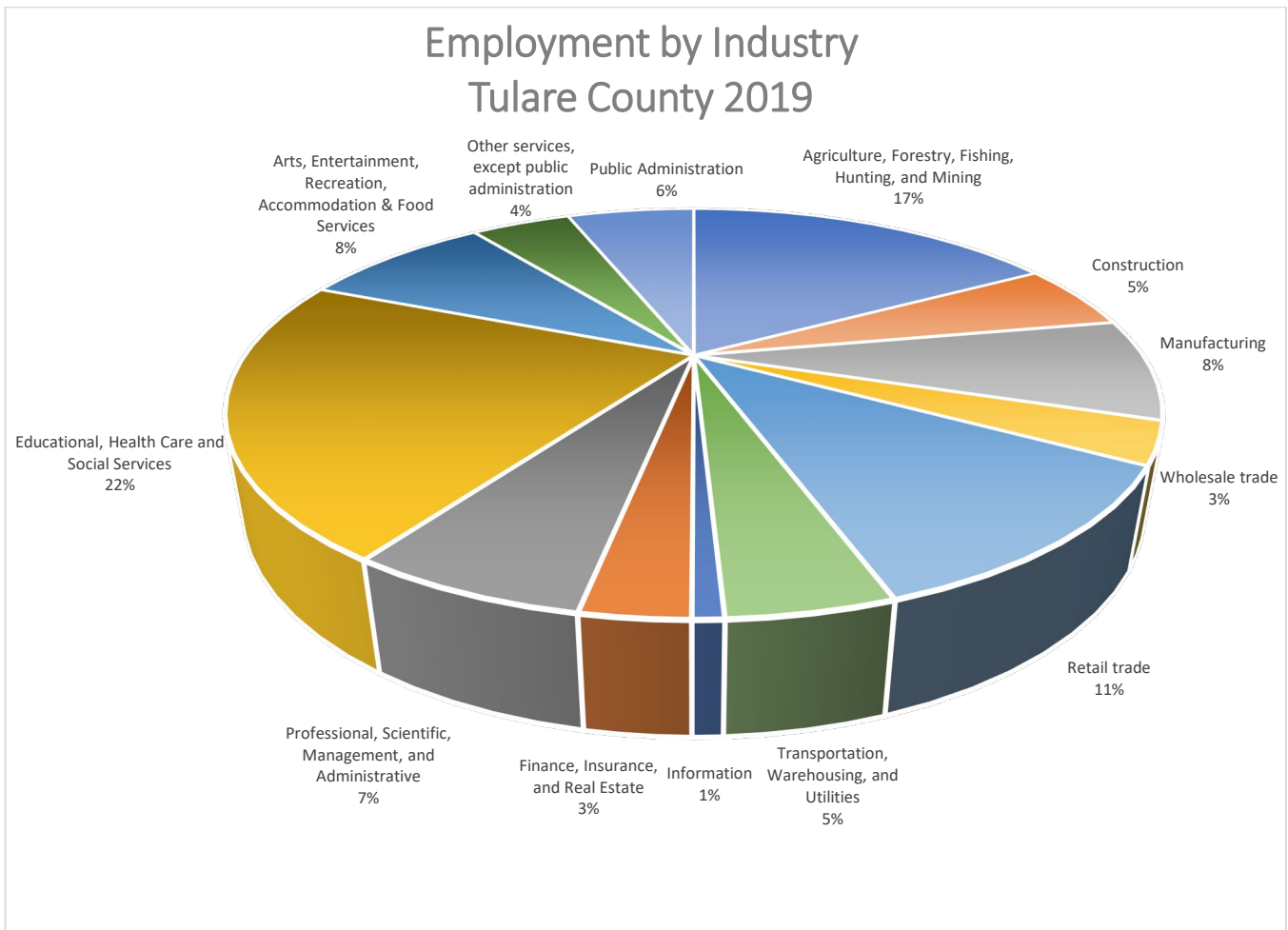
Tulare County has one of the highest rates of unemployment in California and the nation, due in large part to the seasonal nature of agricultural employment. Employment figures for Tulare County are released by the California Employment Development Department (EDD) in the monthly Labor Force Report. The most recent figures available (December 2021) reveal a national unadjusted unemployment rate of 3.7%, California is at 5.0%, and a rate of 8.4% average for Tulare County.

A comparison using November 2021 data indicates the eight cities in the County have an average unemployment rate of 7.2% and in the unincorporated areas of the County have an average of 16.1%. Many of the County's rural communities have a much greater rate of unemployment as indicated in Table 3-9. As shown in Figure 3-4, 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 thirty years. The rate dipped to 8.5% in 2006, a multi-decade low, before rapidly increasing to 13.3% in 2014. Between 2014 and 2020, the unemployment rate decreased to about 11% before dramatically increasing to over 18% during the outbreak of the COVID-19 pandemic. However, a strong recovery in the labor market following the outbreak has returned the rates down to multi-decade lows.

#### Income Levels

The median household income for Tulare County increased from \$42,377 in the 2010 to \$62,058 in 2020, according to the U.S. Census Bureau – SAIPE. The median income for Tulare County has historically lagged that of statewide and national median income levels. In 2020, the California median household income was reported to be \$77,358 and the national household median income was \$67,521. The historical relationship between the County's household median income and that of California is displayed in Figure 3-5.

**Figure 3-3**  
**Employment by Industry**



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S2403

### 3. Housing Needs Assessment

**Table 3-9**  
**Monthly Labor Force Data for Cities and Census Designated Places (CDP)**  
**Nov 2021 - CA Labor Force Report**

Area Name	Labor Force	Employment	Unemployment Number	Unemployment Rate
Tulare County	200,300	183,800	16,500	8.2%
Unincorporated Communities				
Alpaugh CDP	400	300	100	20.8%
Cutler CDP	2,300	2,000	300	13.5%
Ducor CDP	200	200	0	7.1%
Earlimart CDP	3,800	3,400	500	12.0%
East Orosi CDP	300	200	0	17.9%
East Porterville CDP	2,300	1,800	500	19.7%
Goshen CDP	1,500	1,400	100	3.9%
Ivanhoe CDP	1,700	1,600	200	9.9%
Lemon Cove CDP	100	100	0	4.8%
London CDP	600	500	100	12.8%
Pixley CDP	1,100	900	200	16.0%
Poplar Cotton Center CDP	1,100	700	400	32.2%
Richgrove CDP	1,000	700	400	36.1%
Springville CDP	300	300	0	3.9%
Strathmore CDP	1,200	1,000	200	15.5%
Terra Bella CDP	1,500	1,100	400	25.3%
Three Rivers CDP	1,300	1,200	100	4.1%
Tipton CDP	1,200	1,100	100	10.1%
Traver CDP	300	300	0	3.7%
Woodville CDP	800	700	100	13.9%
Cities				
Dinuba	10,500	9,500	1,100	10.0%
Exeter	4,500	4,000	500	11.4%
Farmersville	5,200	4,600	600	10.8%
Lindsay	5,400	4,600	800	14.0%
Porterville	24,800	22,400	2,400	9.8%
Tulare	28,200	26,600	1,600	5.8%
Visalia	61,700	58,600	3,100	5.1%
Woodlake city	3,100	2,900	200	6.1%
Total Cities:	143,400	133,200	10,300	7.2%
Total Unincorporated Communities:	23,000	19,500	3,700	16.1%
Balance of Unincorporated	33,900	31,100	2,500	7.4%
<b>Total County:</b>	<b>200,300</b>	<b>183,800</b>	<b>16,500</b>	<b>8.2%</b>

Source: California Employment Development Department, November 2021, not seasonally adjusted

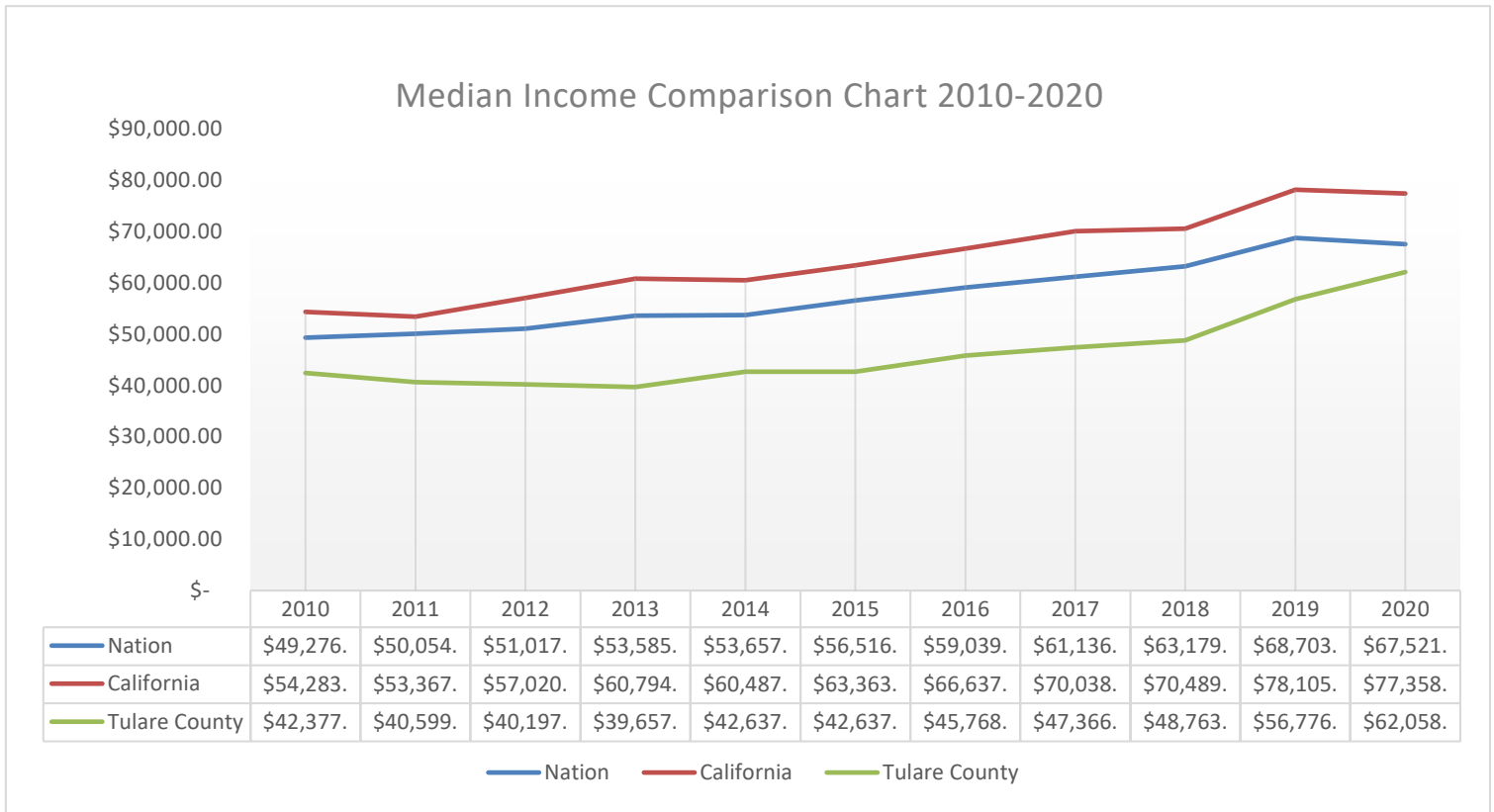
**Figure 3-4**  
**Historic Unemployment Rates**  
**Comparative National, State, County**



Source: California Employment Development Department, Bureau of Labor Statistics 2021

### 3. Housing Needs Assessment

**Figure 3-5**  
**Median Income 2010-2020**



Source: U.S. Census, Small Area Income and Poverty Estimates (SAIPE), 2010-2020

### 3. Housing Needs Assessment

**Table 3-10**  
**Households per Income Group**  
**Tulare County, Household Income Estimates 2015-2019**

Median Household Income (Cities and Unincorporated Communities) Tulare County 2015-2019				
	Median household income (dollars)	Mean household income (dollars)	Percentage of California Median Income	Percentage of Tulare County Median Income
Census Designated Place	Estimate	Estimate		
California	\$75,235	\$106,916	100%	151%
Tulare County, California	\$49,687	\$69,493	66%	100%
Allensworth CDP, California	\$33,214	\$40,279	44%	67%
Alpaugh CDP, California	\$33,125	\$37,850	44%	67%
California Hot Springs CDP, California	-	\$52,158	-	-
Camp Nelson CDP, California	-	-	-	-
Cedar Slope CDP, California	-	-	-	-
Cutler CDP, California	\$39,646	\$48,161	53%	80%
Delft Colony CDP, California	-	\$29,084	-	-
Dinuba city, California	\$44,289	\$63,125	59%	89%
Ducor CDP, California	\$26,875	\$34,439	36%	54%
Earlimart CDP, California	\$31,706	\$50,077	42%	64%
East Orosi CDP, California	\$42,292	\$45,086	56%	85%
East Porterville CDP, California	\$27,974	\$46,440	37%	56%
East Tulare Villa CDP, California	\$63,693	\$73,757	85%	128%
El Rancho CDP, California	-	-	-	-
Exeter city, California	\$44,602	\$63,071	59%	90%
Farmersville city, California	\$39,720	\$49,893	53%	80%
Goshen CDP, California	\$27,286	\$41,580	36%	55%
Hartland CDP, California	-	-	-	-
Idlewild CDP, California	-	-	-	-
Ivanhoe CDP, California	\$38,859	\$46,742	52%	78%
Kennedy Meadows CDP, California	-	-	-	-
Lemon Cove CDP, California	\$68,750	\$145,566	91%	138%
Lindcove CDP, California	\$28,438	\$66,273	38%	57%
Lindsay city, California	\$31,489	\$39,853	42%	63%
Linnell Camp CDP, California	\$19,670	\$26,394	26%	40%
London CDP, California	\$32,361	\$35,124	43%	65%
McClenney Tract CDP, California	-	\$22,792	-	-
Matheny CDP, California	\$38,482	\$42,728	51%	77%
Monson CDP, California	\$52,880	\$51,719	70%	106%
Orosi CDP, California	\$40,667	\$51,467	54%	82%
Panorama Heights CDP, California	\$25,833	\$48,997	34%	52%
Patterson Tract CDP, California	\$48,648	\$62,761	65%	98%
Pierpoint CDP, California	-	-	-	-
	Median	Mean	Percentage of	Percentage of

### 3. Housing Needs Assessment

	household income (dollars)	household income (dollars)	California Median Income	Tulare County Median Income
Pine Flat CDP, California	-	\$16,941	-	-
Pixley CDP, California	\$33,824	\$41,730	45%	68%
Plainview CDP, California	\$20,556	\$24,817	27%	41%
Ponderosa CDP, California	-	-	-	-
Poplar-Cotton Center CDP, California	\$32,550	\$40,284	43%	66%
Porterville city, California	\$43,823	\$60,972	58%	88%
Posey CDP, California	-	-	-	-
Poso Park CDP, California	-	-	-	-
Richgrove CDP, California	\$20,962	\$30,757	28%	42%
Rodriguez Camp CDP, California	-	\$22,516	-	-
Sequoia Crest CDP, California	-	-	-	-
Seville CDP, California	\$38,438	\$41,033	51%	77%
Silver City CDP, California	-	-	-	-
Springville CDP, California	-	\$43,103	-	-
Strathmore CDP, California	\$25,500	\$34,992	34%	51%
Sugarloaf Mountain Park CDP, California	-	-	-	-
Sugarloaf Saw Mill CDP, California	-	-	-	-
Sugarloaf Village CDP, California	-	-	-	-
Sultana CDP, California	\$30,313	\$36,582	40%	61%
Terra Bella CDP, California	\$22,500	\$45,481	30%	45%
Teviston CDP, California	\$30,875	\$54,804	41%	62%
Three Rivers CDP, California	\$72,904	\$81,524	97%	147%
Tipton CDP, California	\$33,894	\$42,143	45%	68%
Tonyville CDP, California	\$25,765	\$26,432	34%	52%
Tooleville CDP, California	-	\$8,013	-	-
Traver CDP, California	\$44,375	\$51,657	59%	89%
Tulare city, California	\$54,037	\$67,978	72%	109%
Visalia city, California	\$62,263	\$82,412	83%	125%
Waukena CDP, California	\$64,375	\$68,590	86%	130%
West Goshen CDP, California	\$28,480	\$106,511	38%	57%
Wilsonia CDP, California	-	-	-	-
Woodlake city, California	\$40,087	\$51,354	53%	81%
Woodville CDP, California	\$30,446	\$41,676	40%	61%
Yetttem CDP, California	\$37,463	\$40,834	50%	75%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S1901

Table 3-11 present thresholds for income group categories and the number of households in each income category for the entire County (Figure 3-6). This includes the category of extremely low income which is defined as 30% or less of median income. For this planning cycle, the county will presume 50% of the low income (less than 50% of median income) category qualifies as extremely low income.

Median income in the communities located in the unincorporated area of the county is considerably less than the median income of the entire County (Table 3-10). Three Rivers, at 72,904 dollars, had the highest median income greater than the countywide median. Many of the households in the county's



### 3. Housing Needs Assessment

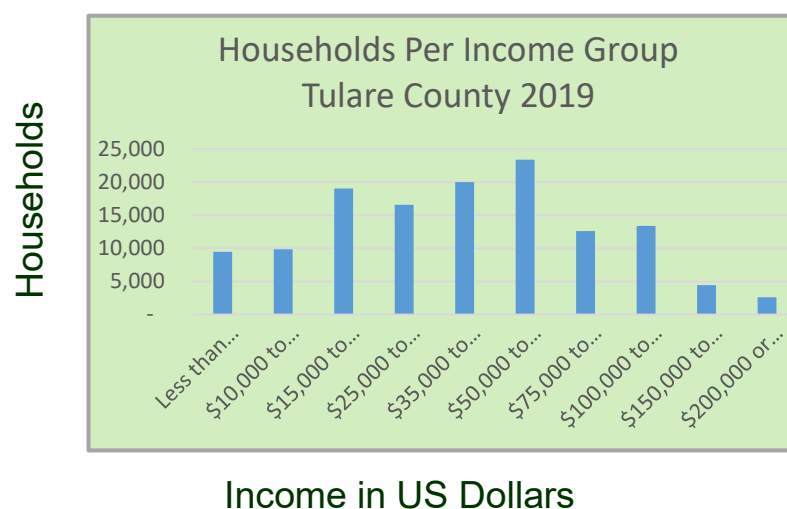
rural communities earn less than the countywide median. As an example, households in Alpaugh, Strathmore, and Richgrove have median household incomes 67%, 51% and 42% respectively, lower than the County's median.

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

	2014	Households	2019	Households	Household Category
Total households	132,706		138,238		
Less than \$10,000	7.8%	10,351	6.7%	9,262	Extremely Low
\$10,000 to \$14,999	7.0%	9,289	6.1%	8,433	Very Low
\$15,000 to \$24,999	14.3%	18,977	12.3%	17,003	Low
\$25,000 to \$34,999	12.7%	16,854	10.6%	14,653	Low-Moderate
\$35,000 to \$49,999	14.8%	19,640	14.5%	21,012	Moderate
\$50,000 to \$74,999	17.5%	22,560	17.3%	23,915	Above Moderate
\$75,000 to \$99,999	10.1%	13,403	11.5%	15,897	
\$100,000 to \$149,999	9.9%	13,138	12.1%	16,727	
\$150,000 to \$199,999	3.5%	4,645	4.9%	6,774	
\$200,000 or more	2.3%	3,052	3.9%	5,391	
Median household income (dollars)	\$ 42,863.00	132,706	\$ 49,687.00	138,238	

Source: U.S. Census Bureau, 2010-2014, 2015-2019 American Community Survey 5-Year Estimates, Table S1901

**Figure 3-6**  
**Households by Income Groups**



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S1901

### 3. Housing Needs Assessment

Approximately 24% of the County's population lives under the poverty level. A comparison between poverty levels from 2014 and 2019 (Table 3-12) shows overall the County' poverty level has decreased. However, upon closer investigation, poverty levels have increased in East Porterville 1.2%; Goshen 17.2%; London 4.0%; Richgrove 9.5%; Springville 26.3%; Strathmore 23.9%; and Tipton 17.6%. However, Tulare County's rural communities continue to have lower incomes and a higher level of poverty overall as demonstrated in Table 3-12.

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

Population Living Below Poverty Level Tulare County 2019								
Jurisdiction	Population for whom poverty status is determined			Population Living Below Poverty Level		Percentage of Population Living Below Poverty Level		
	2014	2019	% Change	2014	2019	2014	2019	% Change
Total Tulare County	445,056	456,185	2.5%	122,044	108,512	27.4%	23.8%	-3.6%
Unincorporated Area	141,985	138,174	-2.7%	47,509	38,778	33.5%	28.1%	-5.4%
Alpaugh CDP	969	1,145	18.2%	482	472	49.7%	41.2%	-8.5%
Cutler CDP	4,224	5,041	19.3%	2,686	1,474	63.6%	29.2%	-34.3%
Ducor CDP	643	636	-1.1%	304	264	47.3%	41.5%	-5.8%
Earlimart CDP	8,278	8,584	3.7%	4,019	2,755	48.6%	32.1%	-16.5%
East Orosi CDP	317	798	151.7%	203	367	64.0%	46.0%	-18.0%
East Porterville CDP	6,565	6,266	-4.6%	2,422	2,388	36.9%	38.1%	1.2%
Goshen CDP	3,764	3,304	-12.2%	922	1,376	24.5%	41.6%	17.2%
Ivanhoe CDP	4,044	4,215	4.2%	1,481	945	36.6%	22.4%	-14.2%
Lemon Cove CDP	214	232	8.4%	44	0	20.6%	0.0%	-20.6%
London CDP	2,080	1,684	-19.0%	913	806	43.9%	47.9%	4.0%
Orosi CDP	8,566	8,300	-3.1%	2,456	1,794	28.7%	21.6%	-7.1%
Pixley CDP	3,740	3,323	-11.1%	1,839	1,179	49.2%	35.5%	-13.7%
Poplar Cotton Center CDP	2,764	2,259	-18.3%	1488	912	53.8%	40.4%	-13.5%
Richgrove CDP	2,994	2,316	-22.6%	1,375	1283	45.9%	55.4%	9.5%
Springville CDP	502	965	92.2%	127	498	25.3%	51.6%	26.3%
Strathmore CDP	3,626	3,033	-16.4%	1310	1822	36.1%	60.1%	23.9%
Terra Bella CDP	2,877	3,182	10.6%	1,274	1,366	44.3%	42.9%	-1.4%
Three Rivers CDP	2,278	2,424	6.4%	243	232	10.7%	9.6%	-1.1%
Tipton CDP	2,312	3,233	39.8%	466	1220	20.2%	37.7%	17.6%
Traver CDP	910	754	-17.1%	326	221	35.8%	29.3%	-6.5%
Woodville CDP	1,930	1,759	-8.9%	922	701	47.8%	39.9%	-7.9%

Source: U.S. Census Bureau, 2010-2014, 2015-2019 American Community Survey 5-Year Estimates, Table S1701

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

<b>Families Living Below Poverty Level Tulare County, 2019</b>			
Jurisdiction	Total Families	Families Below Poverty Level	Percentage of Families Below Poverty Level
Tulare County	106,450	21,716	20.4%
Alpaugh	228	72	31.5%
Cutler	1,085	234	21.6%
Ducor	140	57	40.7%
Earlimart	1,822	634	35.0%
East Orosi	137	54	39.4%
East Porterville	1,216	430	35.4%
Goshen	846	322	38.1%
Ivanhoe	926	229	24.7%
Lemon Cove	87	0	0.0%
London	385	166	43.1%
Orosi	1,901	466	24.5%
Pixley	764	257	33.6%
Poplar-Cotton Center	480	176	36.7%
Richgrove	541	325	60.1%
Strathmore	581	270	46.5%
Terra Bella	612	250	40.8%
Tipton	680	246	36.2%
Traver	159	43	27.0%
Woodville	430	167	38.8%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, S1702

In the entire County, 20.4% of families live below the poverty level. However, in some of the rural communities that increases to over 60% (Table 3-13). The data clearly shows that most of the unincorporated areas of the County exceed the countywide percentage.

### 3.4 Housing Affordability

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

The 2019 American Community Survey indicates that overpayment remains a critical problem for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Data for the unincorporated areas of Tulare County for the Table 3-14 below was calculated using 2014 and 2019 American Community Survey 5-Year Estimates. Household information for the incorporated cities was subtracted from information for the total county to obtain results for the unincorporated area. Households in the unincorporated area of Tulare County that overpay for housing are shown by tenure in Table 3-14.

**Table 3-14**  
**Households Overpaying – Unincorporated Tulare County**

<b>Tulare County Households Overpaying for Housing, 2014-2019</b>						
Households	Renters 2014	Owners 2014	Total 2014	Renters 2019	Owners 2019	Total 2019
Housing Units (excluding units where SMOCAPAPI cannot be computed)	15,884	21,760	37,644	14,926	23,172	38,098
Number of Households Overpaying	8,832	7,242	16,074	9,109	8,586	17,695
%age of Households Overpaying	55.6%	33.3%	42.7%	61.0%	37.1%	46.4%

Source: U.S. Census Bureau, 2010-2014, 2015-2019 American Community Survey 5-Year Estimates, Table DP04

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 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 mortgage payments, annual real estate taxes, annual fire and hazard insurance premiums and average monthly utility and fuel costs, but do not include repairs and maintenance expenses. The Census and CHAS definitions for housing expenses are comparable.)

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

In general, overpayment disproportionately affects lower income households, as shown in Table 3-16. 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

### 3. Housing Needs Assessment

and a greater cost burden than other households. As noted below, the housing cost burden increases as income decreases - 50% of low income households (with income between 50% and 80% median family income), 77% of very low income households (with income between 30% and 50%) and 81% of extremely low income households (with income less than 30% of median family income) spend more than 30% of household income for housing in Tulare County as a whole.

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

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

Households Severely Overpaying by Tenure Tulare County, 2018			
Households	Renters	Owners	Total
Total Households in Tulare County (cities & unincorporated area)	58,790	77,315	136,105
Households overpaying (greater than 30%*)	29,455	22,650	52,105
Percentage of households overpaying*	50.1%	29.3%	38.2%
Households severely overpaying (greater than 50%*)	14,740	10,025	24,765
Percentage of households severely overpaying*	25%	13%	18.2%

Source: *State of the Cities Data Systems, CHAS Data Book, 2014-2018 Data*

\* Severely Overpaying is a subset of Overpaying Households

The category of “Any housing problems” includes a cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. The total number of household owners in all of Tulare County reporting “any housing problem” is 60,295, or 44%. The proportion is higher with renters (34,010) or 58%, per CHAS 2018 data.

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

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

#### Housing Prices

The median price of homes sold in Tulare County increased from \$237,400 to \$335,000 (41.1%) (Table 3-18) from 2018-2021. The market price has fluctuated from a high of 19.6% between 2020 and 2021 to a slower growth rate of 1.1% between 2018 and 2019. This created an average increase of 12.6% per year since 2018. While home prices have soared in recent years, market data indicates a cooling trend.

### 3. Housing Needs Assessment

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

Total Households with Housing Problems Tulare County, 2018			
	Renters	Owners	Total
Extremely low (0 – 30% MFI)	13,715	5,840	19,555
any housing problems	84%	82%	83%
paying greater than 30%	82%	81%	81%
paying greater than 50%	69%	72%	70%
Very low (30 – 50% MFI)	11,800	7,010	18,810
any housing problems	87%	73%	82%
paying greater than 30%	82%	70%	77%
paying greater than 50%	34%	40%	36%
Low (50 – 80% MFI)	12,260	12,460	24,720
any housing problems	63%	58%	60%
paying greater than 30%	49%	51%	50%
paying greater than 50%	7%	14%	11%

Source: State of the Cities Data Systems, CHAS Data Book, 2014-2018 Data

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

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

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

**Table 3-18**  
**Median Home Prices**

Median Price of Existing Homes Sold Tulare County 2018-2021	
Year	Median Price of Homes Sold
2021	\$335,000
2020	\$280,000
2019	\$240,000
2018	\$237,400

Source: California Association of Realtors Nov 2018-Nov 2021

### 3. Housing Needs Assessment

Unfortunately, current data separating the unincorporated area of the County from the cities is limited. However, based upon historical trends the median sales price of existing homes is approximately 23% less in the unincorporated area. A recent sampling of the estimated values in the County's rural communities enforces this presumption, as the mean estimated value of these communities is \$244,487 (Table 3-19).

**Table 3-19**  
**Estimated Home Values**

<b>Estimated Median Value of Existing Homes January 2022</b>	
<b>Community</b>	<b>Estimated Value</b>
Cutler	\$225,450
Earlimart	\$205,146
Ivanhoe	\$201,900
Orosi	\$232,490
Pixley	\$199,330
Richgrove	\$171,250
Springville	\$358,216
Strathmore	\$219,861
Three Rivers	\$386,740
Mean Estimated Value	\$244,487

*Source: RealtyTrac January 2022*

#### **Housing Rental Market**

In Tulare County, it is estimated that there are 59,372 occupied rental housing units, of which 55,744 are paying rent. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Table 3-20 shows the estimated 2019 gross rents, listed by rents charged in Tulare County, the estimated median gross rent is \$942. According to Zillow® there were 246 listings available on November 27, 2023. Of the 246 listings 25 listings are \$1,000 a month or below, 128 listings are between \$1,001 and \$2,000 a month, 91 listings are between \$2,001 and \$3,000 a month, and 2 listings are greater than \$3,000 a month. 67% (166 units) of the rental units were located in the city limits of Visalia.

**Table 3-20**  
**Estimated Gross Rents**

Gross Rent, Tulare County 2019	
	Housing Units
Total:	59,372
With rent:	55,744
Less than \$100	13
\$100 to \$149	126
\$150 to \$199	221
\$200 to \$249	204
\$250 to \$299	772
\$300 to \$349	603
\$350 to \$399	597
\$400 to \$449	1,263
\$450 to \$499	1,366
\$500 to \$549	1,374
\$550 to \$599	2,401
\$600 to \$649	2,154
\$650 to \$699	2,662
\$700 to \$749	2,661
\$750 to \$799	2,713
\$800 to \$899	6,293
\$900 to \$999	5,894
\$1,000 to \$1,249	11,655
\$1,250 to \$1,499	6,039
\$1,500 to \$1,999	5,238
\$2,000 or more	1,495
No Rent Paid	3,628
Median rent	942

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25063, DP04



#### Monthly Owner Costs

The 2015-2019 American Community Survey estimates for Tulare County that there are 78,866 owner occupied housing units, of which 55,931 have a mortgage and 22,935 have no mortgage. The selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobilehome costs, and condominium fees. Much like gross rent, the selected monthly owner costs can be used to measure housing affordability and excessive shelter costs. Table 3-21 shows the estimated 2019 monthly owner costs listed by mortgage status in Tulare County. The estimated median monthly owner costs with a mortgage is \$1,420 and housing units without a mortgage is \$421.

**Table 3-21**  
**Monthly Owner Costs**

<b>Mortgage Status and Selected Monthly Owner Costs Tulare County, 2019</b>	
	Estimate
<b>Housing units with a mortgage</b>	<b>55,931</b>
Less than \$300	43
\$300 to \$499	373
\$500 to \$699	1,189
\$700 to \$999	9,622
\$1,000 to \$1,499	19,217
\$1,500 to \$1,999	13,303
\$2,000 or more	11,554
<b>Median (dollars)</b>	<b>\$1,420</b>
<b>Housing units without a mortgage</b>	<b>22,935</b>
Less than \$100	421
\$100 to \$199	1,775
\$200 to \$299	4,457
\$300 to \$399	4,042
\$400 or more	12,240
<b>Median (dollars)</b>	<b>\$421</b>

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25087, B25088*

#### Housing Costs

Housing costs continue to rise significantly. The American Community Survey reports the median rent has increased 24.7% from \$755 in 2010 to \$942 in 2019. The median monthly owner costs for housing units with a mortgage have seen a minor decrease going from \$1,471 to \$1,420 which is a 3.5% decrease. The monthly owner costs for those housing units without a mortgage increased by 26%, going from \$334 to \$421.

### 3. Housing Needs Assessment

The County's median household income has increased 2.91% from \$42,377 in 2010 to \$62,058 in 2020. However, this has not kept up with the rise in housing costs for renters. Therefore, these households are challenged with a greater housing cost burden. This is demonstrated in the increased percentage of household income families are paying for housing. According to the American Community Survey, 46.5% of renter households and 29.7% of owner occupied households with a mortgage pay 35% or more of their income for housing in 2019 (up from 43.1% of renter households and down from 35.2% of owner occupied households in 2010).

According to Zillow® there were 626 homes listed for sale on April 15, 2024. 470 of the sites were listed within various city limits throughout the County leaving 156 homes listed for sale in the Unincorporated areas of Tulare County. There were 16 listings for homes ranging from \$50,000 to \$200,000. All 16 listings were for Mobilehomes. 102 of the total listings were being sold for \$200,000-\$500,000.

The increased housing burden for renters indicates that rents have risen faster than wages. Additionally, the requirement for first months' rent and a security deposit for most standard rental units can place the units beyond the reach of lower-income households. For those trying to purchase their first home, the down payment and monthly payment can be overwhelming. A note should be made that Census figures for median rental and owner costs do not, however, measure the suitability of the housing unit (i.e., housing condition, overcrowding, etc.) or the cost of purchasing a dwelling unit in today's market.

Every fiscal year, the Department of Housing and Urban Development (HUD) determines Fair Market Rents (FMR) for all areas of the County, FMRs are primarily used to determine payment standard amounts for various programs and are considered as gross rent estimates. They include shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. Table 3-22 contains the 2021 Fair Market Rent by unit size for Tulare County.

**Table 3-22**  
**2021 Fair Market Rent**

2021 Fair Market Rent (FMR) & Percentage Change from 2016 Base Rent to 2021 FMR Tulare County			
Unit Size	2021 FMR	Percentage Change from 2016	Annual Income Needed to Afford FMR
Efficiency	\$723	24.7%	\$28,920
One-Bedroom	\$728	24.7%	\$29,120
Two-Bedroom	\$959	26.5%	\$38,360
Three-Bedroom	\$1,337	21.0%	\$53,480
Four-Bedroom	\$1,561	25.5%	\$62,440

Source: HUD Fair Market Rent 2016, 2021, National Low Income Housing Coalition 2021

### Housing Wage

The National Low Income Housing Coalition (NLIHC) calculates, to afford the FMR of \$959 for a two-bedroom rental unit, without paying more than 30% of income on housing, a household must earn \$3,197 monthly or \$38,360 annually. Assuming a 40-hour work week and 52 weeks per year, this level of income translates into a Housing Wage of \$18.44.

### 3. Housing Needs Assessment

A minimum wage worker earning \$14.00 per hour only earns \$29,120 annually. To afford the FMR for a two-bedroom apartment, a minimum wage earner must work 53 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 is \$955 in Tulare County. If SSI represents an individual's sole source of income, \$286 in monthly rent is considered affordable at the 30% standards affordability index; however, the FMR for a one-bedroom apartment is \$728.

The income categories are used as a determinant for qualifying households for housing programs as well as to understand the amount households in the unincorporated county can afford to spend on housing costs. HUD uses the Median Family Income (MFI) for non-metropolitan counties statewide (\$70,700 for 2021) instead of the County's family median income which increases the income amounts when determining these limits (Table 3-23).

**Table 3-23**  
**Income Limits by Household Size**  
**Tulare County – 2023**

2023 Income Limits								
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Acutely Low (0-15%)	\$8,800	\$10,050	\$11,300	<b>\$12,550</b>	\$13,550	\$14,550	\$15,550	\$16,550
Extremely Low (15-30%)	\$17,350	\$19,800	\$24,860	<b>\$30,000</b>	\$35,140	\$40,280	\$45,420	\$50,560
Very Low (30-50%)	\$28,900	\$33,000	\$37,150	<b>\$41,250</b>	\$44,550	\$47,850	\$51,150	\$54,450
Low (50-80%)	\$46,200	\$52,800	\$59,400	<b>\$65,950</b>	\$71,250	\$76,550	\$81,800	\$87,100
Median (100%)	\$58,650	\$67,050	\$75,400	<b>\$83,800</b>	\$90,500	\$97,200	\$103,900	\$110,600
Moderate (80-120%)	\$70,400	\$80,450	\$90,500	<b>\$100,550</b>	\$108,600	\$116,650	\$124,700	\$132,750

Source: California Department of Housing and Community Development 2023

Table 3-24 provides a summary of 2023 state housing affordability by income level for households by household size. The income limits are sorted by income group and presented as monthly income, monthly rent, and the maximum sales price.

Monthly income is determined by dividing the annual income limit by 12 months. Monthly rent is 30% of the monthly income, which is the standard for determining affordable monthly housing cost. Maximum sales price is an estimate of the maximum amount a household could afford assuming a 10% down payment, 6.99% interest rate over 30 years, in which no more than 30% of the household's gross monthly income is spent on housing cost.

For example, a 4-person household with an annual income of \$65,950 has a gross monthly income of \$5,495 and is considered to be a low-income household. The affordable rent that the 4-person household could afford without being cost burdened is \$1,648.50 and the estimated maximum sales price of a home this household can afford is \$251,775. The affordable monthly rent and the estimated maximum sales price of homes in each income category will be used to determine the availability of affordable housing to each group.

### 3. Housing Needs Assessment

**Table 3-24**  
**Housing Affordability by Income Level**  
**Tulare County – 2023**

2023 Housing Affordability						
Income Group	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
<b>Acutely Low</b>						
Annual Income	\$8,800	\$10,050	\$11,300	\$12,550	\$13,550	\$14,550
Monthly Income	\$733	\$838	\$942	\$1,046	\$1,129	\$1,213
Monthly Rent	\$220.00	\$251.25	\$282.50	\$313.75	\$338.75	\$363.75
Estimated Sales Price				\$47,920.00		
<b>Extremely Low</b>						
Annual Income	\$17,350.00	\$19,800.00	\$24,860.00	\$30,000.00	\$35,140.00	\$40,280.00
Monthly Income	\$1,445.83	\$1,650.00	\$2,071.67	\$2,500.00	\$2,928.33	\$3,356.67
Monthly Rent	\$433.75	\$495.00	\$621.50	\$750.00	\$878.50	\$1,007.00
Estimated Sales Price				\$114,550.00		
<b>Very Low</b>						
Annual Income	\$28,900.00	\$33,000.00	\$37,150.00	\$41,250.00	\$44,550.00	\$47,850.00
Monthly Income	\$2,048.33	\$2,750.00	\$3,095.83	\$3,437.50	\$3,712.50	\$3,987.50
Monthly Rent	\$722.50	\$825.00	\$928.75	\$1,031.25	\$1,113.75	\$1,196.25
Estimated Sales Price				\$157,480.00		
<b>Low</b>						
Annual Income	\$46,200.00	\$52,800.00	\$59,400.00	\$65,950.00	\$71,250.00	\$76,550.00
Monthly Income	\$3,850.00	\$4,400.00	\$4,950.00	\$5,495.83	\$5,937.50	\$6,379.17
Monthly Rent	\$1,155.00	\$1,320.00	\$1,485.00	\$1,648.75	\$1,781.25	\$1,913.75
Estimated Sales Price				\$251,775.00		
<b>Median</b>						
Annual Income	\$58,650.00	\$67,050.00	\$75,400.00	\$83,800.00	\$90,500.00	\$97,200.00
Monthly Income	\$4,887.50	\$5,587.50	\$6,283.33	\$6,983.33	\$7,541.67	\$8,100.00
Monthly Rent	\$1,466.25	\$1,676.25	\$1,885.00	\$2,095.00	\$2,262.50	\$2,430.00
Estimated Sales Price				\$320,000.00		
<b>Moderate</b>						
Annual Income	\$70,400.00	\$80,450.00	\$90,500.00	\$100,550.00	\$108,600.00	\$116,650.00
Monthly Income	\$5,866.67	\$6,704.17	\$7,541.67	\$8,379.17	\$9,050.00	\$9,720.83
Monthly Rent	\$1,760.00	\$2,011.25	\$2,262.50	\$2,513.75	\$2,715.00	\$2,916.25
Estimated Sales Price				\$383,875.00		

Source: California Department of Housing and Community Development 2023

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

### 3.5 Household Characteristics

#### Household Population

According to the 2015-2019 American Community Survey 5-Year Estimates, the household population in Tulare County was 138,238, which represents a 25.2% increase over the 2008-2012 American Community Survey estimate of 110,385.

#### Households by Tenure

Many forces affected the increase in the number of households between 2012 and 2019. Housing production in Tulare County rapidly expanded, in part because of low interest rates. 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 44,705 according to the 2021 California Department of Finance. This number represented 36% of total County households.

According to the 2015-2019 American Community Survey, 57% of the population in Tulare County owned their homes. This is a reduction of 4% since 2000, most likely due to the housing market economic crisis in the late 2000's and stricter lending legislation. Table 3-25 provides a summary of the change in tenure in the County between 2000 and 2019.

**Table 3-25**  
**Households by Tenure, Tulare County 2000-2019**

	2000		2012		2019	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	67,913	62%	76,129	58%	78,866	57%
Renter	42,472	38%	53,867	42%	59,372	43%
Total Households	110,385	100%	129,996	100%	138,238	100%

Source: 2000 U.S. Census Bureau, 2008-2012, 2015-2019 American Community Survey 5-Year Estimates, Table DP04

#### Household Size

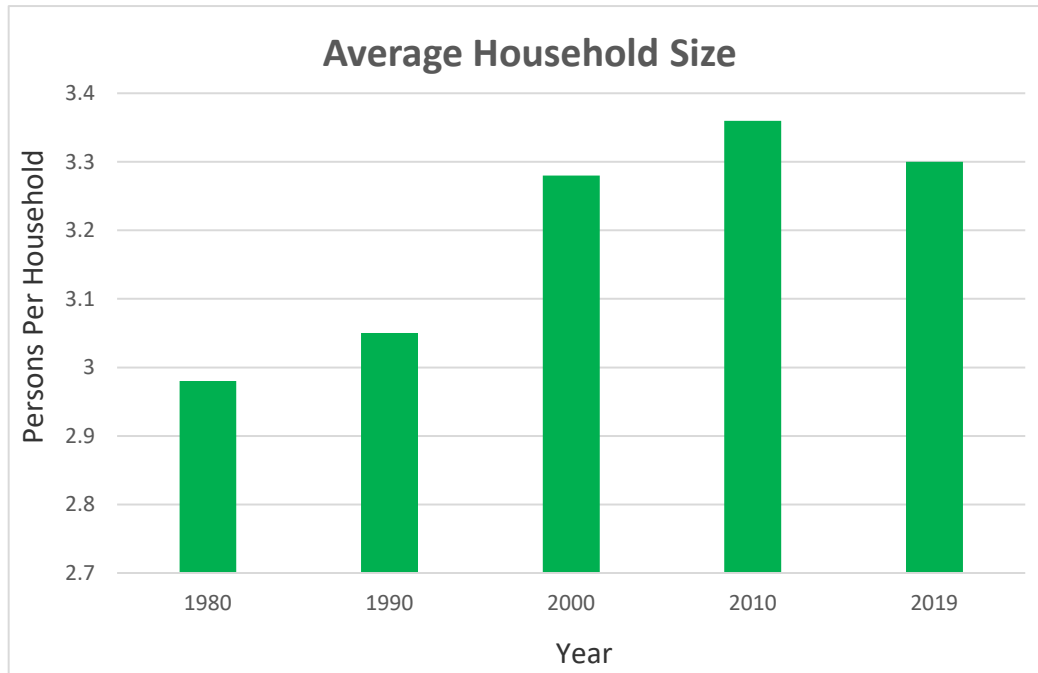
As shown in Table 3-26 and Figure 3-7, the household size has slightly decreased in Tulare County. In 2010, the average household size was 3.36 persons and now, according to the 2015-2019 American Community Survey, the average household size is 3.30. This may be attributed to several factors, including a decreasing family size and aging population.

**Table 3-26**  
**Average Household Size, Tulare County 1980-2019**

Average Household Size Tulare County 1980-2019				
1980	1990	2000	2010	2019
2.98	3.05	3.28	3.36	3.30

Source: 1980, 1990, 2000, 2010 U.S. Census Bureau, 2015-2019 American Community Survey 5- Year Estimates, Table DP02

**Figure 3-7  
Average Household Size**



Source: U.S. Census Bureau: 2000, 2010, 2008-2012 American Community Survey 5-Year Estimates, Table DP02

#### 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. Another reason a unit may be overcrowded is more than one family resides.

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

The majority of Tulare County's occupied housing units have less than one person per room. In 2000, 19% of all households in Tulare County were living in overcrowded conditions. That was a decrease from 1990, when 23% of the population was living in overcrowded conditions. According to the 2019 American Community Survey, 9.7% of the County's population lived in overcrowded conditions. The 2015-2019 American Community Survey reports a total of 2,921 households living in severely overcrowded household conditions, which is 2.1% of the total occupied housing units. The total for overcrowded household (overcrowded + severely overcrowded) units is 9.7%.

At 9.7%, Tulare County continues to see a reduction in overcrowded household conditions. This may be explained by the housing construction expansion with larger home sizes, availability of financing, and affordable house prices seen in the period of 2000 to 2005. Table 3-27 contains information

### 3. Housing Needs Assessment

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. As indicated in Table 3-28, overcrowding is significantly higher for renter households. This could be due to a variety of reasons, including lower incomes and limited housing options.

**Table 3-27**  
**Overcrowded Households**

<b>Persons Per Room Tulare County, 1990 ~ 2019</b>				
	1990	2000	2012	2019
Total Occupied Housing Units	97,861	110,385	129,996	138,238
1.00 or less	82,844	89,062	114,813	124,867
1.01 to 1.50	7,076	9,321	11,583	10,450
1.51 or more	7,941	12,002	3,600	2,921
Percentage Severely Overcrowded	8.1%	10.9%	2.8%	2.1%
Total Percentage Overcrowded	23%	19.3%	11.7%	9.7%

Source: 1990, 2000 US Census, 2008-2012, 2015-2019 American Community Survey 5- Year Estimates, Table DP04

**Table 3-28**  
**Overcrowded Households by Tenure**

<b>Persons Per Room by Tenure 2019</b>				
	Renters		Owners	
Persons Per Room	Households	Percent	Households	Percent
1.00 or less	50,918	85.8%	73,949	93.8%
1.01 to 1.50	6,698	11.3%	3,752	4.8%
1.51 or more	1,756	3.0%	1,165	1.5%
Total	59,372	100%	78,866	100%
Overcrowded	8,454	14.2%	4,917	6.2%

Source: 2015-2019 American Community Survey 5- Year Estimates, Table B25014

#### Group Quarters Population

Not a component of household increase, but important nonetheless, is that portion of the population in Tulare County classified as “group quarters” population. The group quarters population for the entire County was 5,252 in 2020.<sup>5</sup> Several types of group quarters are located in the unincorporated area, ranging from convents to reformatories. Because of the aging population, of particular concern within this Housing Element are nursing and convalescent homes, or other continuous-care facilities, transitional housing facilities, youth homes, and migrant seasonal farm labor housing.

### 3.6 Special Needs Households

This section identifies special needs groups in Tulare County who are more likely to experience difficulty in finding housing to accommodate their needs, according to Government Code Section 65583(a)(6) including and in addition to extremely low income, racial and ethnic minority, persons with disabilities, single headed family, large, elderly, teenage mother, farmworker, and veteran households. A major role of the County is to preclude barriers to adequate housing for residents with special needs.

<sup>5</sup> 2020 US Census, Table P5



### 3. Housing Needs Assessment

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

In Tulare County, 19,555 householders are extremely low income (ELI), representing 14.4% of all total 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. 13,715 ELI households (70%) are renters and 5,840 ELI households (30%) own and occupy a home. This is reverse of households that earn over 30% of the median family income, with 45,075 households (39%) renting and 71,475 (61%) owning (Table 3-29). Many of the issues that are faced by extremely low-income households are addressed throughout this chapter.

To calculate the projected housing needs, the County assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low income need of 1,563 units, the County has a projected need of 781 units for extremely low-income households in the unincorporated area.

**Table 3-29**  
**Extremely Low-Income by Tenure, 2014-2018**

Income Level	Renters	Owners	Total	Percentage
Extremely low (0-30% MFI)	13,715	5,840	19,555	14.4%
All other Income Categories (30% and above MFI)	45,075	71,475	116,550	85.6%
<b>Total</b>	<b>58,790</b>	<b>77,315</b>	<b>136,105</b>	<b>100%</b>
Income Level	Rental Households		Owner Households	
Extremely low (0-30% MFI)	23.3%		7.6%	
All other Income Categories (30% and above MFI)	76.7%		92.4%	
<b>Total</b>	<b>43.2%</b>		<b>56.8%</b>	

Source: State of the Cities Data Systems, CHAS Data Book, 2014-2018 Data

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

#### Racial and Ethnic Minority Households

Racial and ethnic minority groups have for many years, constituted a disproportionate share of all lower income households. These special needs groups are most likely to suffer from housing discrimination, despite 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-



### 3. Housing Needs Assessment

income status of minorities and the racial discrimination they are more likely to experience than non-minority groups.

The 2020 U.S. Census does not breakout the County by Census Designated Place. However, the Countywide ethnicity is shown for the total County, the total unincorporated area, the unincorporated communities, and the remaining unincorporated area as reported in the 2020 Census and displayed in Table 3-30.

65.5% of Tulare County's population is of Hispanic origin.

The Census indicates a growing Hispanic population in the County. Persons who identify as Hispanic or Latino have grown from 60.6% of the population in 2010 to 65.5% in 2020 (Table 3-31). The White alone population decreased from 32.6% in 2010 to 26.4% in 2020. Other populations by race remained fairly constant representing a far much lower percentage of the total population of the county.

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.

The County does not discriminate on the basis of age, gender, race, color, ancestry, national origin, religion, marital status, familial status, physical disability (including HIV positive), mental disability, medical condition (including cancer), sexual orientation, or other arbitrary cause regarding resident grant program assistance. Equal opportunity and fair housing information will be displayed in County offices and informational housing brochures, public notices, and advertisements will be printed in both English and Spanish. Spanish is the most prevalent second language in Tulare County; according to the 2015-2019 American Community Survey 5-Year Estimates, over 47% of individuals in the County reported Spanish as the primary language spoken in the home. This was an increase from 44% reported in the 2008-2012 American Community Survey 5-Year Estimates.

Table 3-30 Countywide Ethnicity 2020

Geography	Total Population	Hispanic or Latino	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander
<b>California</b>	39,538,223	15,579,652	16,296,122	2,237,044	631,016	6,085,947	157,263
<b>Tulare County</b>	473,117	309,895	186,255	6,668	10,645	17,194	723
<b>Total Unincorporated Area</b>	134,876	94,331	49,887	698	3,498	3,536	195
<b>Incorporated Cities</b>	338,241	215,564	136,368	5,970	7,147	13,658	528
Allensworth CDP	531	494	98	20	6	7	1
Alpaugh CDP	871	768	169	3	23	6	0
California Hot Springs CDP	50	2	47	0	0	1	0
Camp Nelson CDP	106	3	92	0	6	3	0
Cedar Slope CDP	10	2	7	1	0	0	0
Cutler CDP	4,480	4,309	931	17	86	89	0
Delft Colony CDP	412	389	90	0	6	0	0
Dinuba City	24,563	21,599	5,868	131	446	537	32
Ducor CDP	616	558	123	1	7	12	0
Earlimart CDP	7,679	7,045	1,243	32	94	470	0
East Orosi CDP	423	396	100	3	9	7	1
East Porterville CDP	5,549	4,474	1,509	17	201	66	100
East Tulare Villa CDP	773	491	303	0	28	9	1
El Rancho CDP	96	85	22	1	6	0	1
Exeter City	10,321	5,287	5,604	65	295	148	17
Farmersville City	10,397	9,142	2,659	44	419	58	0
Goshen CDP	4,968	3,862	1,053	58	87	492	3
Hartland CDP	69	0	69	0	0	0	0
Idlewild CDP	32	0	31	0	1	0	0
Ivanhoe CDP	4,468	3,954	1,265	13	84	44	1
Kennedy Meadows CDP	58	3	53	0	1	0	0
Lemon Cove CDP	298	82	209	0	5	1	1
Lindcove CDP	189	117	79	0	5	3	0
Lindsay city	12,659	11,267	3,246	59	230	204	17
Linnell Camp CDP	696	691	110	0	17	0	0
London CDP	1,518	1,407	391	2	12	5	1
McClenney Tract CDP	15	2	12	0	1	0	0
Matheny CDP	1,125	916	313	8	12	6	1

### 3. Housing Needs Assessment

Geography	Total Population	Hispanic or Latino	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander
Monson CDP	152	130	40	0	0	1	0
Orosi CDP	8,329	7,418	1,740	28	130	669	8
Panorama Heights CDP	44	5	37	0	0	1	0
Patterson Tract CDP	1,888	1,301	711	8	21	99	0
Pierpoint CDP	59	6	53	0	0	0	0
Pine Flat CDP	206	6	173	0	12	4	0
Pixley CDP	3,828	3,315	1,155	70	73	12	0
Plainview CDP	846	800	166	2	10	1	0
Ponderosa CDP	51	6	42	0	4	0	0
Poplar-Cotton Center CDP	2,370	1,780	860	7	43	316	5
Porterville City	62,623	43,542	23,427	566	1,536	2,771	142
Posey CDP	23	2	17	0	2	0	0
Poso Park CDP	9	0	9	0	0	0	0
Richgrove CDP	2,358	2,243	191	5	45	87	0
Rodriguez Camp CDP	133	127	14	1	0	4	0
Sequoia Crest CDP	24	1	21	0	0	1	0
Seville CDP	446	419	81	0	27	1	0
Silver City CDP	0	0	0	0	0	0	0
Springville CDP	967	170	767	2	13	14	0
Strathmore CDP	2,830	2,348	896	1	74	6	1
Sugarloaf Saw Mill CDP	14	2	13	0	0	0	0
Sugarloaf Village CDP	7	1	6	0	0	0	0
Sultana CDP	779	716	183	5	14	1	0
Terra Bella CDP	2,910	2,639	650	4	70	66	2
Tevison CDP	1,185	1,079	143	39	9	3	0
Three Rivers CDP	2,053	273	1,692	6	26	30	2
Tipton CDP	2,519	2,204	569	13	48	6	1
Tonyville CDP	329	321	51	0	4	2	0
Tooleville CDP	286	253	39	0	26	6	1
Traver CDP	731	647	183	4	15	1	0
Tulare City	68,875	43,617	28,211	2,084	1,301	1,715	96
Visalia City	141,384	74,575	65,272	2,969	2,761	8,157	221
Waukena CDP	80	48	34	1	4	0	0
West Goshen CDP	536	416	183	0	2	1	0
Wilsonia CDP	14	0	13	0	0	0	0
Woodlake City	7,419	6,535	2,081	52	159	68	3
Woodville CDP	1,680	1,522	452	0	36	2	1
Yetttem CDP	201	189	30	1	1	3	0

Source: U.S. Census Bureau, 2020, Table P1, P2

**Table 3-31**  
**Population by Race and Hispanic Origin, Tulare County 2010-2020**

	2010	%	2020	%
White alone	143,935	32.6%	125,022	26.4%
Black or African American alone	5,497	1.2%	5,332	1.1%
Native American alone	3,323	<1%	3,458	<1%
Asian alone	14,204	3.2%	15,997	3.3%
Native Hawaiian alone	370	<1%	511	<1%
Other Race alone	641	<1%	2,132	<1%
Hispanic or Latino	268,065	60.6%	309,895	65.5%
Two or more races	6,144	1.4%	10,770	2.3%
<b>County Total</b>	<b>442,179</b>		<b>473,117</b>	

Source: U.S. Census Bureau, 2010-2020: DEC Redistricting Data (PL94-171), Table P2

### Persons with Disabilities

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

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

According to the 2015-2019 American Community Services (ACS), the disability status of the total civilian non-institutionalized population in Tulare County is 12.1%. The percentage of population with a disability by age category is as follows: under 5 years is 0.8%, 5 to 17 years is 5.5%, 18 to 64 is 10.4%, 65 years and over is 43.6%. This data is illustrated in (Table 3-32).

**Table 3-32**  
**Disability Status, Tulare County 2015-2019**

Age Category	Population	Population With a Disability	Percentage
Under 5	37,791	293	0.8%
Age 5-17	105,157	5,809	5.5%
Age 18-64	264,608	27,392	10.4%
Age 65 plus	50,301	21,928	43.6%
Total Population (Civilian Non-institutional)	457,857	55,422	12.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S1810

Table 3-33 illustrates the disability by employment status. In 2019, 10,050 people in the labor force were employed with a disability. Table 3-34 illustrates the types of disabilities reported in the 2015-2019 ACS for the entire County and therefore, represents expected conditions in the unincorporated area. In some cases, one individual may have multiple disabilities. Therefore, the total disabilities tallied may be higher than the actual population.

**Table 3-33**  
**Disability by Employment Status Tulare County 2019**

Employment Status	Population
Employed with a Disability	10,050
Unemployed with a Disability	1,999
Not in Labor Force, with a Disability	12,829
Total Population in the Labor Force	196,596
Total Population (Civilian Non-institutional 18-64 years old)	266,793

Source: U.S. Census Bureau, 2015-2019 American Community Survey 1-Year Estimates, Table C18120

**Table 3-34**  
**Disability Types of the Civilian Non-Institutionalized Population Tulare County**  
**2015-2019**

Disability Type	Under 5	Age 5-17	Age 18-64	Over 65	Total
Total disabilities tallied	293	5,809	27,392	21,928	109,009
Sensory	327	1,805	12,036	13,914	28,082
Physical	n/a	944	13,507	14,614	29,065
Cognitive	n/a	4,049	9,657	6,555	20,261
Self-care	n/a	1,300	4,362	4,713	10,375
Independent living difficulty	n/a	n/a	10,645	10,581	21,226

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S1810

People with mental disabilities were once housed by the hundreds of thousands in State mental hospitals, by the 1960s, views of deinstitutionalization began to gain popularity. Today, people with mental illness leave acute or chronic care facilities without adequate provisions for their housing or support and may find themselves frequently checking into homeless shelters or the extents of the criminal justice system. The Tulare County Transitional Living Center opened in Visalia in 2003. It provides a three to six-month voluntary program with caregivers and classes on everyday skills.

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

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

#### Persons with Developmental Disabilities

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

*A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with*

### 3. Housing Needs Assessment

*mental retardation, but shall not include other handicapping conditions that are solely physical in nature.*<sup>6</sup>

The majority of Persons with Development Disabilities live within the incorporated cities of the County. Table 3-35 lists persons of disability by Age, whereas Table 3-36 lists them by residence type. Approximately 548 persons with disabilities reside within the unincorporated areas of Tulare County. This represents less than 0.01% of the population.

While there is limited data available on the housing needs of persons with disabilities in Tulare, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. Table 3-35 shows information from the HCD for development disability by age group in the cities, and Tulare County, and California.

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

**Table 3-35**  
**Disabilities by Age**

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

Source: HCD 5<sup>th</sup> Housing Element Data Package 2015

<sup>6</sup> Department of Housing and Community Development, Memorandum, June 21, 2012, Persons with Developmental Disabilities, SB 812 (Ashburn), Chapter 507, Statutes of 2010

### 3. Housing Needs Assessment

**Table 3-36**  
**Persons with Disabilities by Residence**

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

Source: HCD 5<sup>th</sup> Housing Element Data Package 2015

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

#### Elderly

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

Table 3-37 identifies the household population for all households, all persons in households 65 years or older, and population totals for in family (occupied by at least two persons who are related to each other) and in non-family households. Table 3-38 identifies elderly households (ages 65 and over) in Tulare County and in the unincorporated area.

**Table 3-37**  
**Household Population**

Household Population Family and Non-Family Households Population 65 Years and Over 2015-2019									
	Total Households			In Family Households			In Non-Family Households		
		65+ Households			65+ Households			65+ Households	
Jurisdiction	Total HH	HH	% of Total	Total HH	HH	% of Total	Total HH	HH	% of Total
Tulare County	138,238	29,482	21.3%	106,450	17,400	16.3%	31,788	12,082	38.0%
Unincorporated	40,954	9,750	23.8%	32,196	6,525	20.2%	8,758	3,225	36.8%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25011

**Table 3-38**  
**Elderly Households**

Elderly Households (65+) Tulare County and Unincorporated Area, 2015-2019			
	Total Households	Elderly Households	% Elderly
Tulare County	138,238	29,482	21.3%
Unincorporated Area	40,954	9,750	23.8%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25011

#### Continuous Care Facilities

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

### 3. Housing Needs Assessment

The tenure of housing for the elderly has remained fairly constant (Table 3-39). Owner occupied housing accounts for 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 3-39**  
**Tenure of the Elderly 1990-2019**

Year	Owner Occupied		Renter Occupied		Total County		
	Households 65+	Percent	Households 65+	Percent	Households 65 +	Total	Percent
1990	17,089	76.4%	5,277	23.6%	22,366	97,726	22.9%
2000	17,796	78.5%	4,887	21.5%	22,683	110,385	20.5%
2012	18,486	76.1%	5,806	23.9%	24,292	129,996	18.6%
2019	22,110	75.0%	7,372	25.0%	29,482	138,238	21.3%

Source: 1990, 2000 U.S. Census Bureau, ,2008-2012, 2015-2019 American Community Survey 5-Year Estimates, Table B25126

#### Large Households

A large household is defined as one with five or more members. Large households often experience special housing problems because of their size and a small supply of large homes for sale or rent. These households are the most likely to live in overcrowded conditions and fall within the low-income tax bracket. Comparing the number of housing units with four or more bedrooms from the 2019 American Community Survey (27,642) within the County to the number of large households within the County in 2019 (29,090) 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 3-40 compares large families to total families in the unincorporated area and the entire County and Table 3-41 identifies the number of large households by tenure in the entire county. Table 3-42 compares the number of bedrooms for rental and owner households.

**Table 3-40**  
**Large Households Tulare County**

Large Households Tulare County, 2019			
	Total Households	Large Households	Percentage Total Households
Tulare County	138,238	29,090	21%
Unincorporated Area	40,954	9,635	23%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25009



**Table 3-41**  
**Large Households by Tenure – Tulare County**

Large Households by Tenure – Tulare County			
Tulare County, 2019			
	Owner Occupied	Renter Occupied	Total
Number of Households – all sizes	78,866	59,372	138,238
5-person household	7,893	7,866	15,759
6-person household	4,219	3,443	7,662
7-or-more person household	3,141	2,528	5,669
Number of Large Households	15,253	13,837	29,090
Percent of Large Households	19%	23%	21%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25009

**Table 3-42**  
**Number of Bedrooms by Tenure – Tulare County**

Number of Bedrooms by Tenure						
Tulare County, 2019						
Bedroom Type	Owner Households		Renter Households		All households	
	Number	Percent	Number	Percent	Number	Percent
0 bedroom	498	0.6%	1,657	2.8%	2,155	1.6%
1 bedroom	983	1.2%	6,855	11.5%	7,838	5.7%
2 bedrooms	10,016	12.7%	22,863	38.5%	32,879	23.8%
3 bedrooms	45,347	57.5%	22,377	37.7%	67,724	49.0%
4 bedrooms	19,424	24.6%	5,174	8.7%	24,598	17.8%
5+ bedrooms	2,598	3.3%	446	0.8%	3,044	2.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25042

#### Single Head Households

Table 3-43 and Figure 3-8 contain information regarding the number of single head of households in Tulare County. These households are likely to fall within the lower income groups and to experience discrimination in obtaining rental housing. Discrimination on the basis of sex or marital status in securing mortgages has largely been eliminated due to enactment of legislation that prohibits this practice. According to the data, which covers the period between 2012-2017, while single male head of households has remained fairly constant at 10% of all family households with their own children under 18 years old, single female head of households has increased to 25% of family households. This represents an increase of 1,000 single female head of households between 2012 and 2017, or a gain of 2%.

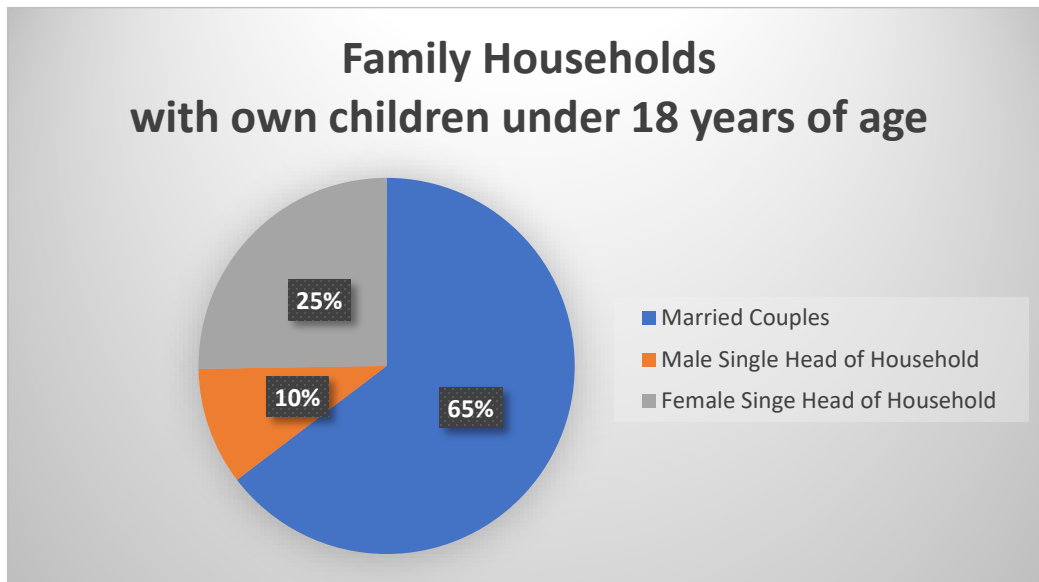
**Table 3-43**  
**Single Head of Households**  
**Tulare County, 2012-2017**

	2012	Percent	2017	Percent	Percent Change
Total Households	129,996		135,144		
Family Households with own children under 18 years	56,447	100%	55,787	100%	-0.6%
Married Couples with own children under 18 years	37,388	66.2%	35,972	64.5%	-1.7%
Single Head of Household MALE with own children under 18 years	6,092	10.8%	5,848	10.5%	-0.3%
Single Head of Household FEMALE with own children under 18 years	12,967	23.0%	13,967	25.0%	2.0%

Source: U.S. Census Bureau, 2008-2012, 2013-2017 American Community Survey 5-Year Estimates , Table DP02

The 2015-2019 American Community Survey reported that the Tulare County population for whom poverty status was determined totals 456,186. Persons living in poverty total 108,572 or 23.8% of the total population. Of the 81,565 persons living in a single head female household, 44% live below the poverty level. Approximately 23% of all households in Tulare County live in poverty.

**Figure 3-8**  
**Family Households**



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP02

Regarding tenure, single head of households are more likely to rent than own their own homes. Of the 45,586 renter-occupied families in the County, 46% are single heads of household and 34% are female heads of household. Of the 68,571 owner-occupied families, 21% are single heads of household and 14% are female heads of household.

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

**Table 3-44**  
**Heads of Households Living in Poverty 2015-2019**

	Total	Living In Poverty	Percentage Living In Poverty
Total Population (whom poverty status is determined)	456,186	108,572	23.8%
Married-couple families	283,269	45,323	16.0%
Female householder, no husband present	89,102	38,224	42.9%
Male householder, no wife present*	n/a	n/a	n/a
In other living arrangements	41,630	12,155	29.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S1703

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

#### Teenage Mothers

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

According to the California Department of Public Health (CDPH), Tulare County had a teen birth rate of 29.2 per 1,000 teenage female teens aged 15 to 19 between 2016 and 2018. This ranked Tulare County as having highest teen birth rate in California. Historically, Tulare County has been ranked either No. 1 or No. 2 for counties with the highest teen birth rate in California. The birth rate has significantly improved from 1997 when the birth rate was 84 per 1,000 ages 15 to 19. In 2000, CDPH reported the rate to be 63.5 per 100. This gradual decrease over time has resulted in a 54% drop in the 15-19 age teen birth rate in Tulare County since 2000. While any improvement is beneficial, teenage pregnancy remains a major problem in Tulare County. It is assumed that most of this special needs group is also challenged with a very-low income.

Large numbers of teenage parents and their children may not have sufficient income. They're also more likely to have limited academic skills and may have poor support systems resulting in a lack of opportunities for improving their livelihoods. In 2010, the Hispanic population accounted for nearly 38.9% of births to teens between the ages of 15 and 18. The 38.9% represents a significant drop from 77.3% in 2000<sup>7</sup>. 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).

The Tulare County Health and Human Services Agency administers the Family Planning, Access, Care, and Treatment (PACT) program, which provides family planning for services for low income men, women, and teens. These services include education, contraceptives, and prevention and treatment of sexually transmitted diseases. Other organizations concerned with teen pregnancy in Tulare County are CA Prep, CALLearn, Visalia Health Center (Planned Parenthood), Visalia Health Care Center, Farmersville Health Care Center, Family Health Care Network, Maternal Child Life Health and Adolescent Program, The Parenting Network, Kaweah Delta Hospital, Proteus Inc., Tulare County Office of Education, and C-SET.

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<sup>7</sup> 2000, 2006, 2012, Birth Statistical Master File, California Department of Public Health, Center for Health Statistics and Informatics.

#### **Veterans**

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

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

- CalVet Home Loans
- CalVet Veteran Homes
- Affordable Housing
- Certificate of Eligibility
- Financial Assistance
- Homeless Courts
- Homeless Veterans Outreach and Support
- Housing Resources
- Stand Downs
- Unemployment Benefits
- Veteran Housing and Homelessness Prevention Program

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

The National Veterans Crisis line is another resource for Veterans assistance. “The Veterans Crisis Line connects Veterans in crisis and their families and friends with qualified, caring Department of Veterans Affairs responders through a confidential toll-free hotline, online chat, or text. Veterans and their loved ones can call 1-800-273-8255 and Press 1, chat online, or send a text message to 838255 to receive confidential support 24 hours a day, 7 days a week, 365 days a year. Support for deaf and hard of hearing individuals is also available.”<sup>8</sup>

#### **Displaced Households**

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

#### **Foreclosures**

Foreclosures are also a threat to displacing households, including both renters and owners. 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 during 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.

Foreclosures rose to record highs following the real estate bubble in the late 2000’s but have significantly decreased in recent years. Lenders started the foreclosure process on 92,346 U.S.

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<sup>8</sup> <http://www.veteranscrisisline.net/>

### 3. Housing Needs Assessment

properties in 2021, down from a peak of 2,139,005 in 2009.<sup>9</sup> California ranked eleventh in the nation in February of 2022 with one in 5,746 households going into foreclosure.<sup>10</sup>

#### Persons Experiencing Homelessness

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.

Information on the homeless population in Tulare County is provided by the Kings/Tulare Homeless Alliance. The annual report is entitled *Kings and Tulare Counties: 2022 Point in Time Report*. This report was conducted on January 23-24, 2022 with the help of trained volunteers from local agencies, the faith-based community, nonprofit organizations, law enforcement, and community members.

The homeless count for Tulare County increased from 590 in 2014 to 922 in 2022. The Point in Time survey represents data from the homeless living in residential programs and from street canvassing of “hot spots” where the homeless have been known to congregate (i.e. behind shopping centers, in parks, by rivers, etc.). Highlights from the 2020 Point in Time report are listed in Table 3-45.

**Table 3-45**  
**Point in Time Homeless Survey – Tulare County, 2022**

	Adult	Children	Percentage Males	Veterans	Fleeing Domestic Violence	With Disability*	Household with children
Porterville	209	3	58%	6	21	100	2
Tulare City	203	9	69%	7	11	106	4
Visalia	426	43	64%	33	33	170	20
<b>City Total</b>	<b>838</b>	<b>55</b>	<b>68%</b>	<b>46</b>	<b>65</b>	<b>376</b>	<b>26</b>
<b>Unincorporated Total</b>	<b>23</b>	<b>6</b>	<b>59%</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>4</b>
<b>Total County</b>	<b>861</b>	<b>61</b>	<b>64%</b>	<b>48</b>	<b>68</b>	<b>383</b>	<b>30</b>

Source: Kings/Tulare Homeless Alliance Point in Time Homeless Survey, 2022

The report included the Balance of the County which is determined as the unincorporated communities, although it does not specify which unincorporated communities were surveyed. 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 2022 Point in Time survey follow:

- The surveys completed in Tulare County represented 861 adults and 61 children
- 48% of the respondents were over the age of 44
- 64% were male, 36% were female
- 47% were Hispanic/Latino, 50% were not Hispanic/Latino
- 75% were White, 7% Black/African American, 1% Asian, 2% Native Hawaiian/ Pacific Islander, and 6% Native American
- 70% have been homeless less than 1 year

<sup>9</sup> ATTOM 2022, February 13, 2022

<sup>10</sup> SoFi Learn, February 22, 2022

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### 3. Housing Needs Assessment

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- 28% were chronically homeless
- 6% are Veterans
- 8% were current domestic violence victims
- 69% slept on the street, 11% in transitional housing, 20% currently reside at an emergency shelter
- 42% reported having a disability
- with 34% of those having physical disabilities, 40% having mental disabilities, 30% having substance abuse problems, and 3% with HIV/AIDS
- 20% indicated the reason for their homelessness was unemployment, 12% alcohol or other drug, 10% argument with family/friends, 7% mental health, 6% domestic violence, 4% discharged from prison, 6% divorce/separation, 2% physical disabilities, 6% medical condition, 1% lost benefits, and 13% other
- 5% reported the reason for their homelessness was no affordable housing, 7% eviction, 2% refused, and 1% substandard housing

A comparison of 2014 and 2020 survey results showed:

- The number of respondents citing “no affordable housing” as a reason for homelessness decreased 3% from 2014 to 2020.
- Overall, the number of people experiencing homelessness increased by 91.5% from 2014 to 2020, and the number of homeless children decreased by 8.9%.
- 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 7%. This statistic is extremely challenging to capture.
- Of the collected surveys, 29% were sheltered at either an emergency or transitional facility, while the remaining 71% spent the previous evening on the street or places not meant for human habitation.

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

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



### 3. Housing Needs Assessment

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It should be noted that some of the distinctions regarding the homeless population might be arbitrary since an unknown %age of the homeless may fit into one or more categories. Further, some homeless persons do not receive assistance from any homeless facilities or service providers.

The Emergency Food and Shelter National Board Program (EFSP) was established in 1983 to help support hungry and homeless people throughout the United States. Program funds are used to provide the following<sup>11</sup>:

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.

Equipment necessary to feed or shelter people, up to a \$300 limit per item.

According to the Emergency Food and Shelter National Board Program (EFSP), (on [www.efsp.unitedway.org](http://www.efsp.unitedway.org)), the total amount awarded to Tulare County between 2011 and 2021 was over 5.6 million, including \$595,874 from the CARES Act, and \$955,825 from the American Rescue Plan.

#### 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 177 emergency shelter beds, 285 transitional housing beds, and 238 supportive housing beds in the entire County, mostly located in cities.<sup>12</sup>

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 Kings/Tulare Homeless Alliance, the 211 Tulare County database, newspaper articles, and on the internet.

##### Family Services of Tulare County

Family Services is a private non-profit organization founded in 1983 with the mission to help children, adults, and families throughout Tulare County heal from violence and thrive in healthy relationships. In 2020, Family Services worked with 34 survivors of human trafficking, provided 5,997 hours of counseling to adults and children, served 124 survivors of sexual assault, and helped 349 parents develop healthier parenting skills.

The agency receives grants of public funds from such sources as the California Office of Emergency Services, Tulare County Health & Human Services Agency, California Department of Public Health, Tulare County Sheriff's, Department Housing and Urban Development, City of Visalia, City of Tulare, Violence Against Women Office, First 5 of Tulare County, Superior Court of Tulare County, Fresno Economic Opportunities Commission, and the Cutler-Orosi Unified School District. Funding also comes from fundraising and donations. In 2020, this agency housed 41 adults and 44 children in its shelter, and 9 adults and 15 children in motels when the shelter was full.

##### Visalia Rescue Mission

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<sup>11</sup> Emergency Food and Shelter National Board Program (EFSP)

<sup>12</sup> Pathway Home: Responding to Homelessness in Tulare County



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### 3. Housing Needs Assessment

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Visalia Rescue Mission is a faith-based, nonprofit organization that has been serving homeless and economically disadvantaged individuals and families in Visalia and the greater Central Valley for the past 37 years. The Mission was established in 1981 by a group of community members as an overnight shelter and soup kitchen for the homeless in Visalia. Today, it has become the county's largest privately-funded non-profit organization addressing the complicated issues of poverty, homelessness, and recovery. The Men's Shelter has a capacity of 50, while the Women and Children's Serenity Center has a capacity of 40 people. Guest can stay up to 30 nights, with the opportunity to stay up to 90-nights total, providing they comply with rules & case management. The Visalia Rescue Mission provided a total of 470 sheltered guests and 93,684 meals in 2021. The shelter also serves as a seasonal day center service during extreme temperatures.

#### 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 3,563 overnight stays and 5,611 meals in 2020. Family units and handicap accessible units are available and bilingual counseling is provided to encourage self-sufficiency.

#### Turning Point

Turning Point of Central California, Inc in Visalia offers mental health services, recovery services, and housing programs. It has over 99 beds in its housing programs in Tulare County that target disabled, chronically homeless.

#### Tulare County Transitional Living Center

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

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

#### Clark Court

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

#### 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 and legal advocacy. There are 12 beds in 9 units in the permanent supportive housing program.

#### Light House Rescue Mission

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

#### Tulare Emergency Aid Council

Tulare Emergency Aid Council provides emergency services including shelter, food, rental/mortgage assistance, and clothing.

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### 3. Housing Needs Assessment

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#### Visalia Warming Center

The Visalia Warming Center is now open for people experiencing homelessness. It is open every night from 9:00pm-7:00am at the Ark Community Church (1625 E Walnut St., Visalia). Pet and possession storage is offered, along with snacks; masks are required for everyone.

#### Kings Tulare Homeless Alliance

Every Door Open (Coordinated Entry System) directs households who are at-risk of becoming homeless or are currently experiencing homelessness, to seek assistance through a Housing Navigator, partner agency, or through 2-1-1. Households are evaluated through the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). Assistance is prioritized for households who have been literally homeless for long periods of time and have high service needs.

#### United Way of Tulare County

United Way of Tulare County's program 211 Tulare County connects our communities with resources, services, and opportunities, through the non-emergency "2-1-1" phone number, a comprehensive website, via 2-way texting, and a mobile application.

#### The Paar Center

The PAAR Center is a non-profit, community oriented, facility designed to treat those struggling with addiction so they may live meaningful, productive lives without the use of alcohol and drugs and is licensed by the State of California Department Alcohol and Drug Programs. For our residents who desire to learn and live in sobriety, the PAAR Center provides a home-like atmosphere. All basic needs are taken care of. Good, well-balanced meals, comfortable beds, recreational/community activities, and a safe living environment allow our residents to focus on their treatment and becoming clean and sober. The Paar Center consists of seven separate facilities with 79 beds available.

#### Salt + Light Works

The mission of Salt + Light is to cultivate community by providing dignified homes, jobs and healing for our neighbors experiencing homelessness in Tulare and Kings County. Salt + Light is developing California's first ever master-planned permanent supportive community with those experiencing chronic homelessness in Tulare County.

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. In addition, there is often limited capacity and resources in rural areas to meet the needs of the homeless. According to the Department of Housing and Urban Development, the homeless, human services, and health systems in rural communities typically have less funding, shorter staffing, and fewer partners to work with than communities in denser areas with more concentrated resources.

#### Community Needs

The Kings/Tulare Homeless Alliance (KTHA) is the designated Continuum of Care Program which is a community-based, long range plan that addresses the needs of the homeless in order to help them reach maximum self-sufficiency. The Continuum of Care is developed through collaboration with a broad cross section of the community and based on a thorough assessment of homeless needs and resources. The Continuum of Care is recommended by the U.S. Department of Housing and Urban Development (HUD) as a comprehensive and strategic approach to addressing homelessness and are responsible for conducting the annual Point-in-Time Survey to provide information on the patterns in the homeless population within each county.

### 3. Housing Needs Assessment

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The Kings/Tulare Homeless Alliance is 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 service needs of the homeless in this region of the San Joaquin Valley. KTHA also applies for important sources of federal and state funding and manages countywide systems, such as Coordinated Entry, to strengthen the community's homelessness response.

In 2008, the Continuum of Care decided that it was time to unite, and organize local resources to create, adopt and implement a 10-Year Plan to prevent homelessness in the community. This plan, "Connecting the Dots," was launched in 2011 and is currently available on the Kings/Tulare Homeless Alliance website. The updated strategic plan, "Pathway Home: Responding to Homelessness in Tulare County," serves to enhance the 2011 strategic plan and is accessible to the public on the websites of the Tulare Countywide Task Force on Homelessness and the Kings/Tulare Homeless Alliance.

Goals of the Plan include:

1. Increase Access to Permanent Housing
2. Increase Access to Services to Support Exits from Homelessness
3. Expand Services for Subpopulations with Special Needs
4. Prevent Homelessness for Those at Risk
5. Strengthen Public Engagement and Community Partnerships

Most Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) programs in Tulare County have adopted a Housing First/Low Barrier approach. Housing First is a well-accepted national best practice that eliminates barriers to housing, ensuring individuals and families can exit homelessness as quickly as possible. In Tulare County, 81 households have entered Housing First Permanent Supportive Housing from 2017 to mid-2019. Year-over-year, approximately 95% continue to remain stably housed. While the exact cost savings has not been calculated specifically for Tulare County, the community's PSH programs have likely saved tens of thousands of dollars in first responder and emergency service costs.

The Tulare County region has a variety of PSH and RRH programs, funded through several sources including Continuum of Care, Emergency Solutions Grant, CalWORKS, HUD's Veterans Affairs Supportive Housing (VASH), Supportive Services for Veteran Families (SSVF), Housing Authority program vouchers, and the Mental Health Services Act (MHSA). The primary source of funding used for PSH and RRH in Tulare County is from the HUD Continuum of Care program; in the 2018 competition, the CoC won \$1,960,095, for PSH and RRH across Kings and Tulare Counties.<sup>13</sup>

According to the Kings/Tulare Homeless Alliance 2023 Point in Time Report the County currently has 12 permanent supportive housing that can has 64 family beds and 152 individual beds. In compliance with Government Code Section 65913.4 the County does require a land use restriction providing any lower or moderate income housing units be required to remain available at affordable housing costs or rent to persons and families of lower or moderate income for no less than 55 years if rented or 45 years if owned.

While these programs prove to be effective, there isare too few PSH and RRH resources to meet the demand. According to this report, chronically homeless increased by 36% from 2016 to 2019 (180 to 244 people, respectively), while the number of total PSH beds only increased by 7% (from 223 to 238 beds) during the same timeframe.

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<sup>13</sup> Pathway Home: Responding to Homelessness in Tulare County

#### **Zoning for Emergency Shelters, Transitional and Supportive Housing**

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

Additionally, transitional and supportive housing types must be considered residential uses and be subject only to the restrictions that apply to other residential uses of the same type in the same zone. Both “transitional” and “supportive” housing must be explicitly defined as they are in the California Health and Safety Code Sections 50675.2 and 50675.14, respectively. Transitional housing may take many forms, including group housing or multi-family units, and may provide supportive services for its recipients but with a limited stay of up to six months. Supportive housing is more permanent in nature, is linked to either on-site or off-site services, and is occupied by a target population as defined by Health and Safety Code 53260 such as persons with AIDS, low-income persons with mental disabilities, persons recovering from substance abuse, or persons with chronic illnesses.

The County does allow, in accordance with State law, the development of group housing for up to six (6) persons, by right (without discretionary action). And, under Sections 6, 7, 8, 11, 12, 12.5, 13 of the Tulare County Zoning Ordinance, group houses (two or more separate buildings each containing one or more dwelling units) up to four total dwelling units are an allowed use in the R-1, R-2 R-3, C-1, C-2, C-3, and M-1 zones. However, most group housing is located within the cities where medical facilities are more readily available.

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

- Added transitional housing and supportive housing within the definition section, and list as permitted uses within any of the above zoning districts subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Added emergency shelters within the definition section, and list as a permitted use without a special use permit or other discretionary action and only subject to the same development standards that apply to other allowed uses within the “M-1” (Light Manufacturing) Zone.
- Developed written, objective standards for emergency shelters to regulate the following, as permitted under SB2: the maximum number of beds/persons permitted to be served nightly; off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; the size/location of exterior and interior waiting and client intake areas; the provision of onsite management; the proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; the length of stay; lighting; security during hours that the emergency shelter is in operation.

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

### 3. Housing Needs Assessment

processing, packing, canning and storage; manufacturing of electrical supplies. A full list of allowable uses can be found in Section 12.5 and Section 13 of the Tulare County Zoning Ordinance. The County does not require additional parking for Emergency Shelters ~~than other residential or commercial uses within the same zone other than for employees~~ in accordance with AB 2339 ~~and Section 15.A.2 of the Tulare County Zoning Ordinance.~~

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

#### Farmworker Housing

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

Tulare County, located in the rich San Joaquin Valley of California's agricultural heartland, currently ranks second in the nation in agricultural productivity. In 2020, the County's crops were valued at \$7.1 billion<sup>14</sup>. Of the 120 crops grown, 43 commodities are valued at over \$1 million. The agricultural industry continues to be a dominant employer in Tulare County. In 2019, agriculture provided over 16,000 jobs or 14% of Tulare County's job base. The 2019 American Community Survey breaks out agriculture employment by Census Designated Place (CDP) as shown in Table 3-46.

#### County Farmworker Data Figures

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

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

There are 23,233 permanent, seasonal and migrant farmworkers working on 2,160 farms located throughout Tulare County (Table 3-47). The majority of the farming operations (79%) employ less than 10 employees – accounting for 22% of the farmworker population. Large farm operators account for only 27% of the farms in Tulare County but employ more than 78% of all farmworkers (Table 3-47).

Based on data released by the National Agricultural Statistics Service (NASS), a division of the United States Department of Agriculture (USDA), the numbers of farms and farmworkers in Tulare County has decreased during the last five years (Table 3-48). Since 2012, the number of farms has decreased by 27% while the total acreage harvested has increased by 1%. 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 8% over the same period of time. Only a small portion of this reduction can be attributed to the decreased acreage in agricultural production. However, while the overall harvested acreage increased by 1%, the reduction in labor intense

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<sup>14</sup> 2014 Tulare County Annual Crop and Livestock Report.

### 3. Housing Needs Assessment

vegetable crops declined 16%. In addition, it can be surmised that the economies of scale presented by larger farming operations, technological advances in agriculture and the shift toward using farm labor contractors throughout the industry have reduced the number of farmworkers in Tulare County.

**Table 3-46**  
**Agricultural Employment – Tulare County 2019**

Jurisdiction	Agriculture Employment	Percent in Agriculture	Total Employment
Alpaugh CDP	109	50%	220
Cutler CDP	234	26%	893
Dinuba City	900	16%	5,710
Ducor CDP	13	16%	79
Earlimart CDP	692	39%	1,765
East Orosi CDP	54	61%	88
East Porterville CDP	240	22%	1,070
Exeter City	204	8%	2,451
Farmersville City	426	16%	2,618
Goshen CDP	198	21%	957
Ivanhoe CDP	173	18%	948
Lemon Cove CDP	0	0%	55
Lindsay City	1,062	26%	4,085
London CDP	156	50%	314
Orosi CDP	238	13%	1,792
Pixley CDP	304	56%	540
Poplar-Cotton Center CDP	48	13%	359
Porterville City	1,837	13%	13,739
Richgrove CDP	138	44%	311
Springville CDP	17	10%	165
Strathmore CDP	89	18%	488
Terra Bella CDP	231	46%	498
Three Rivers CDP	41	6%	699



### 3. Housing Needs Assessment

Jurisdiction	Agriculture Employment	Percent in Agriculture	Total Employment
Tipton CDP	342	45%	760
Traver CDP	11	10%	108
Tulare City	2,106	12%	17,826
Visalia City	1,756	5%	38,594
Woodlake City	312	16%	1,917
Woodville CDP	126	39%	322
Balance Unincorporated	2,805	24%	11,641
Total Unincorporated	4,984	28%	17,500
Total Incorporated Cities	8,603	10%	86,940
County Total	16,392	14%	116,081

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table S2404

Note: "Agriculture Employment" includes Forestry, Fishing, and Hunting

While the data indicates 23,233 farmworkers work in Tulare County, it is estimated that many 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 (11,737 farmworkers) and seasonal (12,216 farmworkers). The similar numbers of permanent and seasonal farmworkers might seem out of the ordinary since trends usually indicate larger numbers of seasonal workers. This can be explained, in part, by the large number of year-round dairy operations and citrus growing areas where employment exists for about ten months a year for some workers. While County figures are not available, statewide estimates indicate that 60-70% of the non-farmworker population in both seasonal and migrant farmworker households is between the ages of 1-13 years. This indicates a need not only for seasonal farmworker housing but also single-family and multifamily units that are affordable and located within close proximity to work-sites.

### 3. Housing Needs Assessment

**Table 3-47**  
**Permanent & Seasonal Farmworkers, 2017**

	Farmworkers	Farms
Farm Operations with less than 10 Employees		
Permanent	2,935	
Seasonal (e.g., less than 150 days)	2,810	
Total	5,102	1,706
Farm Operations with 10 or more Employees		
Permanent	8,802	
Seasonal (e.g., less than 150 days)	9,406	
Total	18,131	454
All Farm Operations		
Total	23,233	2,160

Source: USDA, 2017 Census of Farmworkers

**Table 3-48**  
**Trends in Farming Operations 2012-2017**

	2012	2017
Farm Operations (less than 10 employees)	1,528	1,706
Farm Operations (10 or more employees)	1,452	454
<b>Total Farm Operations</b>	<b>2,980</b>	<b>2,160</b>
Farmworkers (less than 10 employees)	5,917	5,102
Farmworkers (10 or more employees)	19,330	18,131
<b>Total Farmworkers</b>	<b>25,244</b>	<b>23,233</b>
Field Crops (harvested acreage)	1,348,090	1,265,770
Vegetable Crops (harvested acreage)	4,264	3,557
Fruit and Nut Crops (harvested acreage)	321,154	422,091
<b>Total Harvested Acreage</b>	<b>1,673,508</b>	<b>1,691,418</b>
Permanent Planted Acreage (citrus, deciduous & grapes)	335,223	246,965

Source: USDA 2012, 2017 Census of Farmworkers, 2012, 2017 Tulare County Annual Crop and Livestock Reports, Tulare County Agricultural Commissioner/Sealer



#### Identification of Needs

Farmworkers are generally considered to have special housing needs because of their limited income and often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor in Tulare County, the data Table 3-49 indicates that there are 591 housing units available for approximately 978 farmworkers.

**Table 3-49**  
**Identified Farmworker Housing Needs**

<b>Total Permanent Farmworkers</b>	<b>Current Inventory Available Units</b>	<b>Total Seasonal Farmworkers</b>	<b>Current Inventory Available Units</b>
950	586	28	5

*Source: Tulare County Resource Management Agency*

Nationwide 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 2017-2018 National Agricultural Workers Survey (NAWS), the mean and median income of farmworkers ranged between 20,000 and 24,999.
- **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 nationwide survey indicates that 26% of farmworkers live in crowded dwellings (National Agricultural Workers Survey, 2017-2018). Migrant and undocumented workers were more likely to live in crowded conditions compared to settled and documented workers, according to the survey.
- **Types of housing:** 56% of farmworkers lives in single family detached homes, while 18% live in mobilehomes, 20% live in apartments, and 4% live in other types of housing. (National Agricultural Workers Survey, 2017-2018).

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 2018 CHAS data, 81% of extremely low income households (typical farmworker households are in this category), spend more than 30% of household income for housing. In addition, 9.7% of the total County's population was living in overcrowded conditions in 2019. 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 3-50). The HATC understands agricultural workers and their families often have special needs that are unmet by traditional housing. To meet these needs, the Linnell and Woodville Farm Labor Centers have been developed into nearly self-contained communities that offer more than just housing. Since acquiring the centers from the federal government in the mid-1950's, the HATC has continued to expand and improve the facilities with comprehensive street, water and sewer systems, as well as community centers and major recreational areas. Classrooms are provided for Head Start programs. Daycare facilities provide a safe and stimulating environment for children while their parents are at work. Currently, all of these publicly-owned farmworker housing centers are at full capacity and have waiting lists. USDA Section 514 farmworker housing is listed in Table 3-51.

**Table 3-50**  
**Publicly Owned Farmworker Housing – 2022**

Facility Name	Location	Number of Units
La Puente Apartments	Visalia	15
Linnell Farm Labor Center	Visalia	191
Poplar Grove Apartments	Poplar	50
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, 2022*

**Table 3-51**  
**USDA Section 514 Farmworker Housing Unincorporated Tulare County – 2022**

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

*Source: USDA California Rural Development Office, 2022*

The supply of farmworker housing remains inadequate, largely because area growers only offer limited housing facilities and supportive services to employees. Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. The majority of farm operators are therefore not directly involved with employing their workforce. This shift in employment practices has removed these operators from providing housing for the workers. However, it is difficult to quantify this trend because additional housing for up to nine farmworkers is permitted by right in all Tulare County's AE (Exclusive Agriculture) zones and data on these housing units is limited. Farms that are providing housing for ten or more employees are detailed in the Table 3-52.

**Table 3-52**  
**Privately-Owned Farm Employee Housing Facilities – 2020**

Facility Name	Employees	Year-Round (Y) Seasonal (S)
R Ranch	14	Y
Leyendekker	5	Y
Merritt Farms	8	Y
Stoney Creek Resort	5	S
West Tulare Ag Holdings LLC	10	Y
Aguilera Housing	8	Y
Mendonsa Farms	6	Y
Jerald and Danielle Nunes	5	Y
Tony & Julie Jorge Dairy	6	Y
Pacheco & Associates II	10	Y
Bernard Jr. & Rebecca Te Velde	5	Y
Silver City Mountain Resort	11	S
Hoffman Dairies	5	Y
Mountain Ave Bees Inc.	5	S
Rafael Reynaga	7	S

*Source: Tulare County Resource Management Agency*

### Employee Housing Act

The Employee Housing Act applies to two types of employee housing: (1) living quarters provided for five or more employees by their employer and (2) housing accommodations in rural areas for five or more agricultural workers that are not provided in connection with any work place. The Act requires the owner to maintain these types of housing in compliance with certain minimum health and safety standard, developed by the Department of Housing and Community Development (HCD). The housing provider must also obtain a permit from HCD prior to allowing the housing to be occupied. The HCD has primary enforcement authority unless a city or county assumes the enforcement responsibilities pursuant to the Act. Currently, Tulare County is one of nine counties that locally enforce the program.<sup>15</sup>

With fewer farmworkers residing in employer based housing and most living in conventional housing, including houses, apartments, and mobile homes; the private sector has, in part, filled the void by creating private agricultural employee housing by way of the Employee Housing Act. The purpose of the Employee Housing Act Program is to safeguard the health and safety of persons occupying employee housing and the community where facilities have been established. In 2019, Tulare County accounted for greater than 14.5% of number of permits issued statewide and 3.6% of the total housed employees.<sup>16</sup> The averaged permitted facility statewide houses 29 employees, while the County of Tulare permitted facilities averaged housing for 7 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 \$27 per employee.

The facilities are inspected a minimum of once a year. Additional inspections are performed as required to ensure adequate housing conditions are being maintained. In 2021, 141 permits were issued representing 998 employees and their families (Table 3-53).

<sup>15</sup> California Department of Housing and Development 2019

<sup>16</sup> California Department of Housing and Development 2019

**Table 3-53  
Tulare County  
Employee Housing Program 2007 – 2021**

Year	Permits	Employees
2007	162	1,480
2008	160	1,755
2009	152	1,679
2010	135	1,520
2011	167	1,557
2012	171	1,599
2013	181	1,557
2014	182	1,581
2015	165	1,444
2016	165	1,445
2017	166	1,397
2018	157	1,276
2019	165	1,184
2020	136	978
2021	141	998

Source: Tulare County Resource Management Agency

#### Review & Approval of a Permit to Operate

Pursuant to Sections 17021.5 and 17021.6, and 17021.8 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 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, a Special Use Permit application must be reviewed and acted upon by the Tulare County Planning Commission at a public hearing, before a permit to operate application can be considered. Notice of the hearing must be published in a local newspaper. Surrounding property owners will be notified of the public hearing. Section 17021.6 only removes the restriction of a Special Use Permit if housing less than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household. The fees collected for a Special Use Permit are only to recuperate the cost of staff time and the applicant is never charged additional impact fees. The County Code enforcement is responsible for monitoring and enforcing operating procedures pursuant to Section 17021.8 of the California Health and Safety Code.

More information on the County's Employee Housing Program can be on the County's website at <https://tularecounty.ca.gov/rma/code-compliance/employee-housing/>.

#### 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 (less than nine or fewer at any time 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household) and those

### 3. Housing Needs Assessment

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requiring a special use permit (more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household ten or more). However, the Employee Housing Act, pursuant to Sections 17021.5 and 17021.6, and 17021.8 of the California Health and Safety Code takes precedence in regards to farmworker housing and zoning issues/inconsistencies. 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 (A-1, AE, AE-10, AE-20, AE-40, AE-80, AF, and R-A) zones in the Zoning Ordinance to conform to existing State housing law.

### 3. Housing Needs Assessment

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 434 Section 515 units in Tulare County's unincorporated area according to 2022 data presented below (Table 3-54). Many Section 515 housing rentals in California are at-risk of conversion because the property owners can prepay their mortgage and move to market rents. A loss of any of these units would further worsen the housing crisis for farmworkers. The County will continue to monitor the status of these units and take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project.

**Table 3-54**  
**USDA Section 515 Rural Rental Housing Unincorporated Tulare County– 2022**

Facility Name	Location	Number of Units
Alta Vista	Cutler-Orosi	41
Orchard Manor Apartments I	Cutler-Orosi	43
Orchard Manor Apartments II	Cutler-Orosi	31
Sequoia View Apartments	Cutler-Orosi	42
Earlimart Senior 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
Total		434

*Source: USDA California Rural Development Office, 2022*

#### Farmworker Housing Constraints

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

### 3.7 Housing Stock Characteristics

Section 3.7 contains general information on housing characteristics including estimated housing units, vacancy rates, type and tenure, and housing units prior to 1980. The information in Tables 3-53 and 3-54 contain general information on housing units by type, vacancy rate.

#### Housing Units Type and Vacancy Rate Tulare County Unincorporated Area

As of January 1, 2021, the California Department of Finance estimates reveal a total of 44,705 existing housing units are located in the unincorporated area. A detail of housing units by type and vacancy rate can be found in Table 3-55 and 3-56.

**Table 3-55**  
**Type of Housing Units**

Estimated Housing Units Unincorporated Tulare County, 2021	
Single	
Detached	35,002
Attached	59
Multiple	
2 to 4	1,750
5 plus	1,253
Mobile homes	6,641
Unincorporated Total	44,705

Source: State of California, Department of Finance, E-5 Estimates, 2021

**Table 3-56**  
**Type of Housing Units and Vacancy Rate**  
**Unincorporated Tulare County 2021**

Housing Type	Total	Vacant (12.2%)
Single Family		
Detached	35,002	4,270
Attached	59	7
2 to 4 units	1,750	213
5 or more	1,253	153
Mobile homes	6,641	810
<b>Total</b>	<b>44,705</b>	<b>5,454</b>

Source: State of California, Department of Finance, E-5 Estimates, 2021

#### Tenure and Vacancy Rate

The data in Table 3-57 indicates that 1,796 housing units are available as rental units which represents 1.2% of the 148,994 total housing units. Housing units and vacancy rate for Tulare County cities and CDP's are provided in Table 3-57.

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

The 2014 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments (TCAG), identifies a regional vacancy rate decreasing from 8.0% in 2010 to 6.9% by 2040. According to the State Department of Finance, the vacancy rate for the Tulare County unincorporated area was 12.2% in 2021 compared to 12.0% in 2010. Vacancy rates for the Tulare County cities and CDP's for which 2020 Census data is available are shown in Table 3-57. In 2020, the Census Bureau estimates the County of Tulare to have an overall vacancy rate of 7.2%.

**Table 3-57**

#### Housing Units and Vacancy Rate by Geography

Housing Units and Vacancy Rates Tulare County Cities and Census Designated Place (CDP), 2020								
Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	For sale only	Secondary Housing*	All other vacant	Vacancy rate
<b>Tulare County</b>	<b>148,994</b>	<b>138,238</b>	<b>10,756</b>	<b>1,796</b>	<b>912</b>	<b>2,672</b>	<b>4,256</b>	<b>7.2%</b>
Allensworth CDP	150	136	14	0	0	0	14	9.3%
Alpaugh CDP	304	282	22	5	0	0	17	7.2%
California Hot Springs CDP	67	26	41	0	0	36	5	61.2%
Camp Nelson CDP	297	0	297	0	13	284	0	100.0%
Cedar Slope CDP	47	0	47	0	0	47	0	100.0%
Cutler CDP	1,241	1,205	36	19	0	0	0	2.9%
Delft Colony CDP	149	149	0	0	0	0	0	0.0%
Dinuba City	6,348	6,174	174	29	56	12	77	2.7%
Ducor CDP	178	169	9	0	0	0	9	5.1%
Earlimart CDP	2,151	2,084	67	31	0	0	19	3.1%
East Orosi CDP	143	143	0	0	0	0	0	0.0%
East Porterville CDP	1,816	1,621	195	9	0	0	177	10.7%
East Tulare Villa CDP	220	209	11	2	0	0	0	5.0%
El Rancho CDP	7	7	0	0	0	0	0	0.0%
Exeter City	3,659	3,427	232	0	13	0	61	6.3%
Farmersville City	2,953	2,912	41	0	20	0	21	1.4%
Goshen CDP	1,084	1,036	48	31	0	0	17	4.4%
Hartland CDP	0	0	0	0	0	0	0	0.0%
Idlewild CDP	21	0	21	0	0	21	0	100.0%



### 3. Housing Needs Assessment

Housing Units and Vacancy Rates Tulare County Cities and Census Designated Place (CDP), 2020								
Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	For sale only	Secondary Housing*	All other vacant	Vacancy rate
Ivanhoe CDP	1,188	1,188	0	0	0	0	0	0.0%
Kennedy Meadows CDP	52	0	52	0	0	52	0	100.0%
Lemon Cove CDP	123	82	41	0	20	0	16	33.3%
Lindcove CDP	130	98	32	0	0	0	21	24.6%
Lindsay city	3,942	3,752	190	59	0	0	78	4.8%
Linnell Camp CDP	248	234	14	0	0	0	0	5.6%
London CDP	482	449	33	7	0	0	26	6.8%
McClenney Tract CDP	45	26	19	0	0	19	0	42.2%
Matheny CDP	325	293	32	0	0	0	25	9.8%
Monson CDP	58	47	11	0	0	11	0	19.0%
Orosi CDP	2,214	2,150	64	0	0	34	30	2.9%
Panorama Heights CDP	207	38	169	0	9	154	6	81.6%
Patterson Tract CDP	687	631	56	10	0	10	36	8.2%
Pierpoint CDP	118	18	100	0	0	100	0	84.7%
Pine Flat CDP	242	61	181	0	7	162	7	74.8%
Pixley CDP	974	894	80	40	0	0	40	8.2%
Plainview CDP	279	270	9	0	0	0	9	3.2%
Ponderosa CDP	128	18	110	0	0	110	0	85.9%
Poplar-Cotton Center CDP	706	638	68	7	0	0	61	9.6%
Porterville City	18,354	17,227	1,127	282	96	98	546	6.1%
Posey CDP	30	0	30	0	0	30	0	100.0%
Poso Park CDP	69	3	66	0	0	66	0	95.7%
Richgrove CDP	662	640	22	7	0	0	15	3.3%
Rodriguez Camp CDP	32	32	0	0	0	0	0	0.0%
Sequoia Crest CDP	64	19	45	0	0	45	0	70.3%
Seville CDP	130	114	16	5	0	2	6	12.3%
Silver City CDP	64	0	64	0	0	64	0	100.0%
Springville CDP	514	514	0	0	0	0	0	0.0%
Strathmore CDP	868	802	66	0	0	0	22	7.6%
Sugarloaf Mountain Park CDP	0	0	0	0	0	0	0	0.0%
Sugarloaf Saw Mill CDP	69	0	69	0	6	63	0	100.0%
Sugarloaf Village CDP	34	5	29	0	0	29	0	85.3%
Sultana CDP	296	246	50	5	0	0	11	16.9%
Terra Bella CDP	963	864	99	13	12	0	74	10.3%
Teviston CDP	290	279	11	0	0	0	11	3.8%
Three Rivers CDP	1,455	1,101	354	0	6	230	118	24.3%
Tipton CDP	797	775	22	0	8	0	14	2.8%
Tonyville CDP	117	117	0	0	0	0	0	0.0%
Tooleville CDP	100	78	22	22	0	0	0	22.0%
Traver CDP	196	187	9	0	0	0	9	4.6%
Tulare City	19,478	18,422	1,056	222	288	0	373	5.4%
Visalia City	45,504	43,250	2,254	893	195	29	869	5.0%

### 3. Housing Needs Assessment

Housing Units and Vacancy Rates Tulare County Cities and Census Designated Place (CDP), 2020								
Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	For sale only	Secondary Housing*	All other vacant	Vacancy rate
Waukena CDP	49	49	0	0	0	0	0	0.0%
West Goshen CDP	109	109	0	0	0	0	0	0.0%
Wilsonia CDP	322	0	322	0	0	322	0	100.0%
Woodlake City	2,251	2,120	131	68	23	0	40	5.8%
Woodville CDP	495	471	24	5	0	3	16	4.8%
Yettem CDP	126	109	17	0	0	0	17	13.5%

Source: U.S. Census Bureau 2020, Table DP04, B25004

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

### Lead Paint Hazards

The County does not have direct evidence of the specific housing units built before 1980 that contained lead paint as lead paint was prohibited in 1978. U.S. Census data based on housing age reflects the potential lead paint hazards that were manifest in the unincorporated area of Tulare County. As new housing units are constructed, the percentage of housing units built prior to 1980 will be reduced. However, the actual number of housing units that might have lead paint will remain constant. As shown in Table 3-58, 58% of the housing stock in unincorporated communities throughout Tulare County was built prior to 1980.

**Table 3-58**  
**Housing Units Built Pre-1980**

	Total Housing Units	Median Year Structures Built	Housing Units Built Pre-1980	% of Housing Units Built Pre-1980
Unincorporated Tulare County	46,505	Not Available	26,944	58%
Alpaugh	304	1975	191	63%
Cutler	1,241	1977	718	58%
Ducor	178	1974	122	69%
Earlimart	2,151	1981	1,042	48%
E Orosi	143	1959	138	97%
E Porterville	1,816	1969	1,307	72%
Goshen	1,084	1994	277	26%
Ivanhoe	1,188	1974	766	64%
Lemon Cove	123	1966	89	72%
London	482	1973	341	71%
Pixley	974	1971	592	61%
Poplar/Cotton Center	706	1967	343	49%
Richgrove	662	1982	302	46%
Springville	514	1965	338	66%
Strathmore	868	1954	632	73%
Terra Bella	963	1973	663	69%
Three Rivers	1,455	1977	844	58%
Tipton	797	1978	443	56%
Traver	196	1968	150	77%
Woodville	495	1973	330	67%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, Table B25034, B25035

### 3.8 Housing Conditions Survey

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This report summarizes the findings of the 2022 and 2015 Housing Conditions Surveys. In October 2021, the County of Tulare (County) accepted a proposal from Self-Help Enterprises (SHE), a community development organization serving the San Joaquin Valley, to prepare a housing conditions survey of the unincorporated communities in Tulare County. SHE completed the survey in September 2022. The 2015 Housing Conditions Survey was implemented by the County of Tulare and made possible by Community Development Block Grant (CDBG) funding.

#### **Purpose of the Survey**

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

#### **Survey Methodology**

In all, the survey area was composed of randomly selected residential parcels that were calculated to be representative of the housing conditions in a total of fifty-six (56) unincorporated communities. These communities include Census Designated Places (CDP), residential tracts, Urban Area Boundaries (UAB), Hamlets, County Islands, and City Buffers.

#### **Sampling**

According to the State of California Department of Finance E-5 Estimates 2022, the housing stock of the unincorporated County numbered 43,307 housing units. To generate an estimate of the overall housing conditions of the County's unincorporated areas, SHE focused the survey on 33 CDPs. According to the 2020 Census, there was a total of 17,408 housing units within the 33 CDPs at the time of the study. SHE committed to assess at least 7,000 units or one-in-seven (1:7) sample to accurately describe the housing conditions of the unincorporated community of the County based on the State of California Housing and Community Development (HCD) guidelines for conducting a housing conditions survey. The actual amount surveyed in 2022 was 984 units which meets the one-in-seven (1:7) sample size.

The housing conditions data from 2015 accounted for the remaining twenty-three (23) survey areas that total 3,046 housing units. The County decided that at least a one-in-four (1:4) sample was needed for each of the twelve (12) census designated places (CDPs) surveyed, where residences had been determined by Census 2010. The other nine (9) unincorporated communities and two (2) residential tracts surveyed were smaller communities, typically less than 200 housing units. To ensure an accurate survey for these smaller areas, the County decided to take at least a one-in-three (1:3) sample.

#### **Field Survey Procedures**

In August 2022, surveyors working in two-person teams conducted a "windshield survey" of residential housing units located within the 33 unincorporated communities and areas targeted by the County. The survey team was equipped with handheld GPS devices that contained optimal driving routes to each randomly selected parcel number generated by advanced GIS software. The team used a GIS system generated by SHE with GIS parcel data provided by the County GIS Division to identify and randomly select housing units from all residential parcels located in the survey areas. Random selection of housing units occurred by attaching a sequence of random numbers to a list of parcel numbers for each CDP. For each housing unit, the team entered housing condition data into spreadsheets with reference

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### 3. Housing Needs Assessment

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to a key based on a California Department of Housing and Community Development (HCD) sample survey. The surveyors observed and scored four components of each housing unit: Foundation, Roofing, Siding/Stucco, and Windows based on a HCD point rating system as follows:

Foundation	0-9	Existing foundation in good condition, or concrete slab
	10-14	Repairs needed
	15-24	Needs a partial foundation
	25	No foundation or needs a complete foundation
Roofing	0	New roof
	1-4	Good/fair condition
	5-9	Chimney needs repair, shingles missing
	10-14	Needs significant repairs
	15-25	Structure needs replacement and re-roofing
Siding/Stucco	0	Does not need repair
	1-4	Paint peeling/fading
	5-9	Needs to be patched and/or re-painted
	10	Needs replacement and painting; Asbestos/Lead-Based
Windows	0	No repair needed; double paned
	1-5	Minor repairs needed
	6-10	In need of replacement

#### Housing Condition Categories

The survey team inspected the exterior condition of all sampled residential structures. The total score of each component was used to categorize each housing unit into the following:

<b>Sound:</b>	<b>8 or less.</b> 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.
<b>Deteriorated:</b>	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.
<b>Minor:</b>	<b>9-13.</b> Housing units that show signs of deferred maintenance, or which needs only one (1) major component such as a new roof or new windows and a paint job.
<b>Moderate:</b>	<b>14-35.</b> Housing units in need of replacement of one (1) or more major components and other repairs, such as roof replacement, painting, and window repairs.
<b>Substantial:</b>	<b>36-47.</b> 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:** **48-over.** 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

A combined total of 4,030 residential units are represented in Table 3-59. For the purpose of calculations, the survey of the residential units was tabulated into 56 discrete areas including 15 areas that share a border with an incorporated city and 41 other unincorporated areas. To note, manufactured housing or mobile homes established in private mobile home parks were not included in the field survey assessment but were instead presumed to be substandard. Out of the 4,030 units surveyed, 1,778 housing units (44%) were assessed as being in sound condition, 1,962 units (49%) were deteriorated, and 292 units (7%) were dilapidated.

The data illustrates more than half of residential units in most survey areas (41 out of 56) are substandard and require minor to substantial rehabilitation. Unincorporated communities with a high proportion of sound housing conditions were concentrated in a small number of areas (7 out of 56) and was more frequent in communities either adjacent to an incorporated city or within a mountainous area. Although few, communities with high proportions of dilapidated housing conditions were more frequent in the rural 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 Visalia UAB (74%), Oak Ranch (88%), Ponderosa (100%), Camp Nelson (100%), Linnell Camp (100%), and Tule River Indian Reservation (100%)

### 3. Housing Needs Assessment

**Table 3-59**  
**Housing Conditions by Survey Area**

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	%	Units	%	Units	%	Units	%	Units	%	
Allensworth	3	19%	4	25%	1	6%	5	31%	3	19%	16
Alpaugh *	1	2%	1	2%	14	25%	14	27%	23	44%	53
Angiola *	0	0%	0	0%	0	0%	0	0%	1	100%	1
Cameron Creek *	13	25%	5	10%	8	16%	10	20%	15	29%	51
Camp Nelson *	147	100%	0	0%	0	0%	0	0%	0	0%	147
Cedar Slope *	0	0%	0	0%	3	38%	2	25%	3	38%	8
Cutler	5	10%	33	67%	10	20%	0	0%	1	2%	49
Delft Colony	0	0%	6	32%	7	37%	2	10%	4	21%	19
Ducor *	4	8%	6	19%	6	19%	5	16%	5	9%	26
Earlimart *	280	52%	58	11%	127	24%	32	6%	38	7%	535
East Orosi	8	16%	34	70%	3	6%	3	6%	1	2%	49
East Porterville	3	5%	2	4%	24	43%	17	30%	10	18%	56
El Rancho *	8	44%	0	0%	3	17%	3	17%	4	22%	18
Elderwood*	11	58%	0	0%	1	5%	4	21%	3	16%	19
Goshen	7	8%	43	50%	35	41%	1	1%	0	0%	86
Hypernicum	0	0%	3	100%	0	0%	0	0%	0	0%	3
Jovista	0	0%	1	11%	5	56%	3	33%	0	0%	9
Ivanhoe*	176	29%	236	39%	99	17%	52	9%	35	6%	598
Lemon Cove*	8	22%	12	33%	12	33%	3	8%	1	3%	36
Lindcove	2	20%	7	70%	1	10%	0	0%	0	0%	10
Linnell Camp*	191	100%	0	0%	0	0%	0	0%	0	0%	191
London	0	0%	12	63%	4	21%	1	5%	2	11%	19
Matheny Tract	0	0%	0	0%	1	2%	44	92%	3	6%	48
Moore Tract*	36	18%	168	82%	0	0%	0	0%	0	0%	204
Monson	1	8%	4	31%	8	61%	0	0%	0	0%	13
Oak Ranch * (Visalia UAB)	199	88%	26	12%	0	0%	0	0%	0	0%	225
Orosi	14	24%	33	56%	7	12%	4	7%	1	1%	59
Patterson Tract	0	0%	5	20%	10	40%	3	12%	3	12%	59
Pixley	0	0%	0	0%	7	41%	7	41%	3	18%	17
Plainview	0	0%	1	6%	8	50%	8	50%	0	0%	17
Ponderosa*	84	100%	0	0%	0	0%	0	0%	0	0%	84
Poplar-Cotton Center	0	0%	0	0%	1	13%	4	50%	3	37%	8
Porterville UAB*	19	22%	5	6%	23	26%	22	25%	19	22%	88
Richgrove	13	16%	25	32%	14	18%	11	14%	16	20%	79
Rodriguez Camp*	0	0%	0	0%	2	6%	0	0%	30	94%	32
Seville	1	17%	4	66%	1	17%	0	0	0	0	6
Springville	1	9%	1	9%	3	27%	2	18%	4	37%	11
Strathmore	10	19%	19	35%	13	24%	4	7%	8	15%	54

\* 2015 Housing Conditions Survey

### 3. Housing Needs Assessment

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	%	Units	%	Units	%	Units	%	Units	%	
Sultana	2	22%	5	56%	1	11%	1	11%	0	0%	9
Terra Bella	1	4%	0	0%	7	25%	12	43%	8	28%	28
Teviston	8	19%	3	7%	13	30%	8	19%	11	25%	43
Three Rivers	1	25%	1	25%	1	25%	1	25%	0	0%	4
Tipton	1	3%	8	22%	5	14%	14	37%	9	24%	16
Tonyville	5	31%	1	6%	5	31%	2	13%	3	19%	12
Tooleville	3	25%	4	33%	2	17%	2	17%	1	8%	68
Traver	12	18%	23	34%	27	40%	4	6%	2	3%	53
Tulare UAB*	16	30%	12	23%	19	36%	4	8%	2	4%	81
East Tulare Villa* (Tulare UAB)	26	37%	53	63%	0	0%	0	0%	2	2%	84
Tule River Indian Reservation*	26	100%	0	0%	0	0%	0	0%	0	0%	26
Visalia UAB*	201	74%	26	10%	20	7%	13	5%	13	5%	273
Waukena	2	29%	1	14%	4	57%	0	0%	0	0%	7
Wells Tract*	10	34%	3	10%	7	24%	5	17%	4	14%	29
W Goshen	1	2%	20	44%	21	47%	3	7%	0	0%	45
Woodville	32	55%	17	29%	8	14%	1	2%	0	0%	27
Yettem	2	40%	3	60%	0	0%	0	0%	0	0%	5
Non Community*	170	73%	58	25%	6	3%	0	0%	0	0%	234
SURVEY TOTAL	1778	44%	1,020	26%	604	15%	337	8%	292	7%	4,030

Source: Self-Help Enterprises, County of Tulare Housing Conditions Survey, September 2022.

\*2015 Housing Conditions Survey Data

### Survey Summary

The geographic pattern of housing condition deficiencies varied throughout the County's unincorporated communities and housing market areas. The highest concentrations of sound residential structures were located in areas in and around the incorporated cities of Visalia such as Oak Ranch (88%), Linnell Camp (100%), and Visalia UAB (74%) and in the mountain communities of Ponderosa (100%) and Camp Nelson (100%). Matheny Tract (94%), Monson (92%), Goshen (92%), and W Goshen (98%) had the highest percentages of deterioration, while Rodriguez Camp (94%) exhibited the highest rate of dilapidation.

Although not significantly, the greatest difference in housing conditions exists between the communities adjacent to incorporated cities together with the mountainous areas and the unincorporated communities together with the residential tracts of the County. With a high concentration of sound housing, the few areas adjacent to the City of Visalia and within the mountain region considerably increased the overall sound housing conditions reported. The housing stock in the remainder of the County exhibited a more severe need for housing rehabilitation.

### 3. Housing Needs Assessment

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

A comparison between the 2015 housing condition survey and the recently completed 2022 survey shows that substandard housing conditions in the unincorporated communities of the County has generally increased during the past years. Forty eight communities have experienced an increased percentage of substandard housing and four community showed no change in its percentage of substandard housing conditions. Table 3-60 details the trends in substandard housing based upon the results of the 1992, 2003, 2009, and 2015 housing condition surveys.

**Table 3-60**  
**Trends in Substandard Housing Units**

Percentages of Substandard Housing Units Unincorporated Communities in Tulare County 1992-2022					
Unincorporated Community	1992 Survey Results	2003 Survey Results	2009 Survey Results	2015 Survey Results	2022 Survey Results
Allensworth	-	63	95	38	62
Alpaugh*	62	72	85	54	54
Cameron Creek*	-	-	-	46	46
Cutler-Orosi	30	14	17	76	81
Cedar Slope*	-	-	-	63	63
Delft Colony	67	78	83	54	79
Ducor*	30	40	77	83	54
E Orosi	64	81	87	59	82
E Porterville	25	49	63	55	77
Earlimart*	53	47	33	41	41
El Rancho	-	-	-	-	34
Elderwood*	16	34	25	26	26
Goshen	14	24	54	36	92
Hypericum	-	-	-	-	100
Jovista	-	-	-	-	100
Ivanhoe*	28	31	37	65	65
Lemon Cove*	23	48	51	74	74
Lindcove	61	56	63	63	80
London	69	62	85	55	89
Matheny Tract	-	-	-	-	94
Moore Tract*	-	-	-	82	82
Monson	-	-	-	64	92
Oak Ranch*	-	-	-	12	12
Patterson Tract	37	28	56	60	75
Pixley	33	54	55	69	82
Plainview	64	80	87	58	56
Poplar/Cotton Center	72	57	57	28	63
Porterville UAB*	-	-	-	57	57
Richgrove	51	54	24	40	84
Seville	63	67	59	55	83
Springville	10	48	60	34	54



### 3. Housing Needs Assessment

Percentages of Substandard Housing Units Unincorporated Communities in Tulare County 1992-2022					
Unincorporated Community	1992 Survey Results	2003 Survey Results	2009 Survey Results	2015 Survey Results	2022 Survey Results
Strathmore	27	52	81	65	66
Sultana	31	62	87	32	78
Terra Bella	71	60	65	71	68
Teviston	81	71	64	53	56
Three Rivers	1	14	10	16	75
Tipton	27	24	27	62	73
Tonyville	-	-	-	46	50
Tooleville	-	-	-	33	67
Traver	52	67	73	58	80
Tulare UAB*	-	-	-	67	67
East Tulare Villa*	-	-	-	63	63
Visalia UAB*	-	-	-	22	22
Waukena	-	-	-	76	71
Wells Tract*	-	-	-	51	51
W Goshen	-	-	-	74	98
Woodville	51	48	79	53	45
Yettem	83	92	100	30	60
Non-Community*	-	-	-	28	28

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

\*2015 Housing Conditions Survey Data

### 3.9 At-Risk Housing

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

Tulare County has over 22 projects providing for a total of 1,163 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 three labor housing developments (Section 514) are currently under restricted use (affordable housing) contracts in unincorporated communities of Tulare County. 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 3-61 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 the risk level of affordable units being converted to market rates. Those located inside city limits are not listed. The California Housing Partnership Corporation defines a “low” risk level as affordable units that are at risk of converting to market rate in 10 or more years and/or owned by a stable mission driven non-profit developer/owner. A “very high” risk level indicates that the affordable units are at risk of market rate conversion within the next year and are not owned by a stable mission driven non-profit developer/owner.

**Table 3-61**  
**Inventory of Public Assisted Complexes – Unincorporated Tulare County 2022**

Name	Affordable Units	Total Units	Population Served	Active Program(s)	Owner	Risk Level
Earlimart Senior Apartments 1094 East Washington Avenue Earlimart	35	35	Seniors	LIHTC; USDA	Earlimart Enterprises	Low
Goshen Village 30490 Road 72 Goshen	63	64	Special Needs	LIHTC	Self-Help Enterprises	Low
Goshen Village II 31114 Road 72 Goshen	55	56	Large Family	LIHTC	Self Help Enterprises	Low
Ivanhoe Family Apartments 15999 Avenue 327 Ivanhoe	71	72	Large Family	LIHTC	15999 Avenue 327, L.P.	Low
Mirage Vista Family Apartments 875 E. Terra Bella Avenue Pixley	54	55	Large Family	LIHTC	Pixley Apartment Investors, a California LP	Low

### 3. Housing Needs Assessment

Name	Affordable Units	Total Units	Population Served	Active Program(s)	Owner	Risk Level
Nueva Sierra Vista Apartments 20939 Guerrero Ave Richgrove	34	35	Large Family	LIHTC; HCD	Self Help Enterprises	Low
Oakwood Apartments 15753 Avenue 327 Ivanhoe	42	42	Family	USDA	OAKWOOD ASSOCIATES LP	Very High
Oakwood II Apartments 15756 Paradise Avenue Ivanhoe	25	54	Large Family	LIHTC; HCD	Northwest Tulare Associates LP	Low
Pixley Apts. 735 East Terra Bella Avenue Pixley	40	40	Large Family	USDA	Pixley Investment Group	Low
Poplar Grove 18959 Road 190 Poplar	49	50	Large Family	LIHTC; USDA	Housing Authority of Tulare County	Low
Rosewood Villas Apartment Homes 40606 Road 128 Cutler	60	61	Large Family	LIHTC	Cutler Family Housing Partners, L.P.	Low
Sand Creek 41020 Road 124 Orosi	59	60	Large Family	LIHTC; USDA	Self-Help Enterprises	Low
Sequoia Commons 31161 Florence Ave Goshen	65	66	Large Family	LIHTC; HCD	Self-Help Enterprises	Low
Sequoia Commons II (Formerly Goshen Village East) 31161 Florence Avenue Goshen	59	60	Large Family	LIHTC	Self-Help Enterprises	Low
Strathmore Villa Apts. 19734 Road 231 Strathmore	42	42	Large Family	LIHTC; USDA	Strathmore Villa Associates Ltd.	Very High
Sultana Acres 41692 Road 105 Sultana	29	36	Large Family	LIHTC; HCD	Housing Authority of Tulare County	Low
Tipton Terrace C/O CBM 584 N. Thompson Rd Tipton	34	34	Family	USDA	TIPTON ENTERPRISES LP	Low
Tulare Portfolio (Site A) 41730 Road 128 Orosi	156	160	At-Risk	LIHTC; USDA	Tulare 2010 Community Partners, L.P.	Low

### 3. Housing Needs Assessment

Name	Affordable Units	Total Units	Population Served	Active Program(s)	Owner	Risk Level
Vera Cruz Village C/O AWI Management 639 Road 210 Richgrove	49	49	Family	USDA	Self Help Enterprises	Low
Villa de Guadalupe 12554 Avenue 408 Orosi	59	60	Large Family	LIHTC	Villa Santa Guadalupe Partners, a CA L.P.	Low
Washington Plaza 170 North Church Road Earlimart	43	44	Large Family	LIHTC; USDA	Self-Help Enterprises	Low
Westwood Manor 211 South Ash Street Earlimart	40	40	Family	USDA	WESTWOOD MANOR, LP	Low

Source: California Housing Partnership Preservation Database, January 2022

Note: Includes subsidized, affordable developments financed and/or assisted by HUD, CalHFA, LIHTC, and USDA. A subset of HCD financed and/or assisted development are included based on availability of data. Affordable developments not financed in part by the aforementioned programs are not included.

Note: Vera Cruz Village extended the restrictive clause to expire in 2045.

Management from the Oakwood and Strathmore Apartments assured that the owners plan to keep affordable housing restrictions in place, although an extended expiration date was not provided.

In the last housing element period, of the four properties were identified as at-risk – the Pixley and Oakwood II apartments received an extension, but the Oakwood and Strathmore apartments continue on the list.

Table 3-62 shows the two properties that potentially expire within the next year, and are thereby considered to be at "very high" risk. There are no elderly units at risk during the planning period. However, the unincorporated communities where the complexes are located are all low income and probably could not support higher rent.

**Table 3-62**  
**Inventory of "At-Risk" Units in the Ten Year Period Year**

Inventory of At-Risk Units					
Complex	Risk	Non-Elderly Units	Elderly Units	Total	Estimated Market Value*
Oakwood Apartments	Very High	42	0	42	\$2.1 – 2.9 million
Strathmore Villa Apartments	Very High	42	0	42	\$2.1 – 2.9 million
Total		84	0	84	\$4.2 – 5.8 million

Source: California Housing Partnership Preservation Database, January 2022

\* Based on average per-unit value of \$50,000 - \$70,000

#### Preservation Options

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

#### Transfer of Ownership to a Nonprofit

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of government assistance. Table 3-60 shows the estimated market value of the two 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 \$4.2 to \$5.8 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 (\$788 in 2021) versus the fair market rent determined by HUD for a two bedroom unit (\$959), times the 84 at-risk units. Taken together, the total cost for rental subsidies would be \$19,404 per month, which equates to \$232,848 annually for the two at-risk projects.

#### Construction of Replacement Units

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

There are two organizations that are listed in the California Department of Housing and Community Development (HCD) Qualified Entities in accordance with Government Code Section 65863.11 as of November 20, 2023. ROEM Development Corporation and Self-Help Enterprises.

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

- Housing Authority of Tulare County (HATC) - The HATC administers the following programs in the unincorporated areas of Tulare County (1) a conventional housing or low rent public housing program with 105 units in unincorporated communities, (2) a farm labor rental property program with three complexes, (3) “other” housing programs with a 36-unit family complex, and (4) a Section 8 Certificate and voucher program. (HATC’s senior housing complexes are located within city limits.)

### 3. Housing Needs Assessment

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- 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.
- Low-Income Housing Tax Credit Program (LIHTC) – This program provides for Federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years.

#### 3.10 Projected Housing Need

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The TCAG RHNA Plan recommends that the County provide land use and zoning to accommodate 9,243 housing units during the planning cycle. This averages 1,155 units per year in the unincorporated portions of the County. This high allocation and augmented number is due to the fact that the County's housing allocation was based on the County's existing total housing stock percentage of 30% (2023). The allocation was not based on the County's actual housing growth rate. The County anticipates an unincorporated growth rate of less than 15% of the Countywide housing stock increase during the life of the Housing element. It is not anticipated that the County's unincorporated housing units will remain at a total of 30% of the countywide housing units, but will decrease to less than 25% due to a housing unit growth rate of 15%. However, to remain consistent with the housing allocation based on TCAG's RTP, the County continues to be allocated an extremely high housing share to 9,243 units (1,155 units per year over the 8 year RHNA planning period).

However, the County currently has available an adequate amount of properly designated and zoned land to accommodate its housing allocation requirements of the 2023 Tulare County RHNA Plan, even with the increased number of units.

These projections (Table 3-63) were prepared by 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

Table 3-64 contains the projected need for additional housing by income category for the planning period of June 30, 2023 – December 15, 2031, as determined by the Regional Housing Needs Assessment Plan prepared by TCAG.

It is the responsibility of the Tulare County Association of Governments (TCAG) to determine how to allocate to local jurisdictions the basic housing needs provided by the State Department of Housing and Community Development. The determination of household needs by income category is designed for the equitable distribution of households by income category within the region. The presumptive goal is to promote greater housing opportunities throughout the County.

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**Table 3-63**  
**Projected Housing Need**

<b>Existing and Projected Housing Need June 30, 2023 – December 15, 2031</b>		
<b>Jurisdiction</b>	<b>June 2023 Existing Housing Units</b>	<b>December 2031 Projected Need of Additional Housing Units</b>
Dinuba	7,181	1,588
Exeter	3,854	844
Farmersville	2,957	654
Lindsay	3,715	789
Porterville	19,123	4,064
Tulare	22,349	4,749
Visalia	50,729	10,791
Woodlake	2,332	492
Unincorporated Area	46,589	9,243
<b>County Total</b>	<b>158,828</b>	<b>33,214</b>

Source: Tulare County 2023 Regional Housing Needs Assessment Plan, TCAG

**Table 3-64**  
**Projected Housing Need by Income Level 2023**

<b>Jurisdiction</b>	<b>Income Category</b>				<b>Total</b>
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	
Dinuba	387	238	268	695	1,588
Exeter	197	121	146	380	844
Farmersville	135	83	121	315	654
Lindsay	93	58	178	460	789
Porterville	872	537	739	1,916	4,064
Tulare	1,435	884	677	1,753	4,749
Visalia	3,741	2,306	1,321	3,423	10,791
Woodlake	75	47	103	267	492
Unincorporated Area	1,563	963	1,870	4,847	9,243
<b>County Total</b>	<b>8,497</b>	<b>5,238</b>	<b>5,424</b>	<b>14,055</b>	<b>33,214</b>

Source: Tulare County 2023 Regional Housing Needs Assessment Plan, Tulare County Association of Governments

**Table 3-65**  
**2023 RHNA Allocation**  
**Incorporated versus Unincorporated by Income Category**

	Very Low	Low	Moderate	Above Moderate
<b>2014 RHNA Plan Allocation</b>				
RHNA Plan Cities	20.6%	15.0%	15.7%	47.5%
RHNA Plan Unincorporated Area	20.9%	15.0%	16.5%	47.6%
RHNA Plan Total	23.1%	17.3%	17.0%	42.6%
<b>2023 RHNA Plan Allocation</b>				
RHNA Plan Cities	28.9%	17.8%	14.8%	38.4%
RHNA Plan Unincorporated Area	16.9%	10.4%	20.2%	52.4%
RHNA Plan Total	25.6%	15.8%	16.3%	42.3%

*Source: 2023 Tulare County Regional Housing Needs Assessment Plan, Tulare County Association of Governments*

Housing Element law has been amended to require the analysis of population and projected housing needs for all income levels to include extremely low-income households (ELI). ELI is defined as a household earning 30% or less of countywide median household income. In accordance with Chapter 891, Statutes of 2006 (AB 2634), this element presumes 50% of the very low-income households qualify as ELI. Therefore, the projected housing need for the planning period covered by this housing element is outlined by income category in Table 3-64.



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## 4.1 Housing Constraints

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

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

## 4.2 Governmental Constraints

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### Land-Use Controls

Land use and development controls are imposed at a variety of governmental levels including federal, state, regional, county, and city. Two types of development controls are legislated by the State: (1) mandatory controls (such as the requirement that counties adopt a General Plan) and (2) enabling legislation (such as laws permitting local zoning controls) that allow counties to enact ordinances regulating certain activities. This subsection contains a discussion of plans and ordinances unique to Tulare County, as well as State and federal controls with which the County must comply.

### General Plan

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

The General Plan Update includes several state mandated Elements and several optional Elements. The State of California mandated Elements include: Land Use, Housing, Circulation, Open Space, Conservation, Safety, Noise, and Air Quality. The County is also in the process of adopting an Environmental Justice Element. In addition to these required Elements, the General Plan 2030 Update includes eight optional Elements: Planning Framework, Animal Confinement Facilities Plan, Public Facilities and Services, Flood Control Master Plan, Economic Development, Agriculture, Scenic Landscapes, and Water Resources. The General Plan Update also includes the adoption of a Climate Action Plan and a Climate Adaptation and Resilience Plan.

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

### Zoning Ordinance

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

**Table 4-1**  
**Zoning Ordinance Development**

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

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

<sup>1</sup> Tulare County General Plan 2030 Update (TCGPU), 2012

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

Housing Type Permitted by Zone District										
Housing Type	R-1	R-2	R-3	C-1	C-2	R-O	RA	MR	All AG Zones	MU Overlay
Single-Family	P	P	P	P	P	P	P	P	P	P
Duplexes	NP	P	P	P	P	NP	AA	NP	*	P
3 & 4-plexes	NP	PC	P	P	P	NP	NP	NP	*	P
Multi-family (>4 units)	NP	PC	PC	PC	PC	NP	NP	NP	*	PC
Mobile Homes	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Manufactured Homes	P	P	P	P	P	P	P	P	P	P
Second Units	P	P	P	P	P	P	P	P	AA	P
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Single-Room Occupancy (SRO)	NP	NP	P	P	P	NP	NP	NP	NP	P
Transitional/Supportive Housing	P	P	P	P	P	P	P	P	NP	P
Boardinghouse	NP	NP	P	P	P	NP	NP	NP	NP	P
Farmworker Housing (>10 employees)	NP	S	S	NP	S	NP	S	NP	S	S
Mobilehome Park	S	S	S	NP	NP	S	S	S	NP	S
Residential Care Facility (<6 residents)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (>6 residents)	S	S	S	S	S	S	S	S	S	S

Source: Tulare County Zoning Ordinance

P = Permitted Use

S = Special Use Permit

AA = Administrative Special Use Permit

PC = Planning Commission

NP = Not permitted

\* = allowed for employees

Note:

Definitions for “Single-Room Occupancy” and “Residential Care Facilities” are not currently defined in the Zoning Ordinance. The County complies with State regulations and views residential care for six or fewer residents as a single family dwelling.

### Residential Density - Minimum Lot Size Requirements

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

community water and sewer facilities. Table 4-3 shows the minimum site area required, based upon availability of those facilities.

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

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

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

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

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

<b>Available Facilities</b>	<b>Minimum Lot Size</b> (See Table 4-1 for further definition of each Zoning District)
<b>Non-Mountainous Areas</b>	
With individual well and individual septic system	1 acre
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*

For Mountainous Areas, the minimum lot size for subdivisions is dependent on soil type and slope. If the entire subdivision has generally similar soil characteristics and slope, then the entire subdivision may be considered as a single area for the purpose of making such computations.<sup>2</sup> More information regarding minimum lot sizes with available facilities in the mountainous areas can be obtained from the Tulare County Ordinance Code, Sections 7-01-1330 to 7-01-1345.

The Zoning Ordinance does not have minimum square footage requirements for residential structures or coverage limitations with the exception of the MR ("Mountain Residential") Zone, which limits

<sup>2</sup> Tulare Ordinance Code, Section 7-01-1330

coverage to 20%. In addition, the County only requires 1 off-street parking space per dwelling unit in all zones with exception of the PD-F zone. The nominal parking standards and minimal coverage limitations on parcels do not impede a developer's ability to achieve maximum densities.

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

The County does not distinguish between licensed and unlicensed group homes. The County processes group homes as described above.

### **Residences Allowed in Residential and Commercial Zones**

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

### **Mobilehomes and Manufactured Homes Allowed in Residential Zones**

Manufactured homes are allowed in all residential zones as long as they meet specific design requirements, including an age of less than 10 years since the date of manufacture, a minimum 12-inch roof overhang around the entire perimeter, roofing material customarily used for conventional single-family dwellings, and exterior siding material customarily used for conventional single-family dwellings.

Mobilehomes and manufactured homes are permitted in all agricultural zones. In addition, the Zoning Ordinance contains a special mobilehome combining zone that may be applied in conjunction with the "R-A" Rural Residential Zone, the "R-1" Single-Family Residential Zone, the "PD-F" Planned Development – Foothill Zone, and the "MR" Mountain Residential 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.

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

### **Increased Density Allowed in Residential Zones**

The County has amended the former second unit ordinance, Section 2 subparagraph c of paragraph 6 of subsection A of Section 16 of Ordinance 352 to read as Accessory Dwelling Units and to comply with Government Code sections 65852.2 and 65852.26.

To comply with AB 345 (2021), AB 3182 (2020), AB 68 (2019), AB 881 (2019), and SB 13 (2019), the Accessory Dwelling Unit Ordinance expanded Accessory Dwelling Units (ADUs) to be ministerially permitted any zone that allows for a single-family or multi-family residence, increased the total floor area of the ADU to 50 percent from 30 percent of the primary residence, and may be rented separately from the primary residence. To assist in increasing the rental housing stock, ADUs are also required to be rented for more than 30 days. The ordinance also included the provision of Junior Accessory Units (JADUs) which is a separate living area from the primary residence but is still attached to the primary residence. JADUs are ministerially permitted in R-O, R-A, R-1, R-2, R-3, MR, and PD-F-M zones must

## 4. Housing Constraints

be no more than 500 square, and contain a separate entrance. A JADU is not considered a new dwelling unit apart from the primary residence.

The Board of Supervisors adopted a Residential Density Bonus ordinance in compliance with Government Code 65915 to provide incentives to the private sector to promote affordable housing development.

State law (Govt. Code 65915-65918) requires all cities and counties to adopt a density bonus ordinance that specifies how compliance with the State density bonus law will be implemented. AB 2345 (2020) amended Government Code Sections 65400 and 65915 with respect to the State Density Bonus Law. The County of Tulare has updated Chapter 3, Section 15.7 of the Tulare County Zoning Ordinance or Ordinance No. 352 accordingly and was approved by the Board of Supervisors on May 16, 2023. Amendments to the Accessory Dwelling Unit Ordinance was approved by the Board of Supervisors on December 12, 2023. These amendments were to bring the Accessory Dwelling Unit Ordinance into greater conformity with State law.

The specific purpose of the affordable housing density bonus and other incentives regulations are to provide incentives to the private sector to assist with the production of affordable housing for very low income, low income, senior citizen households, foster youth, disabled veterans, homeless or college students in accordance with State law (Government Code §65915). A density bonus is a density increase over the maximum allowable gross residential density granted to an applicant which varies in amount according to the percent of affordable units made available by the applicant. The updated density bonus information from Chapter 3, Section 15.7 of the Tulare County Zoning Ordinance is displayed in Table 4-6 of this section. In addition to the density bonus, the County has established Incentives or Concessions (Table 4-4) for projects that qualify for a density bonus, maximum parking requirements for density bonus projects and affordable housing restrictions. Of those restrictions, affordable rentals for very low and low income units must be price restricted through agreement for a period of 55 years and affordable non-rentals for very low and low income units must be sold at a rent that is not more than 30 percent of 50 percent of the area median income for very low income units and not more than percent of 60 percent of the area median income for low income units.

**Table 4-4**  
**Incentives and Concession for Density Bonus Projects**

No. of Incentives/Concessions	Very Low-Income Percentage	Lower Income Percentage	Lower Income Student Housing	Moderate Income Percentage
1	5%	10%	20%	10%
2	10%	17%	-	20%
3	15%	24%	-	30%
4	100%	100%	-	100%

Source: Tulare County Resource Management Agency



**Table 4-5  
Density Bonus Percentages**

<b>Affordable Unit Percentage</b>	<b>Very Low Income Density Bonus</b>	<b>Low Income Density Bonus</b>	<b>Moderate Income Density Bonus</b>	<b>Land Donation Density Bonus</b>	<b>Senior</b>	<b>Foster Youth/Disabled Vets/Homeless</b>	<b>College Students</b>
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%	80%	80%	80%	35%	20%	20%	35%

Source: Tulare County Resource Management Agency



### **Residences Allowed in Agricultural Zones**

Agricultural zones, including AE, A-1, AE-10, AE-20, AE-40, AE-80, A-1 and AF are zones intended primarily or exclusively for intensive agricultural uses. Single family residences or mobilehomes are allowed in agricultural zones, with the number of allowed single family residences determined by parcel acreage. For example, in the AE-20 Zone, one single family residence is allowed by right, with an additional residence or mobilehome for each 20 acres in the entire property. The additional residences are restricted to relatives of the owner or lessee, by farmworkers, or by employees working on the property, provided that the total number of farmworkers and employees shall not exceed nine at any time. Housing for ten or more farmworkers and employees may be allowed with a Special Use Permit. Farmworker Housing is allowed with a Special Use Permit in the R-A, AE, AE-10, AE-20, AE-40, AE-80, A-1 and AF Zones, and where the farmworker housing consists of manufactured homes, mobilehomes, or recreation vehicles, R-2, R-3, and C-2.

Transitional Housing and Supportive Housing are currently not allowed under the agricultural zone, with the exception of the A-1 zone. The addition of applicable Transitional and Supportive Housing to the Agricultural zone are added to Action Program 13.4 on page 6-34.

### **Increased Residential Density in Agricultural Zones**

For applicants wishing to add additional single family dwellings in addition to those allowed by right in a given zone, there are additional provisions for increased residential density with either an administrative special use permit (PSP-AA) or with a standard Special Use Permit (PC). Planning Commission Resolution No. 7777 allows second residences or mobilehomes in agricultural zones on parcels too small to meet the zoning requirements, with restrictions. The second residences require an administrative special use permit, and the additional units must be occupied relatives of the owner or lessee, by farmworkers or by employees who work on the property, provided that the total number of farmworkers and employees shall not exceed nine at any time in the AE, AE-10, AE-20, AE-40, AE-80, A-1 and AF Zones, located proximate to the existing residence, and do not remove agricultural crops from production.

### **Opportunities for Increased Residential Density**

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

### **Planned Developments**

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

under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable.

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

Typically, within an Urban Development Boundary (“UDB”) or Urban Area Boundary (“UAB”) the Planned Development would be optional and would vary depending on the size of a project. Within the Communities of communities of Ivanhoe, Plainview, Woodville, Poplar/Cotton Center, Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem, Mixed Use Overlay Zones have been established. These allow for the same flexibility as you would find in a Planned Development (“PD”) or Planned Unit Development (“PUD”) Zone.

### **Building Codes and Enforcement**

Tulare County has adopted and enforces the 2022 California Building Codes. These codes are considered to be the minimum necessary to protect public health, safety, and welfare. No amendment to the code has either been initiated or approved which directly affects housing standards or processes.

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

Tulare County primarily enforces housing code violations through inspections performed on a complaint basis. Where code citations are issued, property owners are given a reasonable time frame in which to correct deficiencies. Recently, the County has instituted a supplemental health and safety inspection to ensure that the County’s new housing stock meets Health and Safety requirements. Now, mobile homes older than 10 years must be inspected prior to transport to a new site, and prior to issuance of a building permit in accordance with Tulare County Ordinance Code Section 7-15-1650 through 7-15-1690. Mobilehomes must meet all standards as specified in Section 18008 of the Health and Safety Code. Any deficiencies must be corrected prior to moving the mobile home to the new site.<sup>3</sup>

The Building Division currently provides the following:

- Tulare County has adopted the latest California building Codes and inspects projects in compliance with the health and safety regulations. Inspections are completed within the same working day.
- The Building and Housing division receives approximately 30 substandard abatement calls per month and continues processing and maintaining the program daily.
- Tulare County currently inspects 141 EH facilities with 998 occupants.
- The Tulare County fee schedule provides for cost recovery only.

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<sup>3</sup> Tulare County Ordinance Code Chapter 15, article No. 13, Section 7-15-1666

### On/Off Site Improvements

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

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

Site improvements are a necessary component of the development process. While the requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. Tulare County's development standards, both on-site and off-site, are not overly or unnecessarily restrictive when compared to surrounding counties and cities. The County currently has street and road standards that require less right-of-way and improvements than other nearby jurisdictions. The standards are not so onerous as to be considered a constraint on the development of a wide range of housing types. Furthermore, many of the standards are the direct result of State mandated codes such as those utilized by the County Building and Environmental Health Departments.

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

### City and County Coordination

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

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

### Processing and Permit Procedures

#### Permit Approval Process

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

#### Processing Time

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 4-6 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. Furthermore, Applicants may submit building permits while the Land Use Entitlement is being processed. A building permit may be fully reviewed and ready for issuance at which time it will be placed on hold pending the outcome of the Entitlement. Such procedures save time, money, and effort for both the public and private sector and substantially decrease the costs to developers.

**Table 4-6**  
**Permit Processing Timeline**

Typical Processing Time for Land Use Applications		
Type of Approval or Permit	Approval Body	Typical Processing Time
Building Permit	County Staff	1 day to 2 weeks
Special Use Permit	Planning Commission	12 – 16 weeks
Administrative Special Use Permit	Planning Director	1 – 3 weeks
Variance	Planning Director	3 – 12 weeks

## 4. Housing Constraints

	Planning Commission	
General Plan Amendment	Planning Commission Board of Supervisors	12 – 24 weeks
Planned Unit Development	Planning Commission	16 – 26 weeks
Zone Change	Planning Commission Board of Supervisors	12 – 24 weeks
Subdivision Map	Board of Supervisors	24 – 32 weeks
Lot Line Adjustment	Planning Director	3 – 8 weeks
Parcel Map	Planning Commission	3 – 12 weeks
Preliminary Site Plan	Planning Commission	3 – 12 weeks
Final Site Plan	Planning Commission	3 – 12 weeks

Source: Tulare County Resource Management Agency

Compliance with the requirements of the California Environmental Quality Act (CEQA) is handled simultaneously with process of an application for a project. Environmental review does not particularly lengthen the processing time for a project, unless an Environmental Impact Report (EIR) is determined to be required for the project. All projects are processed within the statutory time limits specified by CEQA. As the County is the lead agency and pursuant to Public Resources Code Section 21080.1(a) the County shall be responsible for determining whether an environmental impact report, a negative declaration, or mitigated negative declaration shall be required. For major projects that the County believes an EIR/MND/ND is required, typically the County will request the Applicant file first for Project Review Committee. This is an informal meeting where both the County and the Applicant can discuss their project and potential obstacles or constraints and be addressed. Typical processing time for PRC is 4 weeks. At that time the appropriate CEQA determination can be made, and the Applicant and the County can discuss any potential alternatives, or mitigation measures pursuant to Section 21080.1(b) of the State Public Resources Code.

The County has recently updated procedures for online submittals for building permits. The County is encouraging the public to submit all building permits electronically. This significantly improves review time as multiple departments have the ability to review a permit simultaneously. Paper applications need to be passed from department to department, and if any department needs to hold onto the permit or further review, this can cause delays with other departments starting their review. The average time for submittal to approval for complete applications is 1-2 weeks for residences. Average time for approval of residential solar permits is 5 days. The County has recently gone live with an application specifically for residential solar. As of April 2024, the County has approved 120 solar permits using the application with an average approval time being 1 day.

### Typical Processing Procedures

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

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



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

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

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

### **Fees and Extractions**

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

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

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

Table 4-7 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 4-8 summarizes the County's fee schedule for various land use applications. The entire fee schedule is included in Appendix B— and can also be found on the Tulare County Website under the County Administrative Office Department page ([See: https://tularecounty.ca.gov/cao/schedule-of-fees/](https://tularecounty.ca.gov/cao/schedule-of-fees/)). Tulare County currently does not collect any impact fees which are a major impediment to the development of affordable housing. It should be noted that fees in Tulare County are some of the lowest in the State and that based on the total cost of development; these fees are minimal and don't act as a constraint to development of affordable housing.

### **Schools Fees**

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

## 4. Housing Constraints

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 \$2.82 and \$6.63 per square foot and commercial fees are between \$.46 and \$.78 per square foot. There are currently 42 Elementary School Districts (8 Unified School Districts), 10 High School Districts (9 Unified School Districts), and 2 Community College Districts within Tulare County. The median school fee collected is for residential development is \$ 4.08 per square foot. There are a few school districts that do not assess impact fees upon new residential development: Outside Creek Elementary, Citrus South Tule Elementary, Hot Springs, and Columbine Elementary.

**Table 4-7**  
**Typical Fees per Residential Unit**

	Multiple-Family	Single Family
Fee Description	4 Units 700 sq ft each	1,400 sq ft
Final Site Plan	\$3,678.00	N/A
Building Permit	\$1,683.68	\$868.84
Plan Check	\$431.40	\$239.70
General Plan Maintenance Fee	\$200.00	\$200.00
<b>Urban Development Boundary Fee</b> , Hamlet Development Boundary Fee	\$150.00	\$150.00
Computer Maintenance Fee	\$10.00	\$10.00
Environmental Health Review	\$68.00	\$68.00
Public Works Review	\$93.00	\$93.00
Water Connection (County service areas)	\$500.00	\$500.00
Sewer Connection (County service areas)	\$500.00	\$500.00
Total County Fees	\$7,950.08	\$3,077.54
School Fees (median \$4.08 sq. ft.)	\$11,424.00	\$5,712.00
Fees Per Unit	\$4,339.52	\$7,781.54

**Table 4-8  
Land Use Application Fees**

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

### Water and Sewer Fees

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

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



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

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

### **Water and Sewer Service Priority for Affordable Housing**

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

### **Infrastructure Required to Meet RHNA Estimated Housing Needs**

Adequate sites for additional housing units have been identified in various regions throughout unincorporated Tulare County. These sites generally fall within the Urban Development Boundaries (UDB's) of the County's communities and hamlets. The sites are shown in the Adequate Site Inventory figures in chapter 7 of this document.

Sustainable housing units either depend upon existing infrastructure with excess capacity, or infrastructure that is developed in conjunction with the housing units. Infrastructure for housing units includes roads and transportation infrastructure, water supply, wastewater conveyance, storm water conveyance, power/energy supply, and communications connections. This infrastructure is provided by various entities including county or city government, local service districts, public utility companies, and private landowners. Depending upon their location, adequate housing sites can be divided into three categories: (1) those within an existing service district, (2) those adjacent to an existing service district that could be expanded; or (3) those outside of the proximity of an existing service district. Infrastructure has been identified as a significant constraint to housing development in unincorporated communities. Not only may infrastructure be severely lacking but may render to be inadequate in quality.

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

#### **(1) Housing sites located within an existing service district**

Housing sites developed within existing service districts are typically infill development with fewer overall units. This category requires the least amount of infrastructure improvements associated with the development. Typically roads, water supply pipelines, sewer and stormwater conveyances, power/energy supplies, and communications connections are already in place and only a short

connection is required. In these cases, *the cost of the connections would be economically feasible for individual single or small numbered developments (approximately \$2,500 to \$30,000 per unit)*

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

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

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

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

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

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

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

### **Roads, Sidewalks, and Storm Drainage Infrastructure**

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

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

### **Park and Open Space Development**

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

### **Housing for Persons with Disabilities**

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

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

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

A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities. Requests for reasonable accommodation need to be submitted in writing, along with an Application for a Special Use Permit, that will go before a Public Hearing before the Tulare County Planning Commission. The four mandatory findings must be made for approval: (1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; (2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws; (3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and; (4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program. The County is proposing changes to make the requests for reasonable accommodations less restrictive and costly (see Section 6, Action Program 7.4).

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

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## 4. Housing Constraints

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

### Housing Costs

Housing costs continue to rise significantly. The American Community Survey reports the median rent has increased 24.7% from \$755 in 2010 to \$942 in 2019. The median monthly owner costs for housing units with a mortgage have seen a minor decrease going from \$1,471 to \$1,420 which is a 3.5% decrease. The monthly owner costs for those housing units without a mortgage increased by 26%, going from \$334 to \$421.

The County's median household income has increased 2.91% from \$42,377 in 2010 to \$62,058 in 2020. However, this has not kept up with the rise in housing costs for renters. Therefore, these households are challenged with a greater housing cost burden. This is demonstrated in the increased percentage of household income families are paying for housing. According to the American Community Survey, 46.5% of renter households and 29.7% of owner occupied households with a mortgage pay 35% or more of their income for housing in 2019 (up from 43.1% of renter households and down from 35.2% of owner occupied households in 2010).

The median price of homes sold in Tulare County increased from \$237,400 to \$335,000 (41.1%) (Table 4-9) from 2018-2021. The market price has fluctuated from a high of 19.6% between 2020 and 2021 to a slower growth rate of 1.1% between 2018 and 2019. This created an average increase of 12.6% per year since 2018. While home prices have soared in recent years, market data indicates a cooling trend.

**Table 4-9**  
**Median Home Prices**

Median Price of Existing Homes Sold Tulare County 2018-2021	
Year	Median Price of Homes Sold
2021	\$335,000
2020	\$280,000
2019	\$240,000
2018	\$237,400

*Source: California Association of Realtors Nov 2018-Nov 2021*

Unfortunately, current data separating the unincorporated area of the County from the cities is limited. However, based upon historical trends the median sales price of existing homes is approximately 23% less in the unincorporated area. A recent sampling of the estimated values in the County's rural communities enforces this presumption, as the mean estimated value of these communities is \$244,487 (Table 4-8).

**Table 4-10**  
**Estimated Home Values**

<b>Estimated Median Value of Existing Homes July 2022</b>	
<b>Community</b>	<b>Estimated Value</b>
Cutler	\$225,450
Earlimart	\$205,146
Ivanhoe	\$201,900
Orosi	\$232,490
Pixley	\$199,330
Richgrove	\$171,250
Springville	\$358,216
Strathmore	\$219,861
Three Rivers	\$386,740
Mean Estimated Value	\$244,487

Source: RealtyTrac January 2022

### 4.3 Nongovernmental 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 2007 through 2021 show a significant downward trend, as shown in Table 4-11. Chart 4-1 tracks interest rate trends for 15- and 30-year mortgages between 2000 and 2021.

Since the early 1980's, mortgage rates have almost steadily declined nationally from a maximum annual average of 16.63% in 1981 to historic lows of less than 3.00% in 2021. This means that a \$150,000 mortgage in January 2021, with a 30-year fixed mortgage rate of 2.74% would require \$612 in monthly payments, compared to a 2013 30-year fixed mortgage with rate of 3.98%, which would require \$714.00 monthly payments (Note that average annual interest rates in 2021 and 2022 (through February) have increased, to 3.76%).

"The FHA has a maximum loan amount that it will insure, which is known as the FHA lending limit. These loan limits are calculated and updated annually, and are influenced by the conventional loan limits set by Fannie Mae and Freddie Mac. The type of home, such as single-family or duplex, can also affect these numbers."<sup>4</sup> The Federal Housing Administration (FHA) insure single-family home mortgages up to \$420,680 in low cost areas and up to a maximum of \$970,800 in high cost areas.

<sup>4</sup> [https://www.fha.com/lending\\_limits](https://www.fha.com/lending_limits)

## 4. Housing Constraints

FHA mortgage maximums as of March 2022, for Tulare County are as follows: One-Family: \$420,680; Two-Family: \$538,650; Three-Family: \$651,050; and Four-Family \$809,150.<sup>5</sup>

**Table 4-9**  
**Interest Rate Trends, 30-year Fixed Mortgage Interest Rate (updated)**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
30-year Mortgage Interest Rate (%)	6.34	6.03	5.04	4.69	4.45	3.66	3.98	4.17	3.85	3.65	3.99	4.54	3.94	3.11	2.96

Source: <http://www.freddiemac.com/pmms/pmms30.htm>)

<sup>5</sup> FHA, [http://www.fha.com/lending\\_limits\\_state?state=CALIFORNIA](http://www.fha.com/lending_limits_state?state=CALIFORNIA)



Although in 2021 interest rates are at their lowest point in many decades, down payment requirements are still a barrier to many potential homebuyers. The subprime mortgage crisis has led to stricter lending guidelines, and has become an obstacle to homeownership for some people. In response to the fiscal crisis and the role played by overly lenient lending practices, the Federal Reserve adopted Truth in Lending rules in 2008, amended in 2010 with the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act). The new rules required that banks verify income, assets and debts prior to awarding loans. While they do restrict lending to a degree, the rules are designed to foster more responsible mortgage lending practices, and to also protect consumers from predatory mortgage lending practices.<sup>6</sup>

### Price of Land

Due to the increasing cost of agricultural land in California from \$7,200 in 2012 to \$10,900 in 2021, overall land values have increased in Tulare County<sup>7</sup>. Based on 58 listings of land for sale on *Zillow.com*, a rough estimate of the average price of land was shown to be approximately \$95,500 per acre within the valley floor communities and approximately \$84,000 per acre within the foothill communities. Also note, rough estimates were based on listings that appeared to be suitable for housing, for example lots near rivers or in dense forests were excluded. The listings informally surveyed also include varying land uses that may greatly affect the price. The price of land impacts the cost of a home, as stated, the mean value of an existing home in Tulare County is \$244,487, and around \$210,000 for the lower valley floor (Table 4-8). Many sites that are available and suitable for housing may have previously been designated as agricultural land under the General Plan and may currently contain orchards or another crop that would increase the cost towards the preparation of such site for housing development.

### Cost of Construction

The cost of construction of single family residential units, multiple family residential units, single family residential units in mountain areas, and manufactured homes were determined using Section 531 of the Assessors' Handbook titled Residential Building Costs developed by the California State Board of Equalization effective on January 1, 2023. The cost per square foot of each unit style includes excavation work, materials, labor, architectural fees, engineering fees, general permitting fees, utility hookup fees, contingencies, contractor overhead, taxes, interest, insurance, sales costs, transfer fees, and entrepreneurial profit. However, the cost does not include septic or well installations which are the only sources of wastewater disposal and drinking water in most areas of unincorporated Tulare County.

#### A. Single Family Residential

The estimated average cost per square foot of a single family home in Tulare County ranging from 700 to 5000 square feet is \$129.10. The cost is based on Class D-6 Quality, Shape B construction built after 1990 which is commonly found in many single family residential neighborhoods. This home consists of a 6 cornered building with a wood frame made of two-by-four or two-by-six vertical studs, a conventional framed roof with good composition shingles for cover, and a foundation made from reinforced concrete.

#### B. Multiple Family Residential

Ranging from 400 to 2200 square feet, the estimated average cost per square foot for the construction of a multiple family residential development is \$154.70 for a 2-3 unit building, \$145.67 for a 4-9 unit building, and \$137.42 for 10 or more unit building. The construction cost is based on similar Class D-6 quality construction comprising of a standard wood frame or reinforced concrete for the floor structure, reinforced concrete for the foundation, and standard wood framed roof.

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<sup>6</sup> NOLO, "Stricter Mortgage Requirements for Homebuyers" <http://www.nolo.com/legal-encyclopedia/lenders-screening-homebuyers-hoepa-30034.html>

<sup>7</sup> USDA, National Agricultural Statistics Service, 2012, 2021

### **C. Mountain Residences**

The estimated average cost per square foot for the construction of a single family home in a mountain area which is above the 5,000-foot elevation line is \$261.12 when adjusted for location. Homes in these areas must be built with the consideration of snow load and climate zone requirements and extraordinary permits and fees. The cost was based on Class D-6 Quality and conventional type construction consisting of a reinforced concrete or concrete block foundation, floor and walls insulated to R-11 standards, and roofing insulated to R-19 standards.

### **D. Manufactured Housing**

The estimated average cost per square foot of a manufactured home that is greater than 8 feet in width and 40 feet in length is \$66.54 ranging from 321 to 2500 square feet. This cost is based on quality class 6 or the average quality of a manufactured home which includes a fabricated steel roof, pre-finished aluminum, or Masonite panels for exterior walls, fully insulated floors, sidewalls, and ceilings, and forced air heating.

### **California Housing Affordability**

Since the 2015 housing element was published, housing prices in the US and in California have significantly increased following their collapse in the late 2000's. California housing is much less affordable on average than housing in the rest of the U.S., but single-family housing in the Central Valley has remained more affordable than many other regions in California. The California Association of Realtors have created a Housing Affordability Index (HAI) which measures the percentage of all households in a given region in California that can afford to purchase a median-priced single family home in that region. Based on the HAI, Tulare County was one of the six "most affordable" counties in California, with a Housing Affordability Index of "44" for 2021 Q4, indicating that 44% of the people within the County would qualify for a mortgage, based on their income and current house prices (the other counties include Lassen, Kings, Tuolumne, Shasta, Merced, and Siskiyou)



**Table 4-12**  
**Housing Affordability Index**

Q4 2021	C.A.R. Traditional Housing Affordability Index					
STATE/REGION/COUNTY	Q4 2021	Q3 2021	Q4 2020	Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
CA SFH (SAAR)	25	24	27	\$797,470	\$3,700	\$148,000
CA Condo/Townhomes	36	37	41	\$610,350	\$2,830	\$113,200
Los Angeles Metropolitan Area	26	26	30	\$722,000	\$3,350	\$134,000
Inland Empire	35	36	41	\$530,000	\$2,460	\$98,400
S.F. Bay Area	23	22	24	\$1,250,000	\$5,800	\$232,000
US	50	50	55	\$361,700	\$1,680	\$67,200
<b>S.F. Bay Area</b>						
Alameda	20	19	23	\$1,265,000	\$5,870	\$234,800
Contra Costa	33	31	34	\$870,000	\$4,040	\$161,600
Marin	23	22	22	\$1,605,000	\$7,450	\$298,000
Napa	24	23	29	\$885,000	\$4,110	\$164,400
San Francisco	21	21	20	\$1,825,000	\$8,470	\$338,800
San Mateo	19	19	20	\$2,100,000	\$9,750	\$390,000
Santa Clara	22	22	22	\$1,675,000	\$7,780	\$311,200
Solano	42	42	45	\$585,000	\$2,720	\$108,800
Sonoma	28	28	28	\$774,500	\$3,600	\$144,000
<b>Southern California</b>						
Los Angeles	21	19	23	\$797,890	\$3,700	\$148,000
Orange	17	18	22	\$1,150,000	\$5,340	\$213,600
Riverside	32	33	39	\$585,000	\$2,720	\$108,800
San Bernardino	42	43	48	\$450,000	\$2,090	\$83,600
San Diego	23	23	26	\$845,000	\$3,920	\$156,800
Ventura	24	25	27	\$849,000	\$3,940	\$157,600
<b>Central Coast</b>						
Monterey	19	20	18	\$850,000	\$3,950	\$158,000
San Luis Obispo	22	24	25	\$802,000	\$3,720	\$148,800
Santa Barbara	20	17	16	\$919,000	\$4,270	\$170,800
Santa Cruz	17	17	19	\$1,210,000	\$5,620	\$224,800
<b>Central Valley</b>						
Fresno	40	42	48	\$387,500	\$1,800	\$72,000
Glenn	43	44	47	\$335,000	\$1,560	\$62,400
Kern	43	45	48	\$340,000	\$1,580	\$63,200
Kings	54	56	57	\$330,000	\$1,530	\$61,200
Madera	42	43	49	\$390,000	\$1,810	\$72,400

## 4. Housing Constraints

Q4 2021	C.A.R. Traditional Housing Affordability Index					
STATE/REGION/COUNTY	Q4 2021	Q3 2021	Q4 2020	Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
Merced	45	44	45	\$370,000	\$1,720	\$68,800
Placer	39	38	42	\$650,000	\$3,020	\$120,800
Sacramento	39	39	43	\$515,000	\$2,390	\$95,600
San Benito	27	27	31	\$780,000	\$3,620	\$144,800
San Joaquin	38	37	42	\$499,000	\$2,320	\$92,800
Stanislaus	40	41	46	\$440,000	\$2,040	\$81,600
Tulare	44	46	49	\$329,000	\$1,530	\$61,200
<b>Far North</b>						
Butte	35	35	35	\$443,000	\$2,060	\$82,400
Lassen	63	68	67	\$246,750	\$1,150	\$46,000
Plumas	39	38	45	\$418,750	\$1,940	\$77,600
Shasta	45	44	49	\$369,000	\$1,710	\$68,400
Siskiyou	44	41	48	\$305,000	\$1,420	\$56,800
Tehama	40	38	45	\$327,500	\$1,520	\$60,800
<b>Other Counties in California</b>						
Almador	43	42	50	\$420,000	\$1,950	\$78,000
Calaveras	40	39	44	\$460,000	\$2,140	\$85,600
Del Norte	39	35	36	\$350,000	\$1,630	\$65,200
El Dorado	37	35	41	\$630,000	\$2,930	\$117,200
Humboldt	30	32	38	\$437,500	\$2,030	\$81,200
Lake	43	42	46	\$341,200	\$1,580	\$63,200
Mariposa	30	35	41	\$470,000	\$2,180	\$87,200
Mendocino	22	23	28	\$551,000	\$2,560	\$102,400
Mono	13	13	11	\$850,000	\$3,950	\$158,000
Nevada	37	35	40	\$530,000	\$2,460	\$98,400
Sutter	41	42	46	\$418,000	\$1,940	\$77,600
Tuolumne	45	45	50	\$385,000	\$1,790	\$71,600
Yolo	33	33	38	\$589,450	\$2,740	\$109,600
Yuba	36	38	49	\$411,450	\$1,910	\$76,400

Source: California Association of Realtors

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## 5.1 Progress, Review and Revisions

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The previous Chapters have identified housing characteristics, needs, and constraints to the provision of housing in Tulare County. 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 June 30, 2023 to December 31, 2031 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 by implementing policies and programs, which were contained in the 2015 Housing Element Update. 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

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### **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 2015 Housing Element. Table 5-1 summarizes the County's progress toward meeting the 2014-2023 Regional Housing Needs Allocation targets in the unincorporated area. The 2014 Regional Housing Needs Plan indicated a housing need of 7,081 units within the unincorporated area; overall growth was much less than the projected need.

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

**Table 5-1**  
**Housing Units Permitted 2015-2022**

Reporting Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
2015	55	63	25	23	166
2016	67	27	57	58	209
2017	33	84	16	13	146
2018	60	41	21	23	145
2019	43	111	35	36	225
2020	18	42	73	34	167
2021	17	43	62	29	151
2022	53	75	54	54	236
<b>Total Units Permitted</b>	<b>346</b>	<b>486</b>	<b>343</b>	<b>270</b>	<b>1,445</b>
<b>2015 RHNA</b>	<b>1,477</b>	<b>1,065</b>	<b>1,169</b>	<b>3,370</b>	<b>7,081</b>

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

**Table 5-2**  
**Progress in Meeting Quantified Housing Objectives 2015-2022**

Unit Type/Description	Actual Units
<b>Market Rate Units</b>	
*Single Family Units	791
*Multiple Family Units	84
<b>Total Market Rate</b>	<b>875</b>
<b>Single Family Affordable/Assisted Units</b>	
USDA Rural Housing – Section 502 Direct Loan Program	521
USDA Rural Housing – Section 502 Guaranteed Loan Program	681
<b>Total Single Family Affordable/Assisted</b>	<b>1277</b>
<b>Multiple Family Affordable/Assisted Projects</b>	
Self-Help Rental Units	126
<b>Acquisition</b>	
First Time Homebuyers – HOME	13
First Time Homebuyers Cal HOME	1
Rural Development Single Family Housing - USDA	73
<b>Total</b>	<b>87</b>
<b>Rehabilitation</b>	
Housing Rehabilitation Program – CDBG	74
Housing Rehabilitation Program – HOME	96
Owner-Occupied Rehabilitation – Cal HOME	1
USDA Rural Housing – Section 504 Loan and Grant Program	75
<b>Total</b>	<b>246</b>

Source: USDA, Community Services Employment Training, Self Help Enterprises, Tulare County Resource Management Agency, Housing Element Annual Progress Report 2018-2022

\*Data available for 2018-2022 only.

### **Existing Housing Programs – 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. However, some loan and grant programs have burdensome requirements that have discouraged the County from filing applications. Some are not formal programs per se, but rather actions which the County and private entities have taken to address the housing needs which exist in the unincorporated area.

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

The LMIHF is intended to improve and expand the availability and supply of affordable housing and initially has been overseen by local Redevelopment Agencies (RDA). Since the dissolution of the Tulare County Redevelopment Agency per ABX1 26, the LMIHF program has been managed by Tulare County Resource Management Agency (RMA) as the Housing Successor and successor agency as of February 1, 2012.

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

According to County of Tulare Housing Successor Annual Reports, from 2016-2022, Tulare County RMA expended \$0 in LMIHF funds on Senior Rental Units, Low to Extremely Low Income Households, or Homeless Prevention and Rapid Rehousing. LMIHF expenditures have gone towards Monitoring and Administration.

### **Community Development Block Grants**

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

The primary objectives of this program are:

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

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

- The County was awarded \$490,166 for a Subsistence Payment Program through the Community Block Development Grant Coronavirus (CBDG-CV) in 2020.
- Program Income from CDBG programs has been expended on drought related issues throughout Tulare County.

The appropriation level has varied over the 40 year program history. The funding amount available statewide in FY 2021 was \$30 million.

### **Multifamily Finance Super NOFA**

The California Department of Housing and Community Development (HCD), in accordance with Assembly Bill 434 (Chapter 192, Statutes 2020), is working to make multifamily housing program funds accessible to more developers and communities, more equitable in serving the lowest-income Californians, and more targeted toward achieving better outcomes in health, climate, and household stability.

The Multifamily Finance Super NOFA Streamlines four of HCD's rental housing programs to align eligibility criteria, scoring and release of funds allowing for a coordinated single application and award process. These housing programs include the Multifamily Housing Program (MHP), Infill Infrastructure Grant (IIG) Program, Veterans Housing and Homelessness Prevention (VHHP) Program, and the Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program.

### **Multifamily Housing Program (MHP)**

Senate Bill 3 (Chapter 365, Statutes 2017) authorized the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1). This measure was adopted by voters on November 6, 2018. It authorizes the issuance of bonds in the amount of \$1.5 billion for the Multifamily Housing Program (MHP).

The Multifamily Housing Program provides low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. In 2021, the County received \$9,162,527 to develop the Neighborhood Village in Goshen, a master-planned permanent supportive community for those experiencing chronic homelessness in Tulare County. The City of Lindsay also received funding from this program in 2020.

### **Infill Infrastructure Grant (IIG) Program**

The objective of the IIG Program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or a Qualifying Infill Area.

In 2020, Tulare County was awarded \$1,701,410 towards Sequoia Commons II in Goshen. This project consists of 60 affordable rental units, a vegetable garden, and a 3,500-square-foot community center with a computer lab and kitchen. In addition, the cities of Visalia, Farmersville, and Dinuba received funding from the Infill Infrastructure Grant (IIG) Program in recent years. All of these projects were developed in partnership with Self-Help Enterprises.

### **Veterans Housing and Homelessness Prevention (VHHP)**

Veterans Housing and Homelessness Prevention (VHHP) provides long-term loans for the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. At this time, no funding has been awarded in Tulare County under this program.

### **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program**

The FWHG program helps fund new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The City of Tulare was awarded \$4,324,828 towards the Santa Fe Commons in 2021. In addition, Farmersville was awarded \$5,000,000 for the development of Los Arroyos II in 2021, and \$3,513,191 for Farmersville Village II in 2019. All mentioned projects were developed in partnership with Self-Help Enterprises.

### **Affordable Housing and Sustainable Communities Program (AHSC)**

The AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

In 2017, the County received \$12,088,276.00 to construct Sequoia Commons, a 126-unit multifamily housing development in Goshen. This development includes one, two and three-bedroom units and features an outdoor common area with playground, barbecue pit, picnic tables, basketball court and a 3072 square feet community room equipped with a kitchen, bathrooms, laundry facility, computer lab and separate management office.

In addition, Farmersville was awarded \$14,523,570 towards the Los Arroyos Housing and Transportation Improvement Project. Both projects were partnered with Self-Help Enterprises.

### **Emergency Solutions Grants (ESG) Program**

The federal ESG program provides funds for a variety of activities to address homelessness as authorized under the federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and State program requirements. HCD administers the ESG program with funding received from the U.S. Department of Housing and Urban Development (HUD).

HCD distributes federal Emergency Solutions Grant funds to eligible subrecipients with one- or two-year grants. These grants provide funding for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and permanent housing.



The Central California Crisis Center, which represents the Visalia, Kings, and Tulare Counties, CoC was awarded \$200,000 in 2021. The Salvation Army, a California Corporation was also awarded \$208,258.

### **Homekey**

Building on the success of both Project Roomkey and the first round of Homekey, Homekey Round 2 continues a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness, and who are, thereby, inherently impacted by COVID-19 and other communicable diseases.

Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single- family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to Permanent or Interim Housing for the Target Population

The County has recently been awarded \$14,524,000 towards Madson Gardens, a 57-unit Hotel/Motel Acquisition and Rehabilitation for permanent housing.

### **Housing Navigators Program**

The Housing Navigators Program allocates approximately \$5 million in grants to counties based on each county's percentage of the total statewide number of young adults aged 18 through 21-year-old in foster care. The HNP funds the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system. The county may use the funding to provide housing navigation services directly or through a contract with other housing assistance programs in the County. In 2021, Tulare County was awarded \$64,635.

### **Permanent Local Housing Allocation (PLHA)**

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

Grant funding is available to eligible local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. In 2021, the County was awarded \$2,684,326 towards the Neighborhood Village. The cities of Dinuba, Exeter, Farmersville, Porterville, Tulare, and Woodlake also received funding from this program.

### **Transitional Housing Program**

Allocates approximately \$8 million in grants to counties, based on each county's percentage of the total statewide number of young adults aged 18 to 24 years in foster care. Funds to help young adults 18-24 years secure and maintain housing, with priority given to those formerly in the foster care or probation systems. In 2021, the County was allocated \$44,000.

### **Home Investment Partnerships Program (HOME)**

The Home Partners Investment Program (HOME) Program was created under Title II (the HOME Investment Partnerships Act) of the National Affordable Housing Act of 1990, and has been amended several times by subsequent legislation. The objectives and intent of the HOME Program are to provide decent affordable housing to lower-income households; strengthen the ability of state and local governments to provide housing; expand the capacity of non-profit housing providers; and leverage

private sector participation. In addition, Congress intended the HOME program to operate in ways that will help the participating jurisdiction (PJ) undertake its own affordable housing strategy.

In 2019, the County of Tulare was awarded \$300,000 for First Time Home Buyer Assistance. The County is currently evaluating opportunities to utilize HOME program funding in areas where it is feasible and appropriate.

### **CalHome Program**

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

Tulare County is currently evaluating opportunities to utilize CalHome program funding in areas where it is feasible and appropriate. The County is preparing to re-implement the Housing Rehabilitation Program using CalHome funds in 2023-2024.

### **Regional Early Action Planning Grants of 2019 (REAP)**

The REAP program also known as the Local Government Planning Support Grant Program was established by AB 101 (2019) which added Chapter 3.1 or Sections 50515 – 50515.05 to Part 2 of Division 31 of the California Health and Safety Code. The program allocates a total of \$125,000,000 to be made available through a one-time grant payment to council of governments and other regional entities for planning activities that would assist a jurisdiction in meeting their sixth cycle regional housing need assessment. Of the allocated total, \$6,000,000 is made available to the San Joaquin Valley multiagency working group which includes representation from the Tulare County Association of Governments. To receive funds, an application that includes the information listed under paragraph (1) of subdivision (d) must be submitted to the California Department of Housing and Community Development no later than January 31, 2021.

According to section 50515.03 of the Health and Safety Code, Tulare County is eligible for \$750,000 out of the \$6,000,000 allocated, to be used for planning activities related to meeting regional housing needs. The County was awarded \$247,000 from the Tulare County Association of Governments for implementation of the sixth cycle housing element.

### **Regional Early Action Planning Grants of 2021 (REAP 2.0)**

The REAP 2.0 program was established and funded by AB 140 (2021) adding Sections 50515.06 – 50515.10 to Part 2 of Division 31 of the California Health and Safety Code to support infill housing production and affordability, invest in Affirmatively Furthering Fair Housing (AFFH) initiatives, and reduce Vehicle Miles Traveled (VMT). The program allocates a total of \$600,000,000 to be divided between Metropolitan Planning Organizations (MPOs), Tribal and Rural Counties, Higher Impact Transformative (HIT) initiatives, and state government administration.

The Tulare County Association of Governments (TCAG) is eligible for a total of \$6,424,861.49 of non-competitive MPO allocations, while the County and TCAG are eligible for an amount between \$1,000,000 and \$10,000,000 of competitive HIT allocations.

### **USDA Housing Programs**

The USDA has a number of Housing related programs. According to their website (<http://www.rd.usda.gov/programs-services/all-programs>), the following programs are offered in 2022:

#### **Rural Housing Service - Community Facilities**

- Community Facilities Direct Loans & Grants
- Community Facilities Loan Guarantees
- Relending Program
- Technical Assistance and Training Grants
- Emergency Rural Health Care Grants
- Economic Impact Initiative Grants
- Rural Community Development Initiative Grants
- Tribal College Initiative Grants

#### **Rural Housing Service - Multi-Family Housing**

- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Off-Farm Labor Direct Loans & Grants
- On-Farm Labor Housing Loans
- Multi-Family Housing Preservation and Revitalization
- Multi-Family Housing Rental Assistance Program
- Multi-Family Tenant Voucher Program
- Multi-Family Housing Nonprofit Transfer Technical Assistance Programs
- Off Farm Labor Housing Technical Assistance Grants

#### **Rural Housing Service - Single-Family Housing**

- Single Family Housing Direct Home Loans
- Single Family Housing Home Loan Guarantees
- Single Family Housing Repair Loans & Grants
- Mutual Self-Help Housing Technical Assistance Grants
- Rural Housing Site Loans
- Housing Preservation Grants
- Mutual Self-Help Housing Technical Assistance Grants

Currently, USDA is partnering with Self Help Enterprises to build affordable homes in Woodlake and Oroquieta.

### **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. According to the Rural Development (RD) Dataset, there has been no recent Section 514 or 515 development in Tulare County.

- Section 515 Rural Rental Housing Program – provides loans with interest rates as low as one percent to developers of affordable rural rental housing. Section 515 funds both senior housing and family housing. Since 1979, USDA has funded a total of 571 senior units in Tulare County and 1,260 family units in Tulare County. In 2010, 2011, and 2013 included the following projects consecutively: Lindsay Apartments 60 units, Alta housing in Orosi 160 units, and Bravo Village in Woodlake 160 units.
- Section 538 Rural Rental Housing Guaranteed Loan Program – guarantees loans to develop affordable rental housing for low- to moderate income tenants in rural areas, complementing the Section 515 Rural Rental Housing Program. Between 1/1/15 and 6/21/22, USDA funded no projects under this program in the unincorporated area of Tulare County.
- Section 521 Rental Assistance Program – provides subsidies to some tenants in Rural Development rentals or off-farm labor housing complexes so they do not pay more than 30 percent of their incomes for rent and utilities.

### **USDA Emergency Community Water Assistance Grant (ECWAG) Program.**

This program helps rural communities that have experienced a significant decline in the quantity or quality of drinking water due to an emergency. In January, USDA streamlined the program's application process to expedite emergency water assistance to communities in need, particularly in drought-impacted areas. The city of Farmersville, CA in Tulare County was awarded a \$500,000 ECWAG grant on July 18, 2014 to construct pipelines connecting Cameron Creek Colony to the Farmersville water main and linking residents to the water system. This will provide much-needed relief throughout the community.

### **California Tax Credit Allocation Committee (CTCAC)**

CTCAC and the California Debt Limit Allocation Committee (CDLAC) administered programs that addressed critical needs for the State of California in 2021. CTCAC awards nine percent (9%) and four percent (4%) federal tax credits to qualified new construction projects or existing properties undergoing rehabilitation. CTCAC also administers the Low-Income Housing Tax Credit (LIHTC) program in the State Treasurer's Office, which is a crucial funding source for producing and preserving affordable rental housing and helping reach the Governor's goal of producing 3.5 million units in California by 2025.

Through CTCAC, private investors receive federal, and sometimes also state, income tax credits as an incentive to make equity investments in affordable rental housing. Since 1986, more than 500,000 affordable housing units have been supported in California thanks to LIHTC funding. CTCAC also awarded State Tax Credits throughout 2021 with most of those credits working in tandem with CDLAC. CDLAC provides the private activity tax-exempt bond allocation required to access the 4% tax credits.

In 2021, CTCAC awarded \$191.4 million in nine percent (9%) annual federal LIHTCs to 106 proposed housing projects, which included an additional \$80.7 million in 9% LIHTCs from the Consolidated Appropriations Act, 2021 for disaster relief to assist those counties devastated by wildfires that occurred in 2020. As in previous years, the 9% LIHTCs remained competitive and oversubscribed with 182 applications received in 2021. The 106 projects awarded will generate \$1.9 billion in private equity investment for projects, allowing recipients to develop a total of 6,235 affordable rental housing units.

The non-competitive four percent (4%) program awarded \$356.9 million in annual federal tax credit to 164 proposed housing projects. Recipients will develop 16,729 affordable rental housing units, funded with approximately \$3.6 billion in tax credit equity investments. Included with the 9% and 4% federal tax credit awards listed above, the Committee provided 91 of these projects with state tax credit awards.

State credits are instrumental in providing additional equity to projects when federal tax credits fall short of a project's needed financing, and state tax credit awards permit federal credits to be stretched across more projects, resulting in more housing built.

### **American Rescue Plan Act**

On March 11, 2021, the \$1.9 trillion American Rescue Plan Act (ARPA) was signed into law by President Biden to address the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. The legislation established \$350 billion in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) specifically for state, local, territorial, and tribal governments to use in responding to the COVID-19 pandemic, addressing its economic fallout, and laying the foundation for a strong and equitable recovery. Tulare County's share of the SLFRF is \$90,552,914. These funds are intended to cover eligible costs incurred from March 3, 2021, through December 31, 2024.

In accordance with the Interim Final Rule and the Compliance and Reporting Guidance adopted by the U.S. Department of the Treasury, the County prepared the following Interim Recovery Plan, which outlines the County's intended use of ARPA funds and reports on actual expenditures during the first reporting period starting from the date of award through July 31, 2021.

Over the next three years, Tulare County intends to utilize its ARPA funds to respond to the public health emergency, address negative economic impacts, support essential workers, and make strategic investments in water, sewer, or broadband infrastructure to support an equitable recovery from the pandemic. The total budgeted funds for each eligible expenditure category are listed below. Amounts may be subject to modifications based on community needs, operational needs, and as determined by the Board of Supervisors.

#### **ARPA Expenditure Categories:**

- Public Health - \$59,495,682
- Negative Economic Impacts - \$4,425,000
- Services to Impacted Communities - \$5,600,000
- Premium Pay - \$5,800,000
- Infrastructure - \$14,558,000
- Revenue Replacement- \$0
- Plan Administration - \$674,232

### **State Water Resources Control Board (SWRCB)**

In 2017, Tulare County was awarded up to \$35 million will help construct a new and expanded water distribution system, and upgrade Porterville's current water system to meet the demand of additional customers from East Porterville. In addition, the Board approved \$252,000 to supply bottled water to the community of Seville, a small, severely disadvantaged community of about 400 residents facing water supply and water quality issues. The Board also approved \$2 million for Tulare County's Countywide Bottled Water Program for qualified, disadvantaged households that have a dry well or contamination.

### **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](http://www.efsp.unitedway.org) the program is governed by a national board composed of representatives of the American Red Cross, Catholic Charities USA, Jewish Federations of North America, National Council of the Churches of Christ in the



USA, the Salvation Army and United Way of America. The Board is chaired by a representative of the Federal Emergency Management Agency (FEMA). During its 39 years of operation, the program disbursed over \$5.9 billion to over 14,000 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 United Way of Tulare County, 2,571 residents received utility assistance, 2,725 residents received rent and mortgage assistance, and 7,029 people were registered for vaccines in 2021.

### **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 Homeless Alliance is the designated Continuum of Care Program for Tulare County. Continuum of Care 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 of Tulare County, Central California Family Crisis Center, Turning Point of Central California, Kings United Way, CSET, Champions Recovery and the City of Tulare. In 2018, the Continuum of Care was awarded \$1,960,095, for PSH and RRH across Kings and Tulare Counties. Shelters and services are centered in cities, but Tulare County's unincorporated communities, especially redevelopment areas, may develop services for the homeless in the future.

### **Private Foundations**

Most of the private foundation funding for housing has been donated to Habitat for Humanity of Tulare and Kings County. House Raiser Sponsors of \$10,000 or more include Provident-Salierno Family Foundation, Bank of the Sierra, and Bank of America. Wall Raiser Sponsors of \$5,000 or more include Pacific Western Bank, Teichert Foundation, Primary Residential Mortgage, Eagle Mountain Casino, Union Bank, and United Way.

### **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](http://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 Moving to Work program, the Housing Choice Voucher program (Section 8), Conventional Public Housing program, Farm Labor program for families with farm labor income, and Senior Housing program. They also own or manage some individual subsidized rental complexes that do not fall under the previous categories, and can provide information about other affordable housing that is available in Tulare County. All programs are handicap accessible. Almost all of the complexes have 55-year recorded affordability covenants. Table 5-4 provides the number of units and locations managed by the HATC.

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## 5. Progress, Review & Revision

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The Public Housing Program provides rental assistance to low and moderate-income families and individuals. HATC owns and manages all rental units offered under this program, which is located in communities throughout Tulare County. HATC owns approximately 710 public housing units, which are mostly located inside city limits. The four main areas are Visalia, Tulare, Porterville and the north county area, which includes Dinuba, Woodlake, Cutler, Traver and London. Each area has a separate waiting list, screens applicants for criminal records, good rent-paying habits, acceptable credit and housekeeping standards. Priority is given to families displaced by government action. Sex offenders are excluded from the program by Federal Law.

The HATC has several new complexes in development. These new units are being developed using a combination of Low-Income Housing Tax Credits, HOME funds, City Redevelopment tax increment funding, Private Activity bonds, and Housing Authority administrative funds. Since the 2014/15 fiscal year, new development has provided for a 65-unit complex in Tulare, an 80 unit tax credit complex in the City of Porterville, and a 25 unit family complex in Exeter.

The Housing Authority is exploring additional projects for the future. No significant capital expenditures of greater than 30% of the Agency's total capital expenditure for any development are planned for the plan year.

The HUD Section 8 housing choice voucher program currently has approximately 156 contracts in unincorporated areas of the County, a number that changes daily, per the HATC. (Most Section 8 contracts are located within city limits – approximately 2,870 units are under lease throughout the County, with a 9,725 family waiting list.) This program allows eligible low-income legal residents of Tulare County to find the rental unit of their choice, which meets federal standards for housing condition and maximum rents. The difference between 25 to 30% of the tenants' incomes and the actual rent is subsidized. New units are developed through the non-profit agency, so referenda are not necessary.

The agency owns 450 units of farm labor housing financed through the U. S. Department of Agriculture through their 514/516 loan and grant programs. Funding for these projects amounts to revenues of \$1,907,148 and expenses of \$1,901,545. As shown in the 2009 Agency audit, the agency has revenues of \$1,268,460 which are charges for management of properties for other entities such as Kaweah Management Company, La Serena Development Corporation, and Plano Corporation. The funding for these projects remains in project specific accounts and management fees only pay for project overhead which consists of prorated agency administrative staff salaries and benefits.

The Housing Authority's senior housing programs provide housing to senior couples and individuals and, in some cases, to non-elderly, handicapped couples and individuals. The Authority owns or manages several senior-housing complexes, which vary in character. All 419 units are located within incorporated city limits to be close to community services.

The Housing Authority also operates two facilities within Visalia city limits for the mentally ill, including patients coming out of Institutions of Mental Disease, individuals requiring a Board and Care facility, the temporarily homeless and individuals requiring a period of extensive evaluation. A Transitional Living Center provides a variety of housing options for the mentally ill. Intensive case management services and structured by individualized programming are provided by the Tulare County Department of Health and Human Services. The project involved the rehabilitation of a Board and Care facility that was being abandoned and sold. Three agencies (the Community Redevelopment Agency of the city of Visalia, the County of Tulare Department of Health and Human Services and the Housing Authority of Tulare County) collaborated to save the property for affordable housing. Final rehabilitation was completed in July 2003. The facility has a large 11-bedroom house, nine one-bedroom apartments, and a large community building. All bedrooms are double occupancy, stretching the total capacity to 40 occupants. Another transitional facility, 12-unit Clark Court Group Home, also inside Visalia city limits, is designed as a half-way house for mentally ill tenants preparing to move into an open market situation. All are

very low income. Clark Court was constructed using State of California bond funding from the Rental Housing Construction Program.

**Table 5-4**  
**Housing Authority of Tulare County**  
**Housing Programs in Unincorporated Area as of 2022**

Housing Program	Number of Units	Location
Farm Labor Housing	173	Woodville Farm Labor, Porterville
	191	Linnell Farm Labor, Visalia
	14	Terra Bella
	50	Poplar Grove, Poplar
Mainstream Vouchers	126	-
Emergency Housing Vouchers	117	-
VASH Vouchers	68	-
Mainstream Project Base Vouchers	8	-
Moving to Work Allocation	2,867	-
Conventional Public Housing	24	Cutler 30-1A
	6	Cutler 30-1B
	20	London 30-2
	20	Goshen 30-4
	10	Traver 30-8

*Source: Housing Authority of Tulare County*

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 six months to move out. Many of the current MTW participants transferred to MTW from HATC's conventional low rent and Section 8 programs. Others were referred to the MTW program by HATC's partner agencies, the Tulare County Department of Health and Human services and Community Services Employment and Training, Inc. HATC's MTW program began in 1999 and an amended and restated MTW Agreement executed in 2018 will terminate in 2028.

Section 8 Housing Choice Voucher Program (HCV): As of 2021, HATC had a total of 2,871 HCV's (with authorization to lease an extra 81 vouchers authorized in the FY 2020-2021 plan). MTW HCVs allocated of which 2,952 are leased at this time. HATC is currently project basing 30 of its HCV-voucher allocations during the 2020-2021 fiscal year, and has no plans to convert any additional vouchers to project-based during the next plan year.

### 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 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 about 200 people on a waiting list. Recently, the Tule River Indian Housing Authority partnered with Self-Help Enterprises to construct Nupchi Xo' Oy, an affordable housing development in Porterville. This development includes 15 single-family homes and 25 townhouses.

Each housing organization currently working with the County of Tulare is further described below:

### **Self-Help Enterprises, Inc. (SHE)**

Headquartered in Visalia, this corporation was formed in 1965 and serves eight San Joaquin Valley counties. To achieve its stated purpose of improving the living conditions of the San Joaquin Valley, Self-Help Enterprises, Inc. (SHE) has developed four distinct program areas: new housing, housing rehabilitation, multiple-family, and community development (community facilities). Self-Help Enterprises' service area is comprised of eight counties – Fresno, Kern, Kings, Madera, Mariposa, Merced, Stanislaus and Tulare County.

Several Central Valley jurisdictions contract with Self-Help Enterprises for operation of CDBG and HOME housing rehabilitation programs and HOME First Time Homebuyer programs. As an example, the County of Tulare provided a CDBG grant of over \$350,000 to help develop a new water well in Richgrove. The previous well had become contaminated with nitrate and arsenic. Once completed, the new well will also serve the Rodriguez Labor Camp. SHE applied for grant funding for construction from the California Department of Public Health. SHE recently completed a New Homes subdivision in Orosi.

Throughout its service area, SHE completed 47 single family homes, 224 multi-family rental housing units, 50 houses rehabilitations, and 327 water and sewer connections in 2021.

In 2018-19 Self-Help Enterprises assisted the communities of Yettem and Seville in securing \$11,520,975 in grants from the State Water Resources Control Board. The Project provides water supply improvements in Yettem including a new well, transmission main between the new well and existing storage tank, new water meters, and an interconnect pipeline to homes between the communities of Yettem and Seville. In addition, Self-Help Enterprises secured funding from the U.S. Department of Agriculture, the State Water Resources Control Board and the Department of Water Resources to bring a permanent water source to the community of Okieville. The funds were used to dig a community well, construct piping to connect each house to the well and install a metering system to gauge how much each home will pay for the amount of water used.

**Housing Rehabilitation/First Time Homebuyer Programs** – The County of Tulare has contracted with Self-Help Enterprises since the late 1970s to administer some of the housing rehabilitation and first time homebuyer programs funded by CDBG, HOME, Farmworker Housing Grants and Housing Preservation Grants. SHE has overseen the rehabilitation of homes and provided homebuyer assistance to borrowers in the unincorporated areas of Tulare County.

### **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 Energy & Housing Assistance) and Sequoia Community Corps (with Construction Trades, Recycling Services and E-Waste). CSET offers homebuyer assistance programs and senior home repairs programs. CSET also operates programs focused on Workforce Development (with On-the-Job Training, Adult Career Transitions, Veterans Services, Resources for Businesses & Job Seekers), Youth Services (with Work Experience, Gang Prevention, Junior Leadership)

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## 5. Progress, Review & Revision

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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 2020-2021 Fiscal Year:

- Home weatherization to reduce heating and energy costs by improving the energy efficiency of homes and apartments – 103 households assisted
- Supportive housing placements & first-time homebuyer assistance – 127
- Households that received rental or mortgage assistance – 468
- Households that received energy assistance – 4,934

CSET's Sequoia Community Corps prepares young people for good jobs in the construction industry through multiple projects. Corpsmembers gain hands-on work experience through various Public Works projects that beautify our communities and improve their future job prospects.

### **Habitat for Humanity of Tulare County**

Habitat of Humanity of Kings/Tulare County (HFHTKC) is dedicated to eliminating substandard housing in Tulare and Kings County. HFHTKC 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.

HFHTKC also offers an "Emergency Repair and Accessibility Program" to the residents of Visalia. The program brings resources, volunteers, and homeowners together to repair roofs, paint, landscape, replace damaged windows and doors, repair plumbing and electrical problems, install wheelchair ramps, replace stoves and refrigerators, install weather-stripping and low-flow shower heads, repair or replace floors, and provide general clean up. Homeowners receive a forgivable loan to complete all or most of the work at no-cost. Homeowners and family members work side by side with volunteers to complete the restoration of their home if they are able. Our program helps individuals live in a safe, decent home and helps restore hope and dignity to their lives.

As of 2021 HFHTKC has provided housing rehab and builds in Porterville, Tulare, Hanford and Visalia. There have not been any HFHTKC projects in the unincorporated areas of Tulare County.

### **County of Tulare Health and Human Services Agency**

The County Health and Human Services Agency (HHSA) provides housing-related services to special needs populations.

### **IHSS (In-Home Supportive Services)**

The IHSS program provides services to the elderly and disabled population who are unable to remain safely in their homes due to the inability to perform the activities of daily living. The purpose is to avoid out of home placement, such as convalescent care. For those individuals who qualify for services, the program pays for various tasks to be completed in the home such as housecleaning, meal preparation, shopping for food, and personal care, etc. Eligible persons are authorized service hours based on an individual assessment, and can then hire a caregiver to perform the services, which are paid by the program.

### **MSSP (Multipurpose Senior Services Program)**

MSSP helps Medi-Cal recipients aged 65 and over to continue living in their own homes by arranging for help with services such as: home-delivered meals, transportation to medical appointments, bathing, getting dressed, housekeeping, medication reminders, emergency response systems, minor home

safety modifications, adult day care, counseling, and end-of-life planning. 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. Many clients are referred to the program by IHSS workers.

### 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.

### Tulare County Resource Management Agency

Table 5-5 provides a summary of assistance provided by the Tulare County Resource Management Agency for housing activities and Infrastructure since 1980.

**Table 5-5**  
**Assistance Provided in Unincorporated Area Since 1980**

Tulare County Resource Management Agency		
Community	Housing Activities	Infrastructure Provided Since 1980
Allensworth	Housing Rehabilitation	Emergency loan to fund operational expenses
Alpaugh	Housing Rehabilitation	New water system & hookups
Cutler – Orosi	Housing Rehabilitation, First Time Homebuyer (FTHB); annual compliance checks to verify insurance coverage, property condition & upkeep	New fire engine, sidewalk projects to schools & commercial areas (phases 1-5 done, funded phases 6-9), youth center, industrial park roads, study of business corridor & downtown business district. Funded replacement of failing sewer collection system pipelines, upgrades/expansion to joint wastewater treatment facility
Delft Colony	Housing Rehabilitation	Water distribution system, new well & storage tank; community sewer collection system & wastewater treatment facility
Doyle Colony/E Porterville		Fire station
Ducor	Housing Rehabilitation	Emergency replaced water tank, new well
Earlimart	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Bus shelter, fire station building. Funded Community Center, storm water & recreation master plan, community street sweeper.
El Rancho		Community sewer collection system & wastewater treatment facility
Goshen	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Community sewer collection system & wastewater treatment facility; Betty Drive / Ave 312 truck bypass; Phase 1 of community storm water system; water well & distribution on west side of SR 99
Ivanhoe	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Main Street Sidewalk project (Transportation Enhancement Act grant ); streetlights
Lemon Cove		Water system
Lindcove	Housing Rehabilitation	
London		Community park
Lone Oak (outside Tulare)		Water distribution system & connection to Tulare
Madonna Tract		Water service connection to Delano

Tulare County Resource Management Agency		
Community	Housing Activities	Infrastructure Provided Since 1980
(outside Delano)		
Pixley	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Wastewater treatment & disposal plant, Pixley Place sidewalk & landscaping, community entry sign,
Plainview		Two test wells, new community water system, residential connections
Poplar	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Community Center/Chamber of Commerce facility
Posey	Housing Rehabilitation	
Richgrove	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Storm water system with detention basin & community park; new CSD admin building/ computer center; community street sweeper, tree nursery
Seville		New community sewer collection system & wastewater treatment facility
Springville / Sequoia Dawn		Water system
Strathmore	Housing Rehabilitation	
Sultana	Housing Rehabilitation	
Terra Bella	Housing Rehabilitation	
Teviston	Housing Rehabilitation	
Tipton	Housing Rehabilitation	
Tonyville		New community sewer collection system & wastewater treatment facility
Tooleville		New community sewer collection system & wastewater treatment facility
Traver	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Sheriff's substation
Wells Tract		New community sewer collection system & wastewater treatment facility; new water system
Western Sky Mobile Home Park (outside Dinuba)		Water distributions system & pipeline to connect to Dinuba
Woodville	Housing Rehabilitation	
Yetttem	Housing Rehabilitation	Community water system; community sewer collection system & wastewater treatment facility
Fringe areas – Tulare (Matheny Tract, etc.), Exeter, Lindsay, Porterville, Visalia	Housing Rehabilitation & FTHB	

Source: Tulare County Resource Management Agency

### 5.3 Effectiveness and Appropriateness of Programs in Previous Element

Tulare County has made a great deal of progress in meeting affordable housing needs in the unincorporated area during the previous planning period. Going into the planning period the County had an adequate supply of sites and did not require implementation of a rezoning program. Tulare County has, however, adopted four community plan updates for Traver (2014), Strathmore (2015),

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## 5. Progress, Review & Revision

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Pixley (2015), and Tipton (2015) that include community wide rezoning plans. These rezoning plans include mixed-use zoning overlays that expand opportunities for additional housing while promoting community sustainability, smart growth and healthy communities' practices. Many of our programs have been successfully implemented and are contributing to meeting the needs of the County's low-income households.

The County has made significant progress in implementing several important action programs which include adoption of the following ordinance code amendments by the Board of Supervisors on June 30, 2015:

- Transitional Housing/Supportive Housing/Target Population Definitions, (SB745, Gov. Code 65582);

This amendment adds the definitions of Transitional Housing/Supportive Housing and Target Population in the Zone Ordinance and allows transitional housing within all the residential zones.

The Tulare County Health and Human Services (TCHHSA) housed 88 families and assisted 37 families through the CalWORKs Housing Support Program (HSP). Bringing Families Home ("BFH") was implemented in October 2023 and has enrolled 69 families. There are currently 46 active families in BFH. Between October 1<sup>st</sup> and December 31<sup>st</sup> of 2023. The TCHHSA will continue to work with CalWORKs and other third party entities to provide Transitional Housing/Supportive Housing in 2024.

- Family Definition, (Fair Housing Law, 24 CFR 5.403);

This amendment allows the Family Definition within the Definition Section of Zone Ordinance to comply with fair housing law. The Definition is as follows: "One or more persons living together in a dwelling unit with common access to, and common use of all living, kitchen, and eating areas within a dwelling unit."

- 2nd Unit Ordinance, (AB 1866, Gov. Code 65852.2);

The amendment changes the County's existing Second Unit Ordinance to comply with the AB 1866. The ordinance was changed from an Administrative Use Permit process to a Ministerial Permit process.

In 2023 the County issued thirty-three (33) permits for second residences throughout the Unincorporated areas of Tulare County. These permits did not require any additional land use entitlements.

- Reasonable Accommodation, (SB920, Gov. Code 65583 (c) (3));

The County adopted Ordinance No. 3474 adding Section 15.5 to the Zoning Ordinance of Tulare County pertaining to Reasonable Accommodation. The Ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

In 2023 the County processed two (2) Special Use Permits to allow for a third residence within Agricultural zoned properties to allow for elderly individuals to remain nearby to their families in accordance with Section 15.5 of the Tulare County Zoning Ordinance. The Applicants were asked to pay a fee of \$3,343.00 and the project took two (2) months to complete, from the time

of submittal to final approval. This is typical of most Conditional Use Permits for third residences in Agricultural Zoned properties. Section 15.5 would allow residences to be approved if the findings for Reasonable Accommodations can be made, however the County can further remove constraints by making the decision to the findings for Reasonable Accommodations to be made by the Tulare County Planning Director. This would allow for residences to be a by-right use upon approval of the findings.

- Emergency Shelters Ordinance and Definition, (SB2, Gov. Code 65589.5);

This amendment allows emergency shelters within the M-1 Zone.

- Density Bonus Ordinance (State Density Bonus Law 1979 as amended, Gov. Code 65915-65918);

State law requires all cities and counties to adopt a bonus density ordinance that specifies how compliance with the State bonus density law will be implemented.

- Residential rooftop Solar Ordinance, (AB 2188, Gov. Code 65850.5)\*.

The purpose of the Ordinance is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. In 2023 the County issued 864 building permits for Residential rooftop solar.

In addition to the ordinance code amendments, the County recently completed a document “Action Program 9” that examines the existing infrastructure in the unincorporated urban development boundaries (UDB’s) and Hamlet development boundaries (HDB’s). (See Appendix D: Action Program 9). The County completed infrastructure needs document in compliance with SB 244 document. The SB244 document will also address infrastructure needs for all communities, hamlets and legacy communities within the unincorporated area of the County and will describe available grants that can be used to address these needs.

Due to the extensive work effort associated with the adoption of the General Plan 2030 Update in 2012, adoption of four community plan updates in 2014-2015, adoption of seven ordinance code amendments in 2015, Action Program 9, and SB 244 analysis and document preparation in 2014 and 2015, some of the previous housing programs have not been completed at this time. However, these are appropriate programs and the County will strive to implement all housing programs after the adoption of the 2015 Housing Element update.

The previous Housing Element had a tremendous amount of Housing Programs, a number of which some were either repetitive or better characterized as policy rather than a program. The County has made a thorough review of the previous programs and continued, modified, or deleted as appropriate. It is the County’s belief that having fewer, more consolidated housing programs places a greater significance on all housing programs. Table 5-6 lists each housing policy and subject housing program from the prior Housing Element, a discussion of the effectiveness and implementation of the program and finally the program’s appropriateness. Under the appropriateness column is a brief explanation of if the program is to be continued, modified, or deleted.

**Table 5-6**  
**Housing Program Review**



## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Guiding Principle 1.1</b> Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.			
<b>Housing Policy 1.11</b> Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.	AP 2: Bonus Density Ordinance (DBO) AP 7: Streamlining Permit and Application Processing	A Density Bonus Ordinance was approved by the Board of Supervisors on June 30, 2015 to include Transitional Housing. The Density Bonus Ordinance has been updated and approved by the Board of Supervisors on _ to comply with Government Code Sections 65400 and 65915. The Accessory Dwelling Unit Ordinance was adopted by the Board of Supervisors on _.	Continue.
<b>Housing Policy 1.12</b> 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.	AP 1: Coordination of Housing Programs AP 5: Monthly Building Reports AP 14: Affordable Housing	Tulare County will re-implement the housing rehabilitation program in partnership with Self-Help Enterprises (SHE) and Housing Authority of Tulare County (HATC) and home buyer assistance program.	Modify – Add “Continue to seek additional State resources including HOME funds for multifamily housing development and CDBG for infrastructure in support of affordable housing.”
<b>Housing Policy 1.13</b> Encourage the utilization of modular units, prefabricated units, and manufactured homes.	AP 7: Streamlining Permit and Application Processing	Tulare County RMA permitted a total of 394 manufactured homes from FY 2015/2016 to 2022. The County approved Neighborhood Village, a 53-unit modular housing project in Goshen implemented by SHE and Salt + Light Works.	Continue.
<b>Housing Policy 1.14</b> 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.	AP 1: Coordination of Housing Programs AP 14: Affordable Housing	TCAG provides RHNA numbers for Tulare County. This Housing Element addresses the current RHNA numbers through incorporating Areas of High Opportunity into the Site Inventory for sites suitable and available for development.	Continue – Seek to increase the number of High Resource Census Tracts in the County according to TCAC/HCD Opportunity Maps to increase the acquisition of grant funding opportunities.
<b>Housing Policy 1.15</b> Encourage housing counseling programs for low income homebuyers and homeowners.	AP 1: Coordination of Housing Programs	Housing Counseling programs are currently provided by CSET Tulare County Housing Authority, and SHE.	Continue.
<b>Housing Policy 1.16</b> Review community plans and zoning to ensure they provide for adequate affordable residential development.	AP 15: Zoning and General Plan Consistency	Community Plans were prepared and adopted for Strathmore, Pixley, Tipton, Terra Bella, Ducor, and Porterville in 2015, for Alpaugh, Richgrove, Earlimart, East Orosi, London and Sultana in 2017, Goshen, Three Rivers, and	Continue – Review community plans and zoning for adequate affordable residential development as appropriate.



## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
		<p>Poplar-Cotton Center in 2018, Ivanhoe, Planview, and Woodville in 2019, Lemon Cove in 2020, and Cutler/Orosi in 2021. Hamlet Plans were adopted for Allensworth, Delft Colony, East</p> <p>Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen and Yettem in 2017. Legacy Plans were adopted for El Monte Mobile Village, Jovista, Matheny Tract, Hypericum and Tooleville in 2017. Community plans are in progress for Springville, Kingsburg UDB, and Delano UDB as of April 2023.</p>	
<b>Housing Policy 1.17</b> Maximize the County's attainment and use of public and private grants, low interest loans, in kind donations, and other resources to meet the need for affordable housing and suitable living environment for all residents.	AP 1: Coordination of Housing Programs	Tulare County RMA implements the homebuyers assistance program and is preparing to re-implement the housing rehabilitation program using CalHome funds. The County has also acquired American Rescue Plan Act (ARPA) funds that will be used for infrastructure projects to assist in meeting the need for suitable affordable housing.	Continue.
<b>Guiding Principle 1.2</b> 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.			
<b>Housing Policy 1.21</b> The County will act within its jurisdiction and affirmatively coordinate or refer fair housing opportunities in accordance with the Federal Fair Housing Act, and the California Fair Employment and Housing Act and other applicable state and federal fair housing and civil rights law.	AP 3: Fair Housing Practices	Tulare County is in compliance with Fair Housing Laws. The definition of family in the Zoning Ordinance was updated on June 30, 2015 to comply with fair housing laws. The sixth cycle housing element includes an assessment of fair housing, a site inventory, and a housing program consistent with the federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015 and AB 686 (2018).	Modify. Add, "the County will actively seek to add high opportunity sites to the housing site inventory to promote access to opportunities".
<b>Housing Policy 1.22</b> Actively discourage housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, family status, disability or other factors.	AP 3: Fair Housing Practices	The sixth cycle housing element includes an assessment of fair housing, a site inventory, and a housing program consistent with the federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015. Fair housing posters are displayed in the Tulare County Permit Center. Housing providers are required to follow State and Federal law in terms of posting information. Tulare County RMA does not have the resources to confirm if other organizations are complying with State and Federal law. Informational brochures in both Spanish and English from State and Federal	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
		agencies regarding fair housing law are available at the Tulare County Permit Center, and will be made available at locations throughout the County. The fair housing logo is printed housing related materials. Refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing, and to the Central California Legal Services. Include equal employment opportunity language in employment advertisements, construction bid solicitations, and requests for proposal.	
<b>Housing Policy 1.23</b> The County will take all measures reasonably available to it to ensure the provision of affordable housing and a suitable living environment for residents of low-income communities.	AP 14: Affordable Housing	Tulare County utilizes PLHA funds towards housing projects and has acquired Project Homekey funds for permanent supportive housing. The County has implemented housing rehabilitation and home buyer assistance programs. The County streamlines review processing requirements by making affordable housing a high priority and processes permits through a county process called the fast track program. The County also allows for concurrent processing for land use applications and building permits.	Continue.
<b>Guiding Principle 1.3</b> Strive to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.			
<b>Housing Policy 1.31</b> Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.	AP 4: Farmworker Housing	Tulare County issued 959 Employee Housing Permits from 2015-2021. Tulare County RMA's Economic Office and Planning Division attend monthly Agricultural Policy Advisory Committee and discusses Farmworker Housing upon request by the Agricultural Advisory Committee.	Continue.
<b>Policy 1.32</b> Provide information to the public about farmworker housing needs and the County's Employee Housing Program.	AP 4: Farmworker Housing	On-going as part of the land use entitlement process. Instructions on how to apply to the Employee Housing Program are posted on the Tulare County RMA website.	Continue.
<b>Policy 1.33</b> Require employee housing to be maintained in such a manner to provide a satisfactory living environment.	AP 4: Farmworker Housing	Tulare County reviews the adequacy of housing quality of employee housing. Employee housing development must comply with the standards set forth within the Employee Housing Act which can be found in Division 13, Part 1 of the	Delete. Completed.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
		California Health and Safety Code, commencing with Section 17000.	
<b>Policy 1.34</b> Encourage and support a balance between housing and agricultural needs.	AP 4: Farmworker Housing	The County balances urban uses such as housing and agricultural needs through the Tulare County General Plan, specially the Planning Framework which divides the County into urban and agricultural areas. Permit Center staff discuss issues with property owners daily. Promote dialogue between farmers and farmworker advocates to encourage more private development of farmworker housing during Tulare County Agricultural Policy Advisory Committee.	Modify.
Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Guiding Principle 1.4</b> Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.			
<b>Policy 1.41</b> Coordinate with Continuum of Care of Kings/Tulare Counties and other jurisdictions to provide housing and assistance for the homeless.	AP 12: Emergency Shelters	Tulare County works closely with non-profit housing developers like Continuum of Care. Tulare County was awarded grant funds in 2021 from the Multifamily Housing Program (MHP) and the Permanent Local Housing Allocation (PLHA) for Neighborhood Village in Goshen, a permanent supportive housing complex. Tulare County was awarded grant funds from the Homekey program for the acquisition and rehabilitation of Madson Gardens for permanent supportive housing.	Continue.
<b>Policy 1.42</b> Support and encourage non-profit organizations expressing interest in developing special needs housing with incentives (fast track processing, etc.).	AP6: Streamlining Permit and Application Processing AP 14: Affordable Housing	Tulare County works closely with non-profit housing developers like Self Help Enterprises.	Continue.
<b>Guiding Principle 1.5</b> 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.			
<b>Policy 1.51</b> Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of households, households of persons with	AP 10: Reasonable Accommodations AP 14: Affordable Housing	The Board of Supervisors adopted the Transitional Housing Ordinance on June 30, 2015. Employee Housing Permits are issued on a yearly basis. Other housing types are encouraged. Tulare County RMA permitted Neighborhood	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.		Village in Goshen, a 53-unit permanent supportive modular housing complex owned by Salt + Light Works and SHE. Tulare County was awarded grant funds in 2021 from the Multifamily Housing Program (MHP) and the Permanent Local Housing Allocation (PLHA) to be used towards Neighborhood Village. Tulare County was awarded grant funds from the Homekey program for the acquisition and rehabilitation of Madson Gardens for permanent supportive housing.	
<b>Policy 1.52</b> Support and encourage the development and improvement of senior citizen group housing, convalescent homes and other continuous care facilities.	AP 14: Affordable Housing	Tulare County works closely with non-profit and for-profit developers to encourage development.	Continue.
<b>Policy 1.53</b> Give households displaced by government action priority in public housing programs.	AP 14: Affordable Housing	Continuous and on-going.	Modify – Coordinate with Housing Authority of Tulare County to give households displaced by government action priority in public housing programs.
<b>Policy 1.54</b> Encourage cooperation between the County and private housing providers to direct private resources to areas where housing needs are not being met.	AP 14: Affordable Housing	Tulare County works closely with for-profit developers to encourage development.	Continue.
<b>Policy 1.55</b> Encourage development of rental housing for large families, as well as providing for other housing needs and types.	AP 2: Bonus Density Ordinance AP 7: Streamlining Permit and Application Processing AP 14: Affordable Housing	Tulare County works closely with non-profit and for-profit developers to encourage development. Tulare County permitted and was awarded funds from the Affordable Housing and Sustainable Communities Program in 2017 for Sequoia Commons in Goshen. Tulare County permitted and was awarded funds in 2020 from the Infill Infrastructure Grant (IIG) for Sequoia Commons II in Goshen.	Continue.
<b>Guiding Principle 1.6</b> 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.			
<b>Policy 1.61</b> Encourage an open exchange of ideas between the County and the private sector, including but not limited to developers,	AP 6: Open Exchange of Ideas	Tulare County staff is available to have discussions with all parties. The County will make use of its website, public noticing, advertisements, and informational	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
employers, nonprofit organizations, and the general public.		brochures (printed in both Spanish and English). The County held meetings with multiple stakeholder groups representing the developers, cities, and the agricultural community on a variety of projects and issues including community plan updates, complete streets and safe routes to schools. The County continues to meet regularly with stakeholders in an effort of transparency and open dialogue. The Grants Division routinely holds public hearings for its grant applications, grant closeouts and annual performance reports to solicit citizen input regarding programs and accomplishments. The opportunity is provided to comment on the accomplishments of the grants and to comment on the County's performance in fulfilling its obligations. All public hearings are publicly noticed at least 10 days before the hearing. All public notices state alternatives for citizens that are unable to attend the public hearing to submit written comments as well as information on how to access public information files.	
<b>Policy 1.62</b> Analyze current practices, processes and standards for their effectiveness, and implement changes where necessary.	AP 7: Streamlining Permit and Application Processing	Continuous and on-going.	Continue and ensure procedures in place to process SB 35 applications.
<b>Policy 1.63</b> Research and consider the feasibility of new ordinances and ordinance amendments and adopt those that can be most effective in meeting housing goals.	AP 7: Streamlining Permit and Application Processing	The Board of Supervisor adopted the Density Bonus Ordinance, Emergency Housing Ordinance, Reasonable Accommodation Ordinance, and the Transitional Housing Ordinance on June 30, 2015. Tulare County is in the process of updating the Density Bonus Ordinance to comply with AB 2345 (2020) and adopting an Accessory Dwelling Unit Ordinance. The County is pursuing a Prohousing Designation in 2023.	Continue.

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Policy 1.64</b> Annually review governmental procedures	AP 5: Monthly Building Reports	Fees are reviewed every fiscal year. Staff reviews building totals monthly	Modify- Provide impact fee waiver for housing projects

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
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.	AP 6: Open Exchange of Ideas	and annually.	with 100% of units affordable for low income households.
<b>Housing Guiding Principle 1.7</b> Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.			
<b>Policy 1.71</b> Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of local agencies programs and/or projects.	AP 7: Streamlining Permit and Application Processing	Tulare County works closely with HCD to approve affordable housing developments for low-income households. The County currently maximizes the streamlining of permit and application processing capabilities based on the County's work capacity.	Continue.
<b>Guiding Principle 2.1</b> Encourage the development, improvement, and expansion of necessary public infrastructure serving the unincorporated communities.			
<b>Policy 2.11</b> Encourage Federal and State governments to increase the level of funding for improvements or expansion of public infrastructure serving the unincorporated communities.	AP 9: Housing Related Infrastructure Needs	Tulare County supports increases in grant funding. The Tulare County RMA grant department staff applies for grants on a continuous basis. Throughout the 2015-2023 planning period, the County acquired approximately 21 housing and infrastructure related grants totaling \$29,555,759.00 for projects in the general county, Goshen, Matheny Tract, Monson, East Porterville, Earlimart, and Visalia.	Continue.
<b>Policy 2.12</b> 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.	AP 9: Housing Related Infrastructure Needs	Tulare County provides some infrastructure services. Although coordination with CSD's can sometimes be difficult, staff continues to work with these CSD's.	Modify – Add “ensure Special Districts and Community Service Districts implement Government Code Section 65589.7.
<b>Policy 2.13</b> When land is purchased by the County in conjunction with installation of new public facilities, the	AP 14: Affordable Housing	Will occur as opportunities arise. The sixth cycle housing element contains an updated site inventory to include all sites suitable and	Modify – change “... the County will endeavor to make any excess land available to housing

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
County will endeavor to make any excess land available to housing agencies for development of affordable housing.		available for housing.	agencies for development of affordable housing” to “...the County will make any excess land available to housing agencies for development of affordable housing”.

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Policy 2.14</b> 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.	AP 9: Housing Related Infrastructure Needs	Implementation through SB244 funding. In 2017, Tulare County in partnership with Leadership Counsel and Self-Help Enterprises completed a Disadvantaged Communities & Planning Policy Study.	Continue to develop and update a matrix of Infrastructure Development Priorities for disadvantaged unincorporated communities in Tulare County that establishes infrastructure development priorities for Tulare County.
<b>Policy 2.15</b> The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations. (GPU PF-4.7 Avoiding Isolating Unincorporated Areas).	AP 15: Zoning and General Plan Consistency	Ongoing as annexation proposals arise. Tulare County does not encourage the development of irregular boundaries. The County sends letters to jurisdictions seeking to annex land to encourage the annexation of additional land to prevent irregular boundaries from forming. The County encourages the unincorporated community of Matheny Tract to be included in the City of Tulare’s sewer service area.	Continue.
<b>Housing Policy 2.16</b> To the extent appropriate, the County shall maintain, monitor, and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan, as well as fulfilling federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS) to receive grant funding. (GPU ED-1.3 Economic Strategy).	AP 15: Zoning and General Plan Consistency	Tulare County Economic Development Corporation (EDC) is responsible for creating the Comprehensive Economic Development Strategy. Tulare County RMA Through the Economic Development Office (EDO), Tulare County maintains, monitors, and periodically updates accordingly, the Business Opportunities Work Program, Film Work Program, and Tourism Work Program.	Delete – Tulare County EDC is responsible for creating the Comprehensive Economic Development Strategy.
<b>Housing Policy 2.17</b> The	AP 15: Zoning and	The County will continue to pursue	Delete – Not a housing



## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
County will research and pursue grant funding that will promote tourism, support community growth, and maintain the quality of life for its residents and businesses. (GPU ED-1.7 Grant Funding).	General Plan Consistency	grant funding as opportunities arise. The Tulare County RMA staffs a grant department to continuously research and pursue grant funding opportunities.	measure, the County pursues grants on a regular basis for the development of all sectors pertaining to the County.
<b>Guiding Principle 2.2</b> Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.			
<b>Policy 2.21</b> 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.	AP 9: Housing Related Infrastructure Needs	The County's Subdivision Ordinance and the 2012 General Plan Update require urban services for UDB's unless those services prove infeasible. Prior to obtaining a building permit or other discretionary or administrative permit, all permits are checked for compliance with State Law, including the California Building Code, and review by the Environmental Health for water and wastewater. Furthermore, those connections that service more than 5 connections are now under the State Water Resources Control Board's purview.	Modify – include reference to Government Code Section 65589.7.
<b>Policy 2.22</b> Coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.	AP 9: Housing Related Infrastructure Needs	The County reviews capital improvement programs on an annual basis (Project Consideration List) and a 5 year program (CEDs). These lists are based on health, safety, and funding availability. In partnership with the Local Agency Formation Commission (LAFCo), the County will utilize SB 2 and LEAP grant funds towards capital improvement programs using municipality service reviews, finances, and infrastructure demand.	Continue to utilize the CEDs and recently developed Action Program 9 and SB 244 matrix to coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.
<b>Policy 2.23</b> Endeavor to develop and support improvement fees that are applied in an equitable manner.	AP 9: Housing Related Infrastructure Needs	Tulare County reviews improvements fees on an annual basis. The County charges the lowest Vehicle Miles Travelled (VMT) fee in the state at \$200.00 per unit according to the circulation element of the General Plan. Furthermore, the County does not charge Impact fees per dwelling unit which further reduces costs.	Continue to evaluate fee programs on an annual basis.
<b>Policy 2.24</b> Improvement requirements should reflect a balance between housing needs and the protection of public health and safety.	AP 9: Housing Related Infrastructure Needs	Health and Safety of the residents are the highest priority of the County. The County will use the American Rescue Plan Act (ARPA) funds toward sewer and water projects throughout the county.	Continue to utilize the CEDs and recently developed Action Program 9 and SB 244 matrix to coordinate capital improvement programs for public infrastructure

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
			projects while balancing housing needs and the protection of public health and safety.
<b>Housing Policy 2.25</b> The County shall encourage special districts, including community service districts and public utility districts to: 1. Institute impact fees and assessment districts to finance improvements, 2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and 3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems. (GPU PFS-1.8 Funding for Service Providers).	AP 9: Housing Related Infrastructure Needs	Continuous and On-going.	Continue.
<b>Policy 2.26</b> The County shall continue participation in State, regional, and local water resource planning efforts affecting water resource supply and quality. (GPU WR-3.4 Water Resource Planning).	AP 9: Housing Related Infrastructure Needs	The County implements the Local Agency Management Program (LAMP) for Onsite Water Treatment Systems (OWTS) adopted by the BOS on February 6, 2018. The County also implements Gov Executive order N-7-22 through Environmental health and local groundwater sustainability agencies (GSAs).	Continue.
<b>Policy 2.27</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts. (GPU PFS-1.7 Coordination with Service Providers).	AP 9: Housing Related Infrastructure Needs	Continuous and On-going. The County has adopted 19 community plans, 11 hamlet plans, and 5 legacy plans for unincorporated communities within the 2015-2023 planning period. As of January 2023, the County passed the first budget increase per SB 220 for sewer services in Traver.	Continue.
<b>Policy 2.28</b> The County shall oppose extension of	AP 9: Housing Related	The County enforces and complies with the agricultural policy found in	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation. Where necessary to address a public health issue, services should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses. (GPU AG-1.10 Extension of Infrastructure into Agricultural Areas).	Infrastructure Needs	the General Plan. The extension of urban services into agriculture designated areas is a non-issue as septic and well services are permitted.	

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Guiding Principle 3.1</b> Encourage “smart growth” designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.			
<b>Policy 3.11</b> Support and coordinate with local economic development programs to encourage a “jobs to housing balance” throughout the unincorporated area.	AP 1: Coordination of Housing Programs	Tulare County RMA work with developers to foster economic development on an ongoing basis. Through the Economic Development Office, the County implements and annually reviews the Business Opportunities Work Program, Film Commission Work Program, and the Tourism Work Program.	Continue to implement mixed land uses through community plan updates in the urban development boundaries of the county.
<b>Policy 3.12</b> Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within unincorporated communities.	AP 1: Coordination of Housing Programs	Staff is open to discussing locally initiated programs regarding recreational facilities. Proposition 68 funds will be used towards Poplar Community Park.	Continue to evaluate the feasibility of neighborhood parks and recreational facilities for residential areas within unincorporated communities through the community plan update process.
<b>Policy 3.13</b> Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.	AP 11: Healthy and Safe Housing Opportunities	Continuous and On-going. Tulare County complies with the standards set forth in the California Building Standards Code, Title 24 of the California Code of Regulations.	Delete. Completed.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Policy 3.14</b> Review and revise (when and where appropriate), the development boundaries of unincorporated communities.	AP7: Streamlining Permit and Application Processing	The County has updated the urban development boundaries (UDBs) and hamlet development boundaries (HDBs) through the adoption of community plans for 21 unincorporated communities from 2015 to 2021 and the adoption of hamlet plans for 11 unincorporated communities in 2017. The community plan update for Goshen is ongoing.	Continue.
<b>Policy 3.15</b> Allow multi-family residential projects or mixed-use developments in commercial zone districts within development boundaries of unincorporated communities.	AP: 15 Zoning and General Plan Consistency	Per Section 18.9 of Ordinance 352 of the Tulare County Code, a mixed-use overlay zone was established for the Community of Traver in December 2014 and the Communities of Pixley, Tipton, Terra Bella, Ducor and Strathmore in 2015, 11 Hamlet Plans and 5 Legacy Plans in 2017, Goshen, Three Rivers, and Poplar- Cotton Center in 2018, and Ivanhoe, Plainview and Woodville in 2019. The mixed-use overlay allows various uses with reduced use permit requirements, including residential units.	Delete. Adopted Ordinance to allow mixed use overlay in the following communities: Ivanhoe, Plainview, Woodville, Poplar/Cotton Center, Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem.
<b>Policy 3.16</b> Actively seek federal, state and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins recreation parks, prioritizing the location of new parks and park amenities in disadvantaged, unincorporated communities, wherever possible. In doing so, the County will actively seek the participation of interested parties who will support such efforts.	AP 14: Affordable Housing	On-going as grant opportunities become available.	Continue.
<b>Policy 3.17</b> 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.	AP 3: Livable Communities	Continuous and On-going. The County complies with and enforces the State Noise Standards, California Administrative Code Title 24 and Chapter 35 of the Uniform Building Code.	Continue to enforce the State Noise Standards, California Administrative Code Title 24 and Chapter 35 of the Uniform Building Code.
<b>Policy 3.18</b> The County shall not approve new noise	AP 3: Livable Communities	Continuous and On-going. The County complies with and enforces	Delete – Completed, acknowledged in (GPU

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
sensitive uses unless effective mitigation measures are incorporated into the design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or CNEL) or less within interior living spaces. (GPU HS-8.3 Noise Sensitive Land Uses).		the State Noise Standards, California Administrative Code Title 24 and Chapter 35 of the Uniform Building Code. The County enforces the policies established in the Noise Element of the Tulare County General Plan 2030.	HS-8.3 Noise Sensitive Land Uses) and State Noise Standards.
<b>Policy 3.19</b> The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level. (GPU HS-8.5 State Noise Standards).	AP 3: Livable Communities	Continuous and On-going. The County complies with and enforces the State Noise Standards, California Administrative Code Title 24 and Chapter 35 of the Uniform Building Code.	Delete. Completed
<b>Policy 3.110</b> To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities. (GPU HS-9.1	AP 3: Livable Communities	Under the Active Transportation Program (ATP), the County has completed Complete Street Policy plans, associated to the Safe Routes to School initiative, throughout the previous planning period in partnership with Tulare County Association of Governments(TCAG), SHE, for the communities of Traver, Goshen, Pixley, Strathmore, Earlimart, Tipton, Cutler, Orosi, Ducor, Terra Bella, Alpaugh, Allensworth, East orosi, Ivanhoe, Poplar, Woodville, and Three Rivers. In 2020, the the BOS approved an agreement with Caltrans to receive a Sustainable Transportation Planning Grant to prepare Complete Streets Policy Plans for Matheny Tract, West	Continue.

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Healthy Communities).		Goshen, Goshen, and East Tulare Villa.	
<b>Policy 3.112</b> Unless or until a traditional plan approach is requested by the hamlet and such a plan is adopted, land use designations within the HDB shall be the mixed-use land use designations as provided in Chapter 4- Land Use that promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities. (GPU PF-3.4 Mixed Use Opportunities).	AP 3: Livable Communities AP: 15 Zoning and General Plan Consistency	In 2017, the County has adopted 11 hamlet plans and established a mixed-use overlay combining zone within the HDB of each of the 11 hamlets.	Continue.
<b>Policy 3.113</b> The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including: 1. Creating walkable neighborhoods, 2. Providing a mix of residential densities, 3. Creating a strong sense of place, 4. Mixing land uses, 5. Directing growth toward existing communities, 6. Building compactly, 7. Discouraging sprawl, 8. Encouraging infill, 9. Preserving open space, 10. Creating a range of housing opportunities and choices, 11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and 12. Encouraging connectivity between new and existing development. (GPU LU-1.1 Smart Growth and Healthy Communities).	AP 3: Livable Communities	The County has completed and is in the process of implementing Complete Street Policy Plans for the communities of Traver, Goshen, Pixley, Strathmore, Earlimart, Tipton, Cutler, Oroshi, Ducor, Terra Bella, Alpaugh, Allensworth, East Oroshi, Ivanhoe, Poplar, Woodville, and Three Rivers. The County is preparing Complete Streets Policy Plans for West Goshen, Goshen, East Tulare Villa, and Matheny Tract.	Continue.
<b>Policy 3.114</b> The County shall promote flexibility and innovation through the use of planned unit developments, development	AP: 15 Zoning and General Plan Consistency	The County has approved specific plans for the Sequoia Gateway project in 2017 and a master plan for the Castlewood project in 2019. Both plans utilize updated	Continue

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques. (GPU LU-1.2 Innovative Development).		development standards from the previous 1978 standards. Development agreements were approved for Omni projects in Goshen and the Reed Family trust project near Kingsburg.	
<b>Policy 3.115</b> The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible. (GPU ERM-5.5 Collocated Facilities).	AP 3: Livable Communities	The County requires the development of parks, exceeding the requirements set forth in the Quimby Act of the Subdivision Map Act. Local assessment districts must now oversee and initiate park development. As a result, community facility districts were created. Through a joint use agreement, the County is working with the Goshen Community Service District for the development of a park.	Continue
<b>Policy 3.116</b> The County shall consider the use of existing entities or the creation of assessment districts, landscape and lighting districts, County service areas, community facilities districts, homeowners associations, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the County. (GPU ERM-5.4 Park-Related Organizations).	AP 3: Livable Communities	In 2019, the County required community service district (CSD) projects to be annexed by community facility districts in a streamlined fashion. The County works with CSDs to attempt landscape and lighting services in addition to sewer and water responsibilities.	Continue.
<b>Policy 3.117</b> To the extent legally, financially and environmentally feasible, the County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses incompatible with such traffic. (GPU LU-5.5 Access)	AP 3: Livable Communities AP 9: Housing Related Infrastructure Needs	The County is currently locating Industry and agricultural projects consistent with the use of traffic in respective zoned areas.	Continue.
<b>Guiding Principle 3.2</b> 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.			
Policies	Action	Accomplishments	Appropriateness



## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
	Programs	Effectiveness/Progress	Continue/ Modify/ Delete
<b>Policy 3.21</b> Promote and encourage “infill” development within the development boundaries of unincorporated communities and review current zoning to ensure that it is not impeding development.	AP 2: Bonus Density Ordinance AP 7: Streamlining Permit and Application Processing	The County is updating the Density Bonus Ordinance that will reduce requirements for affordable housing, Accessory Dwelling Units, and junior Accessory Dwelling Units.	Continue.
<b>Policy 3.22</b> Implement adopted community plans, which designate adequate sites for residential development.	AP 15: Zoning and General Plan Consistency	Community Plans were prepared and adopted for Strathmore, Pixley, Tipton, Terra Bella, Ducor, and Porterville in 2015, for Alpaugh, Richgrove, Earlimart, East Oroshi, London and Sultana in 2017, Goshen, Three Rivers, and Poplar-Cotton Center in 2018, Ivanhoe, Planview, and Woodville in 2019, Lemon Cove in 2020, and Cutler/Oroshi in 2021. Hamlet Plans were adopted for Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen and Yettem in 2017. Legacy Plans were adopted for El Monte Mobile Village, Jovista, Matheny Tract, Hypericum and Tooleville in 2017.	Delete -Completed, Adequate sites were gathered using updated urban development boundaries and zoning established in the adoption of community plans.
<b>Policy 3.23</b> Prepare new and/or update community plans that provide adequate sites for a variety of types of housing within the development boundaries of community.	AP 15: Zoning and General Plan Consistency	Community Plans were prepared and adopted for Strathmore, Pixley, Tipton, Terra Bella, Ducor, and Porterville in 2015, for Alpaugh, Richgrove, Earlimart, East Oroshi, London and Sultana in 2017, Goshen, Three Rivers, and Poplar-Cotton Center in 2018, Ivanhoe, Planview, and Woodville in 2019, Lemon Cove in 2020, and Cutler/Oroshi in 2021. Hamlet Plans were adopted for Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen and Yettem in 2017. Legacy Plans were adopted for El Monte Mobile Village, Jovista, Matheny Tract, Hypericum and Tooleville in 2017.	Delete – Completed.
<b>Policy 3.24</b> When locating agricultural industry in rural areas, a determination should be made that there are transit opportunities and an adequate employment	AP 9: Housing Related Infrastructure Needs	The County does not locate agricultural industry. The use permit process ensures adequate transportation and employment consistent with the Tulare County General Plan 2030.	Continue

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
base living within a reasonable distance to the site.			
<b>Guiding Principle 4.1</b> Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation.			
<b>Policy 4.11</b> Review residential projects for environmental impacts and impose conditions to reduce those impacts.	AP 7: Streamlining Permit and Application Processing	The County complies with and performs the requirements of the California Environmental Quality Act (CEQA).	Delete – Completed under the CEQA process.
<b>Policy 4.12</b> Facilitate land use policies and programs that meet housing and conservation objectives.	AP 8: Sustainable Practices	The County enforces and implements the land-use policies and programs in the Planning Framework Element and Land-Use Element of the Tulare County General Plan 2030.	Continue.
<b>Policy 4.13</b> Promote energy efficiency and water conservation.	AP 8: Sustainable Practices	The Groundwater Sustainability Agencies limit allocations for agricultural use as of 2023. The County complies with the standards set forth in the 2022 California Building Standards Code, Title 24 of the California Code of Regulations which requires higher levels of energy efficiency.	Continue

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Policy 4.14</b> Enforce the requirements of County Ordinances regarding the disposal of construction and demolition debris.	AP 8: Sustainable Practices	The County enforces the requirements regarding the disposal of construction and demolition debris through the building permit process in coordination with Solid Waste.	Delete. Completed
<b>Policy 4.15</b> Enforce energy Efficiency Standards for Residential and Non-Residential properties (Title 24).	AP 8: Sustainable Practices	The County adopted the 2022 California Building Standards Code, Title 24 of the California Code of Regulations effective on January 1, 2023.	Delete. Completed
<b>Policy 4.16</b> Achieve and maintain working and up-to-date knowledge of state and federal energy conservation programs and incentives among County staff, as feasible, in order to provide information and technical support as needed to pursue the full utilization of such programs by residents, the County, non-profits and other entities.	AP 8: Sustainable Practices	Continuous and ongoing. The RMA Grants Staff makes an honest effort to maintain up-to-date knowledge of all state and federal programs and incentives as applicable to the extent feasible regarding the County's work capacity.	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Guiding Principle 4.2</b> Encourage developments that will maximize energy efficiency and contribute to the reduction of greenhouse gases.			
<b>Policy 4.21</b> Promote energy conservation opportunities in new residential development.	AP 8: Sustainable Practices	Tulare County adopted the 2022 California Building Standards Code, Title 24 of the California Code of Regulations effective on January 1, 2023.	Continue
<b>Policy 4.22</b> Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	AP 8: Sustainable Practices	Tulare County has adopted the 2022 California Building Standards, Title 24 in its entirety and utilizes the provisions and definitions relating to energy conservation in the California Environmental Quality Act (CEQA) to mitigate environmental impacts.	Delete. Complete
<b>Policy 4.23</b> Consider and include information regarding trip generation into staff reports and/or environmental assessments for development.	AP 7: Streamlining Permit and Application Processing	Tulare County follows the guidelines set forth in the California Environmental Quality Act regarding trip generation. Tulare County evaluates new projects according to Section 13.7 Vehicle Miles Travelled Guidelines SB 743 Implementation of the Transportation and Circulation Element of the Tulare County General Plan 2030.	Delete. Completed
<b>Policy 4.24</b> The County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies. As appropriate, the County will evaluate each new project under the updated General Plan to determine its consistency with the emission reduction strategies. (GPU AQ-1.7 Support Statewide Climate Change Solutions).	AP 8: Sustainable Practices	Tulare County supports AB 32, California Global Warming Solutions Act of 2006 and complies with SB 375 Transportation Planning. The County works with the Tulare County Association of Governments to promote development that aligns with the Regional Transportation Plan, Sustainable Communities Strategy, and the San Joaquin Valley Greenprint.	Continue.
<b>4.25</b> The County will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. (GPU AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions).	AP 8: Sustainable Practices	Tulare County RMA assisted the Allensworth Progressive Association in acquiring grant funds from the Transformative Climate Communities (TCC) Program to be used to reduce Greenhouse emissions through community projects.	Continue.
<b>Policy 4.26</b> When developing the regional transportation system, the County shall work with TCAG to comprehensively	AP 8: Sustainable Practices AP 3: Livable Communities	Tulare County is a member of the Regional Transportation Program-Regional Housing Needs Assessment Committee. The County is involved in efforts to	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
study methods of transportation which may contribute to a reduction in air pollution in Tulare County. Some possible alternatives that should be studied are: 1. Commuter trains (Light Rail, Amtrak, or High Speed Rail) connecting with Sacramento, Los Angeles, and San Francisco, with attractive services scheduled up and down the Valley, 2. Public transportation such as buses and light rail, to serve between communities of the Valley, publicly subsidized if feasible, 3. Intermodal public transit such as buses provided with bicycle racks, bicycle parking at bus stations, bus service to train stations and airports, and park and ride facilities, and 4. Community transportation systems supportive of alternative transportation modes, such as cycling or walking trails, with particular attention to high-density areas. (GPU AQ-2.3 Transportation and Air Quality).		implement the Cross Valley Community Train between Lemoore and Strathmore and connections to high-speed rail through the county. Public transit services are operated under the Tulare County Regional Transit Agency, a countywide Joint Powers Authority established in 2020 to provide bus services from Visalia to Fresno. The County is also active in implementing the Complete Streets program.	
<b>Policy 4.27</b> The County shall continue to work with State, regional, and local agencies to assess transportation needs and goals and support coordinated transportation planning and programming with the Tulare County Association of Governments (TCAG) and other local agencies. (GPU TC-1.3 Regional Coordination).	AP 3: Livable Communities	Tulare County partners with the Tulare County Association of Governments and Self Help-Enterprises to implement the Complete Streets Program for unincorporated communities.	Continue.
<b>Policy 4.28</b> The County shall encourage regional coordination to facilitate improved connectivity between County and city operated transit systems and other transportation modes. (GPU TC-4.5 Transit Coordination).	AP 9: Housing Related Infrastructure Needs AP 8: Sustainable Practices	Public transit services are operated under the Tulare County Regional Transit Agency, a countywide Joint Powers Authority established in 2020.	Continue.
<b>Policy 4.29</b> The County	AP 3: Livable	Tulare County RMA identifies	Delete. Completed and

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
shall identify Countywide recreational and commuter bicycle routes and update the Tulare County Regional Bicycle Transportation Plan as appropriate. (GPU TC-5.6 Regional Bicycle Transportation Plan).	Communities AP 8: Sustainable Practices	recreational and commuter bicycle routes in the Complete Streets Policy Plans for the communities of Allensworth, Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Traver, Goshen, Ivanhoe, Pixley, Poplar, Strathmore, Terra Bella, Tipton, and Woodville, completed through 2014 to 2016.	Tulare
<b>Policy 4.210</b> The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors. (GPU TC-5.7 Designated Bike Paths).	AP 3: Livable Communities AP 8: Sustainable Practices	Tulare County RMA identifies recreational and commuter bicycle routes in the Complete Streets Policy Plans for the communities of Allensworth, Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Traver, Goshen, Ivanhoe, Pixley, Poplar, Strathmore, Terra Bella, Tipton, and Woodville, completed through 2014 to 2016.	Continue until Complete Street projects are complete.
<b>Policy 4.211</b> The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals. ( GPU TC-5.8 Multi-Use Trails).	AP 3: Livable Communities AP 8: Sustainable Practices	Tulare County RMA identifies recreational and commuter bicycle routes in the Complete Streets Policy Plans for the communities of Allensworth, Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Traver, Goshen, Ivanhoe, Pixley, Poplar, Strathmore, Terra Bella, Tipton, and Woodville, completed through 2014 to 2016.	Continue until the construction phase of Complete Street projects are completed.
<b>Guiding Principle 5.1</b> 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.			
<b>Policy 5.11</b> Seek assistance and coordinate with nonprofit housing providers in undertaking rehabilitation projects and providing homebuyer assistance for extremely-low, very-low, low and moderate income households living in the unincorporated area.	AP 1: Coordination of Housing Programs AP 13: Prevention of At Risk Units	Tulare County coordinates with Self-Help Enterprises and Non-Profit housing providers to implement housing rehabilitation and homebuyer assistance programs. The County acquired Permanent Local Housing Allocation (PLHA ) funds in 2014 to be used towards housing rehabilitation. The County is preparing to re-implement the housing rehabilitation program using Calhome Program funds. The County has acquired Community Development Block (CDBG) grant funding to be used towards homebuyer assistance programs.	Continue as funds become available.
<b>Policy 5.12</b> Conduct housing condition surveys to coincide with future housing element updates.	AP 11: Healthy and Safe Housing Opportunities	Housing Condition Surveys are conducted as part of the housing element update. The 2022 Housing Conditions Survey was completed in consultation with Self-Help Housing.	Delete - Required by housing element update process.
<b>Policy 5.13</b> Support	AP 13: Prevention	Continuous and on-going. The	Continue.

## 5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
applications from cities and non-profit organizations for grants and other funding sources to preserve and rehabilitate existing affordable housing stock.	of At Risk Units	County has worked with Self-Help Enterprises to acquire grants and other funding sources.	

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<b>Policy 5.14</b> Publicize and support the County's housing rehabilitation program that facilitates the rehabilitation of substandard housing in the unincorporated areas.	AP 11: Healthy and Safe Housing Opportunities	On-going as part of substandard housing code enforcement. The substandard housing code is posted on the Tulare RMA website.	Modify - Continue to publicize and support housing rehabilitation programs that facilitates the rehabilitation of substandard housing in a manner that is accessible to communities in unincorporated areas.
<b>Guiding Principle 5.2</b> Encourage housing to be maintained in such a manner to provide a safe and satisfactory living environment.			
<b>Policy 5.21</b> Administer and enforce the relevant portions of the Health and Safety Code.	AP 11: Healthy and Safe Housing Opportunities	On-going	Continue.
<b>Policy 5.22</b> Promote and encourage residents and landowners to maintain their properties in good condition in order to preserve the existing housing stock.	AP 13: Prevention of At Risk Units	Code enforcement is on-going.	Continue.
<b>Policy 5.23</b> Explore and pursue the demolition of dilapidated housing units, to the extent allowed by law and funding, where rehabilitation is not reasonably feasible.	AP 11: Healthy and Safe Housing Opportunities	As of 2022, Tulare County implements a Substandard Housing Program to fund substandard housing abatement. The County is preparing to re-implement a Housing Rehabilitation program utilizing CalHome Program funds.	Continue.
<b>Policy 5.24</b> Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.	AP 16: No Net Loss	The County encourages the development of suitable replacement housing.	Modify.
<b>Policy 5.25</b> Prohibit the establishment of marijuana dispensaries and adult-oriented businesses in residential areas or near schools in accordance with Tulare County Ordinance	AP 11: Healthy and Safe Housing Opportunities	Per Section 15.3 of Ordinance No. 3539 of the Tulare County Zoning Ordinance, commercial cannabis activities are prohibited in all zones. Commercial medicinal cannabis activities are restricted to C-2, C-3, M-1, and M-2 zones.	Delete. Completed.

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Code.			
<b>Policy 5.26</b> Prohibit concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.	AP 11: Healthy and Safe Housing Opportunities	On-going as part of the normal land use entitlement process.	Delete - Completed
<b>Policy 5.27</b> The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures. (GPU LU-7.8 Building Abatement).	AP 11: Healthy and Safe Housing Opportunities	Tulare County has acquired a 1,000,000 per year grant amount from the Solid Waste. The County currently implements the abatement program and will continue the housing rehabilitation program within the 2023-2024 fiscal year.	Continue.
<b>Guiding Principle 5.3</b> Encourage a reduction of blight in communities and hamlets.			
<b>Policy 5.31</b> The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities. (GPU ED-6.1 Revitalization of Community Centers).		The Tulare County Economic Development department continues to work closely with developers to provide public, financial, entertainment, and commercial activities.	Continue.
<b>Policy 5.32</b> The County shall promote the beautification of communities, hamlet core areas, and mountain service centers. (GPU ED-6.6 Core Area Beautification).		Tulare County does not maintain landscaping and allows homeowner association's to provide the potential for beautification efforts. The County enforces Chapter 31 Water efficient Landscaping	Continue.

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. Rents and mortgages are not the only factors to housing affordability. The utility costs of a home may also contribute to the overall cost burden a renter or homeowner may experience. Many homes in unincorporated Tulare County have been built before 1970, without standard energy conservation building practices or may still



contain inefficient energy appliances. With increasing energy rates from utility companies and increasing energy use from more frequent excessive heat and cold days, low- and moderate-income families are more vulnerable to rising energy costs. This section discusses opportunities for energy conservation with respect to residential development in Tulare County.

Tulare County adopted the 2022 California Building Standards code, Title 24 of the California Code of Regulations in its entirety with Ordinance No. 3618. The adoption of the 2022 California Building Standards Code includes the adoption of the Green Building Standards Code, Title 24, part 11 and the California Energy Code, Title 24, part 6 including Energy Efficiency Standards for Residential and Nonresidential Buildings. Through the enforcement of Title 24 standards, the County will reduce energy costs in new and rehabilitated residential buildings.

To comply with AB 2188, Tulare County has adopted the small residential rooftop solar ordinance that expedites the review of small residential rooftop solar projects with the addition of Ordinance 3477 in 2015. This ordinance will increase the efficiency of building rooftop solar projects by streamlining the permit process. In doing so, the County has removed barriers, minimized costs to property owners, and expanded the ability for property owners to install solar energy systems.

In addition to adopting local ordinances to conserve energy and build energy efficiency, the Tulare County Climate Action Plan 2018 Update outlines energy efficiency policies of the Tulare County County General Plan that are to be implemented throughout the housing element planning period.

- **AQ-3.5 Alternative Energy Design.** The County shall encourage all new development, including rehabilitation, renovation, and redevelopment, to incorporate energy conservation and green building practices to maximum extent feasible. Such practices include but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems.
- **LU-7.15 Energy Conservation.** The County shall encourage the use of solar power and energy conservation building techniques in all new development.
- **ERM-4.1 Energy Conservation and Efficiency Measures.** The County shall encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with State law.
- **ERM-4.3 Local and State Programs.** The County shall participate, to the extent feasible, in local and State programs that strive to reduce the consumption of natural or man-made energy sources.
- **ERM-4.4 Promote Energy Conservation Awareness.** The County should coordinate with local utility providers to provide public education on energy conservation programs.
- **HS-1.4 Building and Codes.** Except as otherwise allowed by State law, the County shall ensure that all new buildings intended for human habitation are designed in compliance with the latest edition of the California Building Code, California Fire Code, and other adopted standards based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).
- **ERM-4.6 Renewable Energy.** The County shall support efforts, when appropriately sited, for the development and use of alternative energy resources, including renewable energy such as wind and solar, biofuels and co-generation.
- **ERM-4.7 Reduce Energy Use in County Facilities.** Continue to integrate energy efficiency and conservation into all County functions.

## 5. Progress, Review & Revision

- **ERM-4.8 Energy Efficiency Standards.** The County shall encourage renovations and new development to incorporate energy efficiency and conservation measures that exceed State Title 24 standards. When feasible, the County shall offer incentives for use of energy reduction measures such as expedited permit processing, reduced fees, and technical assistance.

Furthermore, numerous local organizations and utility providers offer energy conservation programs that include weatherization and utility assistance. Table 5- provides a detailed description of local energy conservation programs currently available to residents and developers.

**Table 5-7  
Opportunities for Energy Conservation**

Program	Provider	Summary
Housing Rehabilitation Program	Self-Help Enterprises	Provides financing to repair income eligible and owner-occupied homes in need of essential health/or safety repairs in rural Tulare County. Repairs include roofing, plumbing, electrical heating, cooling, and insulation.
Solar on Multifamily Affordable Housing (SOMAH)	Self-Help Enterprises	Provides financial incentives for installing photovoltaic systems on multifamily affordable housing thereby reducing electricity costs, providing tenants access to clean energy, protects tenants from rent increases, and provides direct energy cost savings to tenants through utility bill credits.
Low-income Energy Assistance Program	Community Services Employment Training (CSET)	Provides low-income community members assistance with bill payments, energy crisis, weatherization, and energy-related home repairs.
Weatherization Assistance Program	Community Services Employment Training (CSET)	Sequoia Community Corps members provide labor for weatherization services at no cost. Services include, weather stripping, water heater blankets, switch and outlet gaskets, galss and window replacement, furbace repair or replacement, gas appliance repair or replacement, and ceiling

## 5. Progress, Review & Revision

Program	Provider	Summary
		insulation among other minor home repairs.
Energy Savings Program	Proteus Inc.	Eligible customers can receive gas and electrical services including appliance repair and replacements, attic insulation, Ductwork seals, weatherization, LED, evaporative cooler installation, and more.
Energy Savings Assistance Programs	Southern California Edison	Qualified customers can receive energy-efficient appliances at no charge or at a minimal charge including installation.
Energy Savings Assistance Programs	Southern California Gas Company	Eligible customers can receive energy-saving home improvements at no cost such as attic insulation, high efficiency clothes washer, furnace duct sealing system, water heater blanket, water heater pipe insulation, and more.
GoGreen Home Energy Financing	State of California	Provides financing options with no fees or closing costs to eligible applicants for energy efficiency upgrades to single family homes, townhomes, condominiums, manufactured homes, and 1-4 unit properties.
GoGreen Affordable Multifamily Energy Financing	State of California	Provides financing options such as leases, equipment financing agreements and energy service agreements to multifamily affordable properties with 5 or more units with at least 50% of units income restricted.



## 6.1 Housing Program

This chapter sets forth the goals, guiding principles, policies, programs and objectives designed to address housing issues within the unincorporated area of Tulare County, as identified in previous chapters. Definitions of goal, guiding principle, policy, program and objective are provided below.

- A **goal** represents a long-term desired state of affairs.
- A **guiding principle** directs policy and programs toward a specific goal or objective.
- A **policy** guides programs and actions toward those that are most likely to achieve the desired goal or objective.
- A **program** specifies the steps and procedures which implement the policy. Listed under each program plan are the agency or agencies responsible for implementation, the timing of implementation, funding sources, applicable goals and policies and the objective of the program.
- An **objective** is similar to a goal in that it represents a desired state of affairs, but it is more narrowly defined as an intermediate result, which must be achieved to reach the goal. State law provides that housing elements must contain quantified objectives, which specify the actual numbers of housing units that can be constructed, rehabilitated and conserved during the planning period.

For purposes of its housing planning and programming efforts, the State of California has adopted the following broad statewide housing goal of:

*“Decent housing and a suitable living environment for every California family.”*

Tulare County both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, HCD has established the following four primary goals:

- The provision of new housing
- The preservation of existing housing and neighborhoods
- The reduction of housing costs
- The improvement of housing conditions for special needs groups

As noted in Government Code Section 65558(e)(3)(c), a metropolitan planning organization can adopt an eight (8) year housing element.

State Housing Element Law, Government Code 65588(e)(4) allows local jurisdictions to adopt its housing element on an eight year planning cycle, when the local jurisdictions Council of Governments

adopts a four year Regional Transportation Plan cycle (RTP). This allows the RTP and Housing Element to coincide with the RTP every eight years.

This Element is required to be adopted by the County by **December 31, 2023**. If the Housing Element is adopted within 120 days of the due date above, the County may proceed with an eight year planning period. If the County fails to adopt the housing element within 120 days of the above due date, the County is placed on a four year housing element cycle.

### 6.2 Housing Goals, Guiding Principles, and Policies

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An adequate supply of healthy, safe and affordable housing is needed to accommodate the needs of unincorporated area residents. Tulare County places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, teenage parents, large families, farmworkers, overcrowded households, residents of group quarters, ethnic or racial minorities and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs. Accordingly, the following goals, principles, and policies are designed to guide future development projects and preservation programs toward the production of a wide range of housing types to meet the varied needs of the residents of the unincorporated areas of Tulare County.

#### Summary Housing Goal:

***Attainment of a suitable, affordable, safe and sanitary living environment for every present and future resident in the unincorporated areas of Tulare County, regardless of race, age, religion, sex, marital status, ethnic background, source of income, personal disability, gender identity or expression, sexual orientation, citizenship status, or language.***

<b>Housing Element Goal 1</b>	Variety of Housing Types
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*A sufficient supply and range of housing types that meet the economic and social needs of every present and future resident of the Tulare County unincorporated area, particularly persons with special needs, including but not limited to low-income households, the elderly, persons with disabilities, female headed households, large families, farmworkers, and persons & families in need of emergency shelters in order to provide equal housing opportunities for all.*

#### **Housing Guiding Principle 1.1**

Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.

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

**Housing Policy 1.12** Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized.

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

**Housing Policy 1.14** Pursue an equitable distribution of future regional housing needs allocations, thereby providing a greater likelihood of assuring a balance between housing development and the location of employment opportunities.

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

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

**Housing Policy 1.17** Maximize the County's attainment and use of public and private grants, low interest loans, in kind donations, and other resources to meet the need for affordable housing and suitable living environment for all residents.

### ***Housing Guiding Principle 1.2***

Promote equal housing opportunities for all persons regardless of race, age, religion, sex, marital status, ethnic background, source of income, personal disability, gender identity or expression, sexual orientation, citizenship status, or language..

**Housing Policy 1.21** The County will act within its jurisdiction and affirmatively coordinate or refer fair housing opportunities in accordance with the Federal Fair Housing Act, and the California Fair Employment and Housing Act and other applicable state and federal fair housing and civil rights law. .

**Housing Policy 1.22** Actively discourage through communication housing discrimination based upon race, age, religion, sex, marital status, ethnic background, source of income, personal disability, gender identity or expression, sexual orientation, citizenship status, or language.

**Housing Policy 1.23** The County will take all measures reasonably available to it to ensure the provision of affordable housing and a suitable living environment for residents of low-income communities.

### ***Housing Guiding Principle 1.3***

Strive to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.

**Housing Policy 1.31** Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.

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

**Housing Policy 1.34** Encourage and support affordable and safe housing availability within the urban development boundaries and hamlet development boundaries of Tulare County.

**Housing Policy 1.35** Protect existing non-migrant farmworkers from mass evictions

### ***Housing Guiding Principle 1.4***



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

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

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

### ***Housing Guiding Principle 1.5***

Encourage and support programs that assist and help meet the housing needs of special needs groups, including but not limited to the elderly, persons with disabilities, female headed households, large families, farmworkers, and the homeless.

**Housing Policy 1.51** Encourage the construction of new housing units for “special needs” groups, including senior citizens, large families, single heads of households, households of persons with physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.

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

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

**Housing Policy 1.54** Encourage cooperation between the County and private housing providers to direct private resources to areas where housing needs are not being met in close coordination and communication with existing community groups and residents.

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

### ***Housing Guiding Principle 1.6***

Assess and amend County ordinances, standards, practices, and procedures considered necessary to carry out the County’s essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas.

**Housing Policy 1.61** Encourage an open exchange of ideas between the County and the private sector, including but not limited to developers, employers, nonprofit organizations, and the general public.

**Housing Policy 1.62** Analyze both past and current practices, processes, and development standards for their effectiveness, and implement changes where necessary regarding residential development.

**Housing Policy 1.63** Research and consider the feasibility of new ordinances and ordinance amendments and adopt those that can be most effective in meeting housing goals.

**Housing Policy 1.64** Annually review governmental procedures and fees for processing applications, inspections, environmental review, building permits and development services so that such procedures



and fees will not inhibit the development of affordable housing.

### ***Housing Guiding Principle 1.7***

Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

**Housing Policy 1.71** Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of local agencies programs and/or projects.

<b>Housing Element Goal 2</b>	<b>Attainment of Infrastructure</b>
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*The attainment and actual development, improvement, and expansion of needed public infrastructure such as roads, sidewalks, storm water drainage, safe & adequate water supply and wastewater disposal systems within the communities located throughout the unincorporated area of the County including shovel ready projects as feasible.*

### ***Housing Guiding Principle 2.1***

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

**Housing Policy 2.11** Encourage Federal and State governments to increase the level of funding for improvements or expansion of public infrastructure serving the unincorporated communities.

**Housing Policy 2.12** Increase opportunities for technical assistance to public utility districts and community service districts and mutual water companies in an effort to educate and assist them in attaining the necessary public infrastructure.

**Housing Policy 2.13** When land is purchased by the County in conjunction with installation of new public facilities, the County will endeavor to make any excess land available to housing agencies for development of affordable housing.

**Housing Policy 2.14** Create and maintain a matrix of Infrastructure Development Priorities for Disadvantaged Unincorporated Communities in Tulare County through analysis and investigation of public infrastructure needs and deficits, pursuant to Action Program 9.

**Housing Policy 2.15** The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations. (GPU PF-4.7 Avoiding Isolating Unincorporated Areas).

**Housing Policy 2.16** Remove barriers to expansion of water supply and other infrastructures

**Housing Policy 2.17** Provide basic services needed to support residential uses in unincorporated communities such as fire stations, parks, etc.

### ***Housing Guiding Principle 2.2***

Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.

**Housing Policy 2.21** Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer pursuant to Government Code Section 65589.7, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.

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

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

**Housing Policy 2.24** Improvement requirements should reflect housing needs and the protection of public health and safety.

**Housing Policy 2.25** The County shall encourage special districts, including community service districts and public utility districts to: 1. Institute impact fees and assessment districts to finance improvements, 2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and 3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems. (GPU PFS-1.8 Funding for Service Providers).

**Housing Policy 2.26** The County shall continue participation in State, regional, and local water resource planning efforts affecting water resource supply and quality and prioritize public health and safety in unincorporated communities and hamlets. (GPU WR-3.4 Water Resource Planning).

**Housing Policy 2.27** The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts. (GPU PFS-1.7 Coordination with Service Providers).

**Housing Policy 2.28** The County shall oppose extension of urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation or meet the housing needs of farmworker communities. Where necessary to address a public health issue, services should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses. (GPU AG-1.10 Extension of Infrastructure into Agricultural Areas).

### Housing Element Goal 3

### Livable Communities

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

#### **Housing Guiding Principle 3.1**

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

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

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

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

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

**Housing Policy 3.15** Actively seek federal, state and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins recreation parks, prioritizing the location of new parks and park amenities in disadvantaged, unincorporated communities, wherever possible. In doing so, the County will actively seek the participation of interested parties who will support such efforts.

**Housing Policy 3.16** Discourage developments of residential housing units in areas with high noise levels, as determined by State Noise Standards, or requires mitigation measures to diminish the effects.

**Housing Policy 3.18** To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities. (GPU HS-9.1 Healthy Communities).

**Housing Policy 3.19** The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities. (GPU HS-9.2 Walkable Communities).

**Housing Policy 3.110** Unless or until a traditional plan approach is requested by the hamlet and such a plan is adopted, land use designations within the HDB shall be the mixed use land use designations as provided in Chapter 4-Land Use that promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities. (GPU PF-3.4 Mixed Use Opportunities).

**Housing Policy 3.111** The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including:

1. Creating walkable neighborhoods,

2. Providing a mix of residential densities,
3. Creating a strong sense of place,
4. Mixing land uses,
5. Directing growth toward existing communities,
6. Building compactly,
7. Discouraging sprawl,
8. Encouraging infill,
9. Preserving open space,
10. Creating a range of housing opportunities and choices,
11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and
12. Encouraging connectivity between new and existing development. (GPU LU-1.1 Smart Growth and Healthy Communities).

**Housing Policy 3.112** The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques. (GPU LU-1.2 Innovative Development).

**Housing Policy 3.113** The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible. (GPU ERM-5.5 Collocated Facilities).

**Housing Policy 3.114** The County shall consider the use of existing entities or the creation of assessment districts, landscape and lighting districts, County service areas, community facilities districts, homeowners associations, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the County. (GPU ERM-5.4 Park-Related Organizations).

**Housing Policy 3.115** To the extent legally, financially and environmentally feasible, the County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses incompatible with such traffic. (GPU LU-5.5 Access)

### ***Housing Guiding Principle 3.2***

Encourage development towards communities already served by infrastructure, seeking to utilize the resources that already exist while conserving the open space and irreplaceable agricultural resources in the bordering urban fringe.

**Housing Policy 3.21** Promote and encourage “infill” development within the development boundaries of unincorporated communities and review current zoning to ensure that it is not impeding development.

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

**Housing Policy 3.23** 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.*

#### ***Housing Guiding Principle 4.1***

Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation.

**Housing Policy 4.11** Facilitate land use policies and programs that meet housing and conservation objectives.

**Housing Policy 4.12** Promote energy efficiency and water conservation.

**Housing Policy 4.13** Achieve and maintain working and up-to-date knowledge of state and federal energy conservation programs and incentives among County staff, as feasible, in order to provide information and technical support as needed to pursue the full utilization of such programs by residents, the County, non-profits and other entities.

#### ***Housing Guiding Principle 4.2***

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

**Housing Policy 4.21** Promote energy conservation opportunities in new residential development.

**Housing Policy 4.22** Consider and include information regarding trip generation into staff reports and/or environmental assessments for development.

**Housing Policy 4.23** The County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies. As appropriate, the County will evaluate each new project under the updated General Plan to determine its consistency with the emission reduction strategies. (GPU AQ-1.7 Support Statewide Climate Change Solutions).

**Housing Policy 4.24** The County will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. (GPU AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions).

**Housing Policy 4.25** When developing the regional transportation system, the County shall work with TCAG to comprehensively study methods of transportation which may contribute to a reduction in air pollution in Tulare County. Some possible alternatives that should be studied are: 1. Commuter trains (Light Rail, Amtrak, or High Speed Rail) connecting with Sacramento, Los Angeles, and San Francisco, with attractive services scheduled up and down the Valley, 2. Public transportation such as buses and light rail, to serve between communities of the Valley, publicly subsidized if feasible, 3. Intermodal public transit such as buses provided with bicycle racks, bicycle parking at bus stations, bus service to train stations and airports, and park and ride facilities, and 4. Community transportation systems supportive of alternative transportation modes, such as cycling or walking trails, with particular attention

to high-density areas. (GPU AQ-2.3 Transportation and Air Quality).

**Housing Policy 4.26** The County shall continue to work with State, regional, and local agencies to assess transportation needs and goals and support coordinated transportation planning and programming with the Tulare County Association of Governments (TCAG) and other local agencies. (GPU TC-1.3 Regional Coordination).

**Housing Policy 4.27** The County shall encourage regional coordination to facilitate improved connectivity between County and city operated transit systems and other transportation modes. (GPU TC-4.5 Transit Coordination).

**Housing Policy 4.28** The County shall identify Countywide recreational and commuter bicycle routes and update the Tulare County Regional Bicycle Transportation Plan as appropriate. (GPU TC-5.6 Regional Bicycle Transportation Plan).

**Housing Policy 4.29** The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors. (GPU TC-5.7 Designated Bike Paths).

**Housing Policy 4.210** The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals. ( GPU TC-5.8 Multi-Use Trails).

### Housing Element Goal 5

#### Healthy and Safe Housing Opportunities

*The County's existing housing stock is maintained, preserved, and rehabilitated to provide healthy and safe housing opportunities for the population residing in the unincorporated areas of the County.*

### **Housing Guiding Principle 5.1**

Seek federal, state and other funding sources for the rehabilitation of substandard housing and for homebuyer assistance for low- and moderate-income residents of County's unincorporated area.

**Housing Policy 5.11** Seek assistance and coordinate with nonprofit housing providers in undertaking rehabilitation projects and providing homebuyer assistance for extremely-low, very-low, low and moderate income households living in the unincorporated area.

**Housing Policy 5.12** Support applications from cities and non-profit organizations for grants and other funding sources to preserve and rehabilitate existing affordable housing stock.

**Housing Policy 5.13** Publicize and support the County's housing rehabilitation program that facilitates the rehabilitation of substandard housing in the unincorporated areas.

### **Housing Guiding Principle 5.2**

Encourage housing to be maintained in such a manner to provide a safe and satisfactory living environment.

**Housing Policy 5.21** Administer and enforce the relevant portions of the Health and Safety Code.



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

**Housing Policy 5.23** Explore and pursue the demolition of dilapidated housing units, to the extent allowed by law and funding, where rehabilitation is not reasonably feasible.

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

**Housing Policy 5.25** Prohibit to the extent allowed by law concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.

**Housing Policy 5.26** The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures. (GPU LU-7.8 Building Abatement).

### ***Housing Guiding Principle 5.3***

Encourage a reduction of blight in communities and hamlets.

**Housing Policy 5.31** The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities. (GPU ED-6.1 Revitalization of Community Centers).

**Housing Policy 5.32** The County shall promote the beautification of communities, hamlet core areas, and mountain service centers. (GPU ED-6.6 Core Area Beautification).

### ***Housing Guiding Principle 5.4***

Protect renters from unjust evictions or rent increases

**Housing Policy 5.41** Implement an ordinance to limit evictions where tenant is not at fault

**Housing Policy 5.42** Implement an ordinance that limits the rate of rent increases to not exceed the rate of wage increases

**Housing Policy 5.43** Provide language and translation services for tenants to understand leases and legal notices

## 6.3 Action Programs

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### **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 additional analysis that considers social, economic and environmental impacts.



### Action Program 1

#### Coordination of Housing Programs

The County received Community Development Block Grant Funds in 2021 that were used to enact the Health and Safety Repair Program through Self-Help Enterprises. Throughout the 2015-2031 planning period, a total of 171 units have been rehabilitated utilizing HOME, Cal HOME, and CDBG funds. The County currently operates the Substandard Housing Program that is listed on the Tulare County RMA website. Under this program, County building and zoning inspectors respond to complaints made by occupants of rental units regarding substandard housing conditions. County inspectors work with property owners and property management companies to resolve substandard housing issues.

In 2022, the County received CalHome Reuse Funds and HOME Program Income funds to enact the First Time Homebuyer Mortgage Assistance Program conducted through Self-Help Enterprises. With this program, RMA finances Self-Help Enterprises' services to provide first time homebuyers down payment assistance on their first home. Throughout the planning period, funding from the HOME and Cal HOME programs have provided assistance to 14 first time homebuyers.

Tulare County RMA works closely with Self-Help Enterprises in areas of permitting and financing of housing development projects and housing programs by applying for and receiving state and federal grant programs such as Community Development Block Grant, HOME, Cal Home, and Permanent Local Housing Allocation funds.

**Program 1.1.** Re-implement the County's housing rehabilitation program. With this program, RMA provides income-qualified residents access to deferred payment loans to be used for the rehabilitation or reconstruction of substandard or dilapidated homes. This program meets the Housing Element's goal of improving the housing stock of the County. Provide income-qualified residents access to deferred payment loans to be used for the rehabilitation or reconstruction of substandard or dilapidated homes.

**Timeline:** Approximately two annually until 2031`

**Objective:** Apply for grants to help qualified residents access deferred payment loans, approximately two annually or as needed.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** CDBG, CalHome, HOME

**Program 1.2.** Re-implement the First Time Homebuyer's Down Payment Assistance Program to provide income-qualified residents' access to below-market interest rate loans or down payment assistance to be used to purchase or subsidize the purchase of the borrower's first home.

**Timeline:** Provide approximately two income qualified resident's access to loans annually as funding is available till December 2031

**Objective:** Apply for grants to help qualified residents access to first time homebuyers as needed.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** CDBG, CalHome, HOME

**Program 1.3.** Continue to seek state and federal grant funding for the development of housing affordable to low-income households and provide grant and/or loan funds to partners to be used for the installation, construction, and/or development of infrastructure in support of affordable housing construction.

**Timeline:** Provide approximately two grants and/or loans to partners annually as needed or as funding is available until December 2031

**Objective:** Apply for grants to help qualified partners to be used in the installation, construction, and/or development of infrastructure in support of housing construction as needed.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Infill Infrastructure Grant Program, HOME, CDBG

**Program 1.4.** Provide inter-organizational relations, coordination, and support with other housing-related organizations.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Apply for grants to help qualified partners to be used in the installation, construction, and/or development of infrastructure in support of housing construction as needed.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** CalHome

### Action Program 2

#### Encourage Fair Housing Practices

The County currently and will continue to refer claims and complaints regarding housing discrimination to the Fresno district office of the Civil Rights Department and Housing and Central California Legal Services.

**Program 2.1.** To discourage housing discrimination based upon race, age, religion, sex, marital status, ethnic background, source of income, personal disability, gender identity or expression, sexual orientation, citizenship status, or language.

the County will continue to do the following:

- Provide informational brochures in both Spanish and English from State and Federal agencies regarding fair housing law, legal services, and County Programs at the Tulare County Permit Center.

- Continue to print the fair housing logo on housing related materials.
- Continue to refer inquiries regarding housing discrimination to the Fresno district office of the Civil Rights Department, and to the Central California Legal Services.
- Continue to include equal employment opportunity language in employment advertisements, construction bid solicitations, and requests for proposal.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

**Program 2.2.** The County will promote Fair Housing within other divisions of the County by actively seeking to add high opportunity sites to the sites inventory of this document according to the 2023 California Tax Credit Allocation Committee and the Department of Housing and Community Development Opportunity Mapping Methodology to promote access to opportunities.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Department of Water Resources, Infill Infrastructure Grant Program

### Action Program 3

### Farmworker Housing

The County Building Division oversees the Employee Housing Program and currently inspects approximately 130 Employee housing units annually. To ensure the housing needs of migrant and permanent farmworkers and their families are met with a suitable, affordable and satisfactory living environment the County will continue to do the following:

**Program 3.1.** Promote dialogue with farmers and farming advocates to encourage more private development of farmworker housing during the monthly meeting of the Tulare County Agricultural Committee as appropriate.

**Timeline:** Meetings with the Agricultural Committee are held monthly. Continuous and ongoing program till the end of the Housing Element Program in December 2031

## 6. Housing Program

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**Objective:** Discuss with the Agricultural Committee annually or as requested by the Committee.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):**

**Program 3.2.** Ensure the County Employee Housing Program is in compliance with California Health and Safety Code 17021.6 amended by Stats. 2019. Ch. 866, Sec. 10. (AB 1783) Effective January 1, 2020.)

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031Continuous

**Objective:** Update the County's Employee Housing Program according to State Law.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 3.3.** Continue to apply for grant and loan programs for Employee Housing and farmworker housing, as grant or loan funding programs are available.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Apply for approximately two grants and/or loans annually as needed or as funding is available until December 2031

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Joe Serna, Jr. Farmworker Housing grant, USDA

**Program 3.4.** Administer and enforce the Employee Housing Act.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objectives:**

- Publicize the employee housing program through the County website, an informed staff, and the printing of informational brochures (in both Spanish and English) to be made available at the Permit Center and other locations. This objective has been completed and the County will ensure the objective continues on an ongoing basis.
- Require employee housing to be maintained in such a manner to provide a satisfactory living environment.
- The County anticipates new permits and inspections of approximately 6 employee housing units annually.
- Require appropriate separation between dwelling units and potentially incompatible agricultural uses as defined by the Animal Confinement Facilities Plan during permit processing of Employee Housing.

**Responsibility:** Tulare County Resource Management Agency

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### **Funding Source(s): Fees**

**Program 3.5.** Discuss with the County Administrative Officer and the County of Tulare Board of Supervisors to defer collection of administrative fees until the issuance of a certificate of occupancy for any housing development project that reserves at least 50 percent of its housing units affordable for low-income farmworkers.

**Timeline:** Adopt a deferral program by December 31, 2024 or as appropriate

**Objectives:** Reduce financial barriers to the development of low income farmworker housing.

**Responsibility:** Tulare County Board of Supervisors, Tulare County Resource Management Agency

### **Funding Source(s): Fees**

**Program 3.6.** Encourage ongoing assessments of farmworker housing needs and develop policies or programs to meet those needs. The County shall connect with the University of California, Merced Community and Labor Center to assist in farmworker health studies as feasible. The assessment will include (1) levels of overcrowding in housing where farmworkers live, (2) rent burden on farmworkers, (3) mismatch between the quantity and location of (a) housing available to farmworkers and housing where farmworkers currently live and (b) the quantity and location of farmworker jobs, (4) the state of repair of housing currently occupied by farmworkers, and (5) farmworkers' access to public services and utilities in their current housing situations. The County will develop and adopt policies to address any inadequacies in the current state of farmworker housing, based on the results of the assessment.

**Timeline:** Continuous and Ongoing until December 31, 2031 as funds become available

**Objectives:** Ensure the County has reliable information on the housing difficulties facing farmworker communities and work to alleviate those difficulties.

**Responsibility:** Tulare County Board of Supervisors, Tulare County Health and Human Service Agency, Tulare County Resource Management Agency.

### **Funding Source(s): State and Federal Funds**

**Program 3.7.** Apply for grant funding from state, federal, and other sources for low-income housing and farmworker housing. In conjunction with these funding efforts, develop partnerships with entities that build low income and farmworker housing.

**Timeline:** Continuous and Ongoing until December 31, 2031.

**Objectives:** Ensure the County has reliable information on the housing difficulties facing farmworker communities and work to alleviate those difficulties.

**Responsibility:** Tulare County Board of Supervisors, Tulare County Health and Human Service Agency, Tulare County Resource Management Agency.

### **Funding Source(s): State and Federal Funds**

### Action Program 4

#### Open Exchange of Ideas and Information

The County sends public notices about new projects to appropriate residents and other stakeholders.

**Program 4.1.** Continue to publicize, consult, and solicit input from private and public sector advocates such as local agencies, nonprofit organizations, contractors, developers and the public regarding existing and proposed ordinances, policies, and procedures, proposed streamlining processing of permit and land use applications, existing and proposed housing programs, existing and proposed development standards, housing reports, and proposed new fees or an increase of existing fees. Update the County website and provide informational brochures with English and Spanish translations about the aforementioned as appropriate.

**Timeline:** Meetings with stakeholders on projects as they are proposed.

**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.

**Responsibility:** Resource Management Agency (RMA)

**Funding Source(s):** Fees

**Program 4.2.** The County shall encourage early consultations with local tribes for the identification, documentation, evaluation, and protection and mitigation measures for cultural resources and/or human remains.

**Timeline:** Meetings with stakeholders on projects as they are proposed.

**Objective:** To maintain an open exchange of ideas and information between the County, the public, and local tribes and solicit input from the community on housing issues and concerns.

**Responsibility:** Resource Management Agency (RMA)

**Funding Source(s):** Fees

### Action Program 5

#### Streamlining Permit and Application Processing

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) allows concurrent processing of land use applications and building permits. The County also implements a fast-track program where processing of permits required for affordable housing is high priority.

**Program 5.1.** The County will continue to streamline review processing timelines by making affordable housing, medical clinics, and economic development a high priority.

## 6. Housing Program

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**Timeline:** The County will continue to streamline review processing applications on request on a continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Streamline review processing timelines for affordable housing, medical clinics, and other economic development projects.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 5.2.** Meet regularly with affordable housing developers to identify affordable housing project barriers and solutions to those barriers and continue to provide pre-application consultations with applicants/developers to provide more efficient application processing through the project review committee (PRC).

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Continue the Project Review Committee during the life of the Housing Element, December 2031

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 5.3.** Continue to provide informational brochures in English and Spanish with diagrams to promote a better understanding of development standards and permit requirements. The County currently has brochures in English and Spanish on Development Standards.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Continue providing development standard guides in English and Spanish

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 5.4.** Continue to adopt mixed use overlay zones for as a part of the Community Plan adoption for Kingsburg UDB, Delano UDB, and Springville UDB and as applicable to bypass the administrative use permit and discretionary permit process and streamline affordable housing development. The mixed use overlay allows various uses without use permits, including residential units.

**Timeline:** Community Plan adoption for Kingsburg UDB, Delano UDB, and Springville UDB by 2024

**Objective:** Adopt the Community Plans for Kingsburg UDB, Delano UDB, and Springville UDB that includes the mixed use overlay.

**Responsibility:** Tulare County Resource Management Agency



**Funding Source(s):** State and Federal Funds

**Program 5.5.** Continue to use the practice of tiering off a community plan's Environmental Impact Report (EIR), with addendum environmental studies and program EIRs, where appropriate, in order to streamline residential project approvals for projects that promote affordable housing.

**Timeline:** Community Plan adoption for Kingsburg UDB, Delano UDB, and Springville UDB

**Objective:** Adopt the Community Plans for Kingsburg UDB, Delano UDB, and Springville UDB to provide an environmental document that can be used in tiering to streamline the permitting process.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

### Action Program 6

### Sustainable Practices

The County encourages development practices that meet the needs of the present without comprising the ability to meet future needs. The County adopted a Climate Action Plan Update in 2018 and continues to implement the actions stated in the plan. As an effort to reduce greenhouse gas emissions and improve circulation in unincorporated communities by promoting multimodal accessibility, the County has completed Complete Streets Policy Plans for a total of 24 unincorporated communities utilizing funding from the Caltrans Sustainable Transportation Grant and Local Measure R funds from the Tulare County Association of Governments. The County's General Plan Circulation Element addresses many of the Complete Street's policies recognized by the State of California. The County actively enforces the Subdivision Map Act regulating energy efficient subdivision design, adopted the 2022 California Building Standards Code (Title 24) in its entirety including the California Green Building Standards Code.

**Program 6.1.** Continue to promote energy conservation by providing information to County Housing program managers, applicants and participants about utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs, etc.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Provide informational brochures and other information about utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs, at the permit center.

Train Building Division and Permit Center Staff regarding utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs,

Grant Division Staff to discuss programs when speaking with Housing Program Managers

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

**Program 6.2.** Continue to apply for state and federal grants to support sustainable development projects such as weatherization programs in the county for new housing developments and housing rehabilitation when applicable.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031.

**Objective:** Apply for approximately four grants regarding sustainability (SGC, weatherization, etc during the life of the Housing Element as funding or grants are available until December 2031

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Transformative Climate Communities Program, Affordable Housing and Sustainable Communities Program, Sustainable Transportation Planning Grant

**Program 6.3.** Continue the adoption of Complete Streets Programs when adopting Community Plans.

**Timeline:** Community Plan adoption for Kingsburg UDB, Delano UDB, and Springville UDB by 2025

**Objective:** Adopt the Community Plans for Kingsburg UDB, Delano UDB, and Springville UDB

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

### Action Program 7

### 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. In addition, with the passage of SB 812, this housing element includes an analysis of special needs housing for persons with developmental disabilities. In 2015, transitional and supportive housing was amended as residential use by ordinance 3473. While fair housing laws intend for all people to have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equity. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities.~~

The County adopted Reasonable Accommodation Ordinance on June 30, 2015

Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and

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## 6. Housing Program

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counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. The County has adopted written procedures for making requests for reasonable accommodation which is contained in Section 18.5 Reasonable Accommodation Ordinance of the Tulare County Zoning Ordinance No. 352 on June 30, 2015.

The four mandatory findings must be made for approval: (1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; (2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws; (3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and; (4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

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

**Program 7.1.** Continue to provide information to residents on reasonable accommodation procedures via public counters and the County website.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031~~Continuous and ongoing.~~

**Objective:** Provide Brochures and train Permit Center Staff on Reasonable Accommodation procedures. Provide the ordinance and brochure on the County Website.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

**Program 7.2.** Encourage the incorporation of accessible design into housing rehabilitation projects, consulting with the Center for Independent Living, the Kings and Tulare Area Agency on Aging or other ADA providers as necessary.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031~~Continuous and ongoing.~~

**Objective:** Increase the availability of ADA compliant homes.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** CalHome, CDBG

**Program 7.3.** Ensure efficient communication with disabled housing applicants through use of telecommunication devices (TTD/TTY) and interpreters.

**Timeline:** December 2031

**Objective:** Have available telecommunication devices and interpreters on request for disabled housing applications.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

**Program 7.4.** Amend Section 15.5 of the Tulare County Zoning Ordinance to remove the requirement for Planning Commission Review to allow for Reasonable Accommodation requests to be reviewed by the Planning Director to allow for a faster review period and residences that are approved in such manner would be allowed by right.

**Timeline:** December 2025

**Objective:** Allow residences to be allowed by-right that are approved under reasonable accommodation requests.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Filing fee of \$310 submitted by the Applicant.

### Action Program 8

#### Housing Related Infrastructure Needs

As water related infrastructure in the county has been identified as a major constraint to housing development, the County has initiated several infrastructure projects utilizing grant funds from a variety of sources to be used for water infrastructure improvements for disadvantaged unincorporated communities throughout the county.

- The County completed the Disadvantaged Unincorporated Communities Assessment pursuant to SB 244 in 2015 and the 2015-2023 Tulare County Housing Element Action Program 9 document both detailing the availability of water and wastewater infrastructure.
- For the community of Monson, the County received grant funds in the amount of \$500,000 from the United States Department of Agriculture Rural and Utilities Service (USDA RUS) for Water and Wastewater services in 2015. In 2016, the County entered an agreement with the Department of Water Resources (DWR) for the Monson Water System Project in the amount of \$400,000. The project consisted of constructing a new community water system including a new municipal well, a storage tank, and a distribution system. The County additionally received \$1,215,000 from the State Water Resources Control Board Cleanup and Abatement Account (CAA) for the Monson Water System Project.
- The County secured grant funds from the USDA RUS in the amount of \$500,000 for a municipal well in East Porterville in 2015.
- The County received funds from the State Water Resources Control Board under Proposition 1 – Water Quality, Supply, and Infrastructure Improvement Program in the amount of \$4,028,896 in 2018 for the construction of Phase 1 of the Seville and Yettem Water System Improvements Project and \$11,520,975 for the construction of Phase 2 of the Seville and Yettem Water Systems Improvement Project in 2021.
- The County applied for the Tule Subbasin Sustainable Groundwater Management Implementation Fund for the Tule Subbasin Community Water Security Project in the amount of \$500,000 in 2022. Task One of the projects is Tulare County Water Security Planning which would identify community water projects in the Tule Subbasin. Task Two is

the Teviston Groundwater Recharge Project which would study, design, and evaluate current and future community water recharge basins to secure long term water resources by stabilizing the local water table and improve groundwater quality for the community of Teviston.

- The County will be receiving up to \$90,552,914 of Coronavirus State and Local Fiscal Recovery Funds (SLRF) under the Federal American Rescue Plan Act (ARPA) to be used towards costs incurred between March 3, 2021 and December 31, 2024. \$14,558,000 of these funds are to be used towards infrastructure projects for local Public Utility Districts (PUD) and Community Services District (CSD), the remaining funds were used towards public health, negative economic impacts, services to disproportionately impacted communities, county premium pay, and administration. Infrastructure projects include centralized wastewater treatment improvements for Ivanhoe PUD and Tipton CSD, centralized wastewater collection and conveyance improvements for Earlimart PUD, improvements to the transmission and distribution of drinking water for Tipton CSD and Pixley PUD, drinking water source improvements for Poplar CSD, Earlimart PUD, Tipton CSD, Cutler PUD, and Strathmore PUD, drinking water storage for Strathmore PUD, and other drinking water related infrastructure for Earlimart PUD and Orosi PUD.
- The County has applied for funding from the State Water Resources Control Board for the construction of the Matheny Tract Wastewater Project. The Project would consist of the construction of a wastewater collection system, a lift station, and a sewer force main that extends to the City of Tulare's Domestic Wastewater Treatment Plant from Matheny Tract.
- The County received funding from the Department of Water Resources (DWR) Small Community Drought Relief Program in the amount of \$3,451,740 for the West Goshen Emergency Water Consolidation Project as of April 2023. The project consists of extending water mains from the Cal Water Visalia Service Area into West Goshen.
- In 2023, the County utilized Local Early Action Planning (LEAP) funds to contract municipal service reviews for 9 Public Utility Districts, 17 Community Service Districts, and 19 irrigation districts to identify infrastructure and service capabilities and deficiencies and update zoning and development codes accordingly.

**Program 8.1**      Provide technical assistance to local service providers

**Timeline:**      Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:**      While having discussions with Local Special Districts the County will:

Provide timely responses and technical assistance to Public Utility Districts (PUD)s, Community Services Districts (CSD)s and other Special Districts including water and wastewater providers including Mutual Water Companies, on issues related to public health goals, board governance and effective service delivery; board member responsibilities; compliance with local, state and federal mandates; identification of and support in preparing applications for local, State, Federal, and private grant and loan opportunities to improve water, wastewater and other basic infrastructure, such as sidewalks, curbs, gutters, streetlights, parks and community centers.

Recommend to those representing Public Utility Districts (PUD), Community Services Districts (CSD) and Mutual Water Companies that they attend future Government 101 training and other available and known training programs that

will provide technical assistance to special districts (on a continuous basis throughout the planning period)

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 8.2** Continue to seek grant funding to provide annual training designed to increase the capacity of Public Utility Districts (PUD), Community Services Districts (CSD) and other service providers (e.g., Mutual Water Companies).

**Timeline:** Hold training annually if grant funding becomes available.

**Objective:** If Grant funding becomes available training will include:

Training will include board member roles and responsibilities; relevant local, state and federal mandates; and potential local, state, federal, and private funding opportunities for water, wastewater, stormwater, natural gas, streetlights, and sidewalk improvements (seek grant funding within one year of adoption and going forth on a continuous basis throughout the planning period).

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** USDA Rural Development

**Program 8.3** Continue to update and maintain the matrix of Infrastructure Development Priorities for disadvantaged unincorporated communities in Tulare County according to Phase Three and Phase Four. (See matrix content below.)

**Timeline:** Continuous and ongoing until December 2031

**Objective:** Establish infrastructure development priorities to be used in applications for funding 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 Three: The County will continue to seek grant funding to design the matrix of Infrastructure Development Priorities that will address inadequate infrastructure and service delivery needs to disadvantaged unincorporated communities identified in the Action Program 9 and SB 244 document
- Phase Four: Continue to seek grant funding to implement the completed Infrastructure Development Priorities matrix with the goal of providing infrastructure sufficient to support new low-income housing on the sites identified in the adequate sites inventory that lack necessary infrastructure.
- The Action Program 9 matrix of Infrastructure Development Priorities shall continue to include at least the following components:
  - An analysis of less costly methods to address infrastructure needs by implementing municipal service review recommendations prepared by



Provost and Pritchard Consulting Group, including consolidations and extension of services from one system to another.

- An analysis of potential Local, State, and Federal programs and other public resources available that would remedy the specific infrastructure and municipal service needs identified. This analysis would consider potential sources of matching funds available to complete these projects. This analysis would consider the feasibility of creating Assessment Districts and Tax-Increment Financing Districts to support capital infrastructure investment and on-going operations and maintenance costs.
- Identification of past or on-going infrastructure and municipal services funds and/or in-kind assistance to expand or repair infrastructure in each unincorporated community that was provided by any infrastructure service provider or Tulare County, including the time period this assistance was provided.
- Methodology to establish priorities for infrastructure and municipal services repair and expansion that includes all of the unincorporated communities in Tulare County. The priorities will include the following factors: whether a project will address a threat to public health (i.e. drinking water contamination, overflowing septic systems), the frequency of infrastructure assistance provided by the County in the past, and whether a community is “disadvantaged.”

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds, Local Early Action Planning Grant

**Program 8.4** 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 and infrastructure.

**Timeline:** December 2031

**Objective:** Improve public facilities and infrastructure in unincorporated communities to increase the supply of affordable housing .

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 8.5** Utilize benefit assessment districts, County Service Areas, Municipal Improvement Act 1913 and/or similar vehicles to establish and maintain new public facilities in unincorporated communities.

**Timeline:** Continuous and ongoing when large development applications are received.

**Objective:** The County will utilize assessment districts when possible to ensure that adequate infrastructure is provided to development and maintained.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees



**Program 8.6** Review applications to ensure adequate water source and proper liquid waste disposal.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031~~Continuous and ongoing.~~

**Objective:** Require will serve letters from associated water and sewer districts when within said jurisdictional boundary.

Require water sustainability study for large tentative map application.

Require Health and Human Services Environmental Division Review of all development projects requiring water and wastewater services.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 8.7** The County will deliver the adopted housing element to all water and sewer providers in unincorporated Tulare County and shall inform and support local utilities to develop and adopt plans for providing further capacity for residential development, consistent with Government Code section 65589.7.

**Timeline:** Immediately after adoption by December 31, 2023

**Objective:** Ensure utility availability for new housing units necessary to meet RHNA targets and satisfy demand for farmworker housing

**Responsibility:** Tulare County Board of Supervisors and Staff, Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 8.8** The County shall track updated policies and procedures adopted by local water and sewer providers in unincorporated Tulare County to grant priority for the provision of services to proposed developments that include housing units reserved for farmworkers or housing units affordable to lower income households, consistent with Government Code section 65589.7(a).

**Timeline:** On a continuous basis throughout the planning period

**Objective:** Ensure farmworker and low-income housing projects have adequate utility services available.

**Responsibility:** Tulare County Board of Supervisors and Staff, Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 8.9** Seek grant funding from the state, federal, and other sources for water related infrastructure and planning projects to support provision of water and sewer services to new housing developments.

**Timeline:** Annually as available and feasible

**Objective:** Obtain additional funding for necessary new water related infrastructure to support new housing developments.

**Responsibility:** Tulare County Board of Supervisors and Staff, Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 8.11** Seek grant funding from the state, federal, and other sources for planning projects that support the increased availability of adequate broadband, electricity, and gas in disadvantaged unincorporated communities.

**Timeline:** Annually as available and feasible

**Responsibility:** Tulare County Board of Supervisors, Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

### Action Program 9

#### Healthy and Safe Housing Opportunities

As previously mentioned, the County implements the Substandard Housing Program to promote the maintenance and preservation of rental units and to address tenant complaints regarding substandard housing conditions. The County Building department staff conducts employee housing inspections on a regular basis. Additionally, as mentioned, the County has also implemented the Health and Safety Repair program utilizing CDBG funds in 2021.

**Program 9.1** The County will continue to promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy, and safe housing opportunities

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031~~Continuous and ongoing.~~

**Objective:**

- Building code enforcement through scheduled inspection for all new construction, remodeling, and rehabilitation projects to ensure compliance with all health and safety regulations.
- Inspections done in response to resident complaints or an inspector's observation that construction is occurring without proper permits.

- Maintaining and actively enforcing the Substandard Abatement Program
- Annual inspections of permitted employee housing units.
- Collect only nominal fees for demolition permits of dilapidated housing units.
- Enforce State law which eliminates State tax deductions for depreciation for landlords with substandard rental housing units.
- Consider safety and security design when reviewing standards and practices.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund, CDBG

### Action Program 10

#### 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.

**Program 10.1** 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 will coordinate with property owners to ensure the required notices of potential conversion to tenants are sent out a 3 years, 12 months, and 6 months.

**Timeline:** 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.

**Objective:** The preservation of affordable housing at-risk of conversion to market rate.

**Responsibility:** Resource Management Agency (RMA), Housing Authority of Tulare County (HATC)

**Funding Source(s):** General Fund

**Program 10.2** 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

## 6. Housing Program

subsidized units and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031.~~Continuous and ongoing~~

**Objective:** The preservation of affordable housing at-risk of conversion to market rate.

**Responsibility:** Resource Management Agency (RMA), Housing Authority of Tulare County (HATC)

**Funding Source(s):** General Fund

**Program 10.3** 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.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031.~~Continuous and ongoing.~~

**Objective:** The preservation of affordable housing at-risk of conversion to market rate.

**Responsibility:** Resource Management Agency (RMA), Housing Authority of Tulare County (HATC)

**Funding Source(s):** General Fund

### Action Program 11

### Affordable Housing

The County works closely with Self-Help Enterprises (SHE) a nonprofit affordable housing developer to acquire sites for housing development and that at least twenty (20%) of the housing units built will be for lower income households.-

**Program 11.1** The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources using the Department of Housing and Community Development's (HCD) Financial Assistance Program Directory and other financial resources.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031.~~Continuous and Ongoing.~~

**Objective:** Assist public and private entities in developing affordable housing.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 11.2** Continue to seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households.

**Timeline:** Continuous until December 2031.

**Objective:** To assist and encourage the development of affordable housing that meet the needs of extremely low income households.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 11.3** Continue to seek grant opportunities related to infill housing development that include park creation, development, or rehabilitation to encourage infill development and water, sewer, or other public infrastructure improvements related to infill development.

**Timeline:** Continuous until December 2031

**Objective:** Promote infill development to reduce vehicle miles travelled, encourage proximity of public services, and discourage the expansion of development that is incompatible with agricultural use in agricultural zones outside of the urban development boundaries.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** State and Federal Funds

**Program 11.4** The County shall apply for a Prohousing Designation under the Department of Housing and Community Development to secure additional grant funds for the development of affordable housing as applicable.

**Timeline:** March 2024

**Objective:** Acquire grant funding for affordable housing development and support local public and private agencies in being more competitive in grant applications.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 11.5** Continue to seek ways to further incentivizes and promotes the creation of ADUs that can be offered at affordable rent in addition to the preapproved plans and assistance tools.

**Timeline:** Continuous and ongoing program till the end of the Housing Element Program in December 2031

**Objective:** Promote the use of ADUs for units of affordable rent within the unincorporated areas of Tulare County.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

### Action Program 12

Zoning and General Plan  
Consistency and Updates

The County has over 250,000 available sites within the urban development boundaries established during the adoption of 20 community plans and 11 hamlet plans. The County currently has over 15,000 sites adequately zoned for residential uses. However, several sites with residential or mixed-use General Plan land use designations will remain agricultural holding zones until its deemed appropriate for those sites to develop residentially.

As this implementation relates to the Housing Element, the County will take the following steps to help obtain consistency between the Zoning Ordinance and the General Plan:

**Program 12.1** The County will seek to rezone agricultural zoned parcels within the urban development boundaries and hamlet development boundaries consistent with the General Plan and municipal service reviews as residential or commercial development projects are proposed.

**Timeline:** Continuous and ongoing until December 2031.

**Objective:** Promote the development of affordable housing and high opportunity sites.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** Fees

**Program 12.2** The County will update Section 16 of the Tulare County Zoning Ordinance to better define Group Homes as well as create procedures to establish a Group Home.

**Timeline:** December 2025.

**Objective:** Update Section 16 to better define a Group Home and procedures to establish a group home as well as update the Tulare County Policies and Procedures on establishing a Group Home to be in compliance with Government Code Section 65913.4.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

### Action Program 13

### No Net Loss

**Program 13.1** The County shall annually update the sites inventory that details the number, 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.

**Timeline:** Continuous until December 2031

**Objective:** Ensure adequate sites are available throughout the planning period to meet the County RHNA.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

**Program 13.2** 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.

**Timeline:** Continuous until December 2031

**Objective:** Ensure sufficient residential capacity is maintained to accommodate the RHNA, the County will develop and implement a formal ongoing, project-by-project evaluation procedure.

**Responsibility:** Tulare County Resource Management Agency

**Funding Source(s):** General Fund

### Action Program 14

### Small/Large Site Development

**Program 14.1** The County shall work with property owners of small sites (1/2-acre or less) and large sites (10-acres or more), to facilitate the development of affordable housing units to accommodate the County's RHNA.

**Timeline:** Continuous until December 2031

**Objective:** Ensure that development on small or large sites that is used for residential purposes meet the County's RHNA for low, very low, and extremely low needs.



**Responsibility: Tulare County Resource Management Agency**

**Funding Source(s): General Fund**

## 6.4 Quantified Objectives

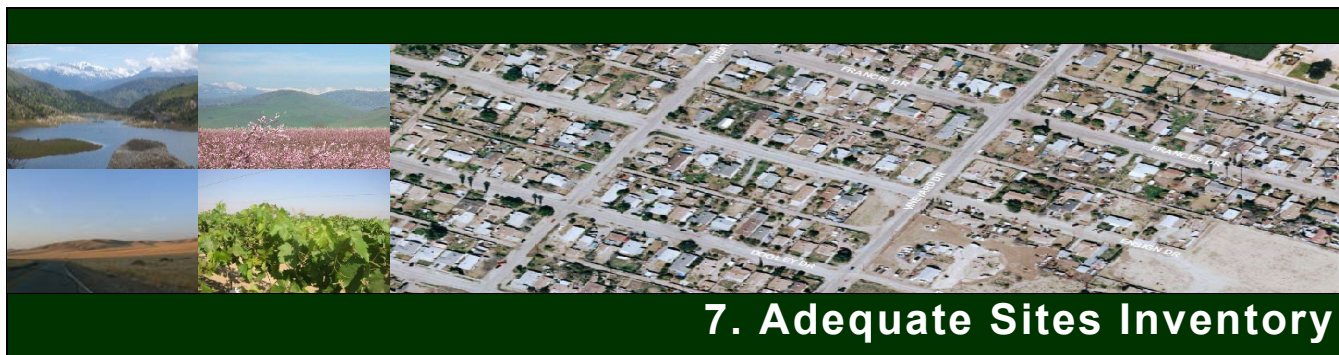
Government Code Section 65583 (b)(2) requires jurisdictions to estimate the maximum number of housing units that can be constructed, rehabilitated, and conserved over the eight-year planning period. The County has two sets of numerical housing goals; the County's share of the TCAG Regional Housing Needs Assessment (regional share goals) and the Quantified Objectives for Affordable Housing Production. The total regional share goal is to provide adequate land resources to accommodate 9,243 new housing units, 2,526 of which are for very-low and low-income households. The County has demonstrated the availability of a sufficient amount of property zoned, vacant and/or underutilized land in the unincorporated areas to provide for this projected need. The sites are identified in the Adequate Sites Inventory (Chapter 7).

**Table 6-1  
Summary of Qualified Objectives, 2023-2031**

Unit Type/Description	Very Low	Low	Moderate	Above Moderate	Total
New Construction					
Single Family Units	300	200	300	500	1,300
Multiple Family Units	100	50	50	100	300
Manufactured Homes	200	100	100	100	500
Accessory Dwelling Units	50	50	50		150
Total	650	400	500	700	2250
Rehabilitation					
Housing Rehabilitation Program -CDBG	50	25			75
Housing Rehabilitation Program - HOME	50	25	20		95
Owner-Occupied Rehabilitation		1			1

## 6. Housing Program

Total	100	51	20	-	171
Acquisition					
Homebuyer Assistance - HOME	13				13
Homebuyer Assistance - CalHome	1				1
Total	14	-	-	-	14
Preservation					
Total	2041	867	-	-	2908



## 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 June 30, 2023 – December 31, 2031. 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 2023-31 period, the County's RHNA are listed in Table 7-1.

**Table 7-1**  
**Regional Housing Needs Allocation**  
**June 30, 2023 – December 15, 2031**

<b>Very Low &lt; 50% AMI</b>	<b>Low &lt; 80% AMI</b>	<b>Moderate 80% &lt; 120%</b>	<b>Above Moderate &gt; 120%</b>	<b>Total</b>
1,563	963	1,870	4,847	9,243

Source: Tulare County Association of Governments, Final Regional Housing Needs Plan, August 2022  
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.

### **Zoning Appropriate to Accommodate Lower Income Housing**

Density is recognized as a major factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilities construction in an economy of scale. The County amended Section 15.7, Density Bonus Ordinance, of the Tulare County Zoning Ordinance on May 16, 2023 that will provide greater density and incentive options based upon the level of affordable units, as well as incentives for housing for seniors, foster youth, disabled veterans, homeless, and college students.

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 commercial business. Through the adoption of community and hamlet plans shown in Table 7-3, the County developed a mixed-use overlay combining zone that was applied within the urban development boundary for the listed communities in Section 18.9 of the Tulare County Zoning Ordinance, Ordinance No. 352. Furthermore, the County amended Section 15.A.6, Accessory Buildings and Structures on May 16, 2023, to allow for Accessory Dwelling Units and Junior Accessory Dwelling Units to be ministerially permitted in all residential zones. The streamlining of the permitting process for Accessory Dwelling Units would increase the number of rental units available and affordable to persons with low incomes in areas that otherwise would not be available for higher density and affordable housing developments. The County continues its effort to allow higher densities, zero lot line development and other, more flexible zoning provisions.

Pursuant to Government Code Section 65583.2(c)(3)(B), the County has identified sites that may be developed at densities of 20 or more units per acre as feasible for the development of housing affordable to low-income households. The purpose of this default density standard is to provide a numerical density for local governments, resulting in greater certainty in the housing element review process. No further analysis is required to establish the adequacy of sites density with respect to affordable housing development for low income households. The County allows high density residential development of 14-30 units per acre in the R-3, C-1, C-2, O, P-O, and MU Overlay Combining zones. Based on historical development trends and the realistic capacity of 17du/ac; the available sites in these high density zones provide a basis for the potential development of at least 9,243 affordable housing units.

The County consistently approves low and very low income housing throughout all zones. According to the Housing Element Annual Progress Reports submitted to the HCD, over 60% of all housing permitted in the County are considered low and very low income purchases based on HCD Income limits and purchase price.

Affordability by income levels are based on the 2023 Income Limits from the Department of Housing and Community Development. Affordable housing cost is defined as no greater than 30% of household income. For owner occupied housing costs its assumed a 30 year fixed rate mortgage at 6.9% interest rate. Based on purchase price of the buildings for each individual permit, the following is the maximum affordable rents and monthly mortgage amounts for a four-person household:

**Table 7-2**  
**Housing Affordability by Income Level**

Housing Affordability by 2023 Income Limits					
Income Group	Extremely Low	Very Low	Low	Median	Moderate
Monthly Income	2,500.00	3,437.50	5,495.83	6,983.33	8,379.17
Monthly Payment	750.00	1,031.25	1,648.75	2,095.00	2,513.75
Maximum Mortgage	114,550.00	157,480.00	251,775.00	320,000.00	383,875.00

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:

- Sequoia Commons; a Self-Help Enterprises 126-unit multifamily housing development located in a R-3 MU zone.
- Neighborhood Village; a Self-Help Enterprises 53-unit permanent supportive housing development also located in a R-3 MU zone

In addition to the statutory density of 20 units per acre, affordable housing development 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.
- Goshen Village II; As indicated above, this Self-Help Enterprise development is a 56 unit multi-family affordable housing development located in the R-2 zone with a density of 9.3 du/ac.

These are examples of how in a rural/agricultural area such as Tulare County, affordable housing development are permitted in the R-2 zone at densities between nine (9) and ten (10) dwelling units per acre. Based on the above analysis, sites designated with R-2 zoning are considered adequate to accommodate affordable housing development for low-income households. Based on historical development trends and the realistic capacity of 9 du/ac; the available sites in these density zones provide a basis for the potential development of affordable housing units.

In addition, the County worked with Self-Help Enterprises to ensure that the Goshen Village and Goshen Village II projects were 100% allocated for low-income housing and that the development would come with a land restriction of affordability for 55 years in accordance with Government Code Section 65661.

Furthermore, the County permits several manufactured homes throughout the County in agricultural areas, urban areas, foothills, mountains etc. that are purchased for less than \$50,000 and are on septic tanks and wells, not community services. A total of 44 manufactured homes were permitted in 2022. These projects would not meet the minimum density standards provided by the state; however, they are all considered low or very low income housing within the County.

The County has also created a section on the County's website devoted to ADUs. This page went live on November 1, 2024. The County has uploaded pre-approved plan for 1–3 bedroom homes. ADUs are permissible in any zone that allows for a single family or multi family home and can utilize water and sewer or well and septic. In 2023 the County issued 4 building permits for ADUs and as of April 1, 2024, the County has approved 8 building permits for ADUs. The County is currently developing

additional materials to be able to pass out and inform the public about ADUs. These materials are anticipated to be complete and ready for distribution in May of 2024.

### Zoning and General Plan Density Updates

There are some differences between the number of dwelling units allowed per acre by the Tulare County Zoning Ordinance and those allowed by the current General Plan resulting from the comprehensive update of the General Plan in 2012. As an example; the General Plan created land use designations such as low-medium density and medium high density residential. The General Plan update established eleven (11) Hamlet Development Boundaries (HDB) with Hamlet Plans and (21) Urban Development Boundaries (UDB) with Community Plans. In addition to the UDBs and HDBs designated in the 2023 General Plan, the County also adopted Legacy Plans for five (5) subdivisions within the 2015-2023 planning period. In thirty-one (31) of the Community, Hamlet, and Legacy Plans, land use designations were changed to mixed use allowing 1-30 dwelling units per acre and a mixed use overlay zone allowing all residential and commercial uses to exist in the same zone as depicted in Table 7-3-.

**Table 7-3  
Community, Hamlet, and Legacy Plan**

<b>COMMUNITY PLANS</b>	
<b>Adopted 2021</b>	
Cutler/Orosi	
<b>Adopted 2020</b>	
Lemon Cove	
<b>Adopted 2019</b>	
Ivanhoe	
Woodville	
Plainview	
<b>Adopted 2018</b>	
Goshen	
Poplar-Cotton Center	
Three Rivers	
<b>Adopted 2017</b>	
Alpaugh	London
Earlimart	Richgrove
East Orosi	Sultana
<b>Adopted 2015</b>	
Ducor	Terra Bella
Pixley	Tipton
Strathmore	
<b>Adoption Pending in 2023</b>	
Kingsburg Area	
Delano Area (Rezoning partially completed in 2021)	
Springville	
<b>HAMLET PLANS</b>	
<b>Adopted 2020</b>	
East Tulare Village Expansion	
<b>Adopted 2017</b>	

## 7. Adequate Sites Inventory

Allensworth	Monson	Tonyville	Yettem
Delft Colony	Seville	Waukena	
Lindcove	Teviston	West Goshen	
<b>LEGACY PLANS</b>			
<b>Adopted 2017</b>			
El Monte Mobile Village			
Hypericum			
Jovista			
Matheny Tract			
Tooleville			

The General Plan update proposes a series of policy updates and programs for community plans including prioritizing plan updates, requiring all plans to use the same land use designations, utilizing a consistent form and content for all plan updates, and maintaining zoning that is consistent with the adopted Community Plan Land Use Diagram. There are additional policies and implementation programs that strive to achieve and maintain planning consistency. These programs require review and revision of all applicable County documents to ensure consistency with the General Plan.

### Small Infill Development Sites

Government Code section 65583.2 (c)(2)(A) states, sites that are less than 0.5 acres are not considered adequate to accommodate lower income housing development unless a jurisdiction can demonstrate lower income housing has been successfully developed on a such a site or the jurisdiction can provide evidence that sites less than 0.5 acres are adequate for lower income housing development. 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 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).

Recent examples of how these smaller infill sites can accommodate the development of affordable housing include, but are not limited to the following:

- In 2022, the County permitted nineteen (19) single family dwellings in the Retherford Subdivision in Pixley. Seventeen (17) of the dwellings were constructed at a total of 2,056 square feet and were valued at \$198,808. Two (2) of the dwellings were constructed at a total of 1,773 square feet and were valued at \$205,000.
- In 2022, the County permitted thirty-seven (37) single family dwellings and approved a total of four-hundred (400) single family dwellings for the Cross Creek Bend community in Goshen,



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## 7. Adequate Sites Inventory

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developed by Smee Homes, Inc. Each dwelling was constructed at 1,975 square feet or less and was valued under \$200,000.

- In 2021, the County permitted 15 single family dwellings to be constructed in Goshen Village at 2,160 square feet each and valued under \$232,000.
- In 2021, the Tulare County Planning Commission approved a Tentative Parcel Map No. PPM 21-002 and PPM 21-027 to divide a 2.57-acre portion of the Tentative Subdivision Map No. TSM 19-003. The proposed location would be used by Smee Homes, to construct seventy-two (72) multi-family dwellings. Construction is anticipated to begin in 2024.

### Methodology for the Site Inventory and Realistic Capacity

According to Government Code 65583.2 (a), the State Department of Housing and Community Development allows a jurisdiction to consider all of the following for land suitable for residential development:

- 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)

The County has reviewed the development capacity of over 1,000 individual parcels within the UDBs and HDBs of the county. These sites are available and could be realistically developed by December 31, 2031, as required by the California Department of Housing and Community Development.

To demonstrate the realistic development viability and capacity 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) size of parcel in acres, and (5) availability of infrastructure.

The County's adequate sites inventory was developed using the County's GIS database and Assessor's Parcel Map. 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 areas of Tulare County contain many established communities. The County's goal is to encourage housing development that is consistent with updated community, hamlet, and legacy plans. 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 recently adopted urban development boundaries.

### Realistic Development Capacity

The realistic development capacity is an estimate of a parcel's residential development potential. The County has taken a conservative approach to the realistic build-out density of residential development; 4 units per acre in R-1, 9 units per acre in R-2, and 17 units per acre in R-3. These are consistent with recent residential development projects throughout the County.

To generate these estimated build-out capacities the County considered current zoning standards for residential development within the aforementioned zoning districts to determine an approximate density and unit yield. These standards included parking requirements, building height limitations, building setbacks, and other factors that may limit development density. Next, staff compared these estimates to recently approved residential development projects in the unincorporated area and found the

## 7. Adequate Sites Inventory

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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 7-4.

**Table 7-4**  
**Samples of Recent Build-Out Capacities**

Project Name	Acreage	Zone	Zone Density	Maximum Allowed Units	Actual Units	Resulting du/ac
<b>R -1 Single Family Residential Zone</b>						
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
<b>R-2 Two-Family Residential Zone</b>						
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
<b>R-3 Multifamily Residential Zone</b>						
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
<b>Commercial Zones</b>						
Pixley Apartments*	2.51	C-2	15-28 du/ac	70	40	15.9 du/ac

Source: Tulare County RMA,

\*Average High Density 17.2 Units per acres.

## Affordability Assumptions

In general, there are three alternatives for determining the affordability level of new housing units.

1. **Affordability Covenants:** The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. **Market Prices or Rents:** When covenants are not in place, affordability levels for newly built units are based on the actual prices or rents. Table 3-24 describes 2023 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. According to the 2022 Annual Housing Element Progress Report, In 2022, a total of 171 single family homes were listed at market-rate prices. The sales price breakdowns of these houses are as follows:
    - 23 were valued at prices between \$0 and \$157,480
    - 124 were valued at prices between \$157,480 and \$320,000
    - 23 were valued at prices above \$320,000

Based upon affordability by income level on Table 3-24, a four-person low income household can afford a \$251,775 house and a four-person moderate income household can afford a \$383,875 house, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 180 out of the 203 (89%) are considered generally affordable to low income households, 15 out of the 203 (7%) are considered

generally affordable to moderate income households, and 8 out of the 203 (4%) are considered above moderate.

b. **Manufactured/Mobile Homes:** An important component of the affordable housing market in Tulare County is represented by manufactured /mobile homes. Since 2007, mobile homes 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. In 2022, mobilehomes installed throughout the County provide additional affordable housing opportunities to lower-income households. At the time building permits are issued the owner declares the value of the mobilehome (normally the purchase price). The valuation breakdown of the 63 mobilehomes installed in 2014 is as follows:

- 37 mobilehomes value to equal or less than \$10,000
- 14 mobilehomes value to equal or less than \$40,000
- 5 mobilehomes value to equal or less than \$50,000
- 6 mobilehomes value to equal or less than \$104,000
- 1 mobilehomes value to equal or less than \$166,000

The level of affordability of mobilehomes in Tulare County may be determined by using the owner's declared value, land cost of \$20,000 (see Section 4.3 Nongovernment Constraints), and additional site improvements and/or transportation costs of \$15,000 (an amount provided by the President and CEO of Kerman Mobile Homes, Inc.). According to the information on affordability by income level on Table 3-24, a three-person very low income household can afford \$82,024, and a three-person low income household can afford \$151,965, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 56 out of the 63 (89%) mobilehomes are considered affordable to very low income households, 6 out of the 63 (10%) mobilehomes are considered to be affordable to low income households, and 1 out of the 63 (1%) mobilehomes are considered affordable to moderate income households.

Mobilehomes are allowed in all residential zones with permanent foundations; however, the "M" Special Mobile Home Zone overlay allows older mobilehomes at higher densities and without architectural requirements which provides additional affordable housing opportunities for very-low and extremely-low income households.

c. **Apartment Rents:** As with single-family homes, apartment rents are very affordable in Tulare County. 60 units were permitted in Ivanhoe. Existing market-rate apartments surveyed have rents within the low-income category (i.e., less than \$1,116 per month). However, most recent multi-family projects built in the unincorporated area of the County have been built by non-profit organizations using assistance such as Low-Income Housing Tax Credits and are affordable to extremely-low and very-low-income households (i.e., less than \$698.00). Therefore, sites designated for multi-family development are allocated to the lower-income category.

3. **Density:** Pursuant to Government Code Section 65583.2(c)(3)(B), the County has identified sites that may be developed at densities of 16 or more units per acre as feasible for the development of housing affordable to low income households. The purpose of this default density standard is to provide a numerical density for local governments, resulting in greater certainty in the housing element review process. No further analysis is required to establish the adequacy of sites density with respect to

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## 7. Adequate Sites Inventory

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affordable housing development for low income households. Based upon historical development trends and the realistic development capacity of 17du/ac.

In a rural/agricultural area such as Tulare County, affordable housing development regularly occurs at densities between nine (9) and ten (10) dwelling units per acre. Based on the previous analysis in this section, sites designated with R-2 zoning (up to 14 dwelling units per acre) are considered adequate to accommodate affordable housing development and are allocated to low income households.

The available sites in these high density zones provide a basis for the potential development of affordable housing for 2,988 lower income households.

### Adequate Sites Inventory Capacity

As demonstrated in Table 7-5 the County has identified sufficient sites zoned appropriately to accommodate the remaining RHNA of 9,243 units. A total capacity for 7,755 dwelling units affordable to low, very low and extremely low income households, has been identified and exceeds the RHNA need of 2,542 units for low income households. There is a total capacity of 2,988 identified sites zoned R-2 and R-3 and 4,767 identified sites zoned commercially. Combined, there are a total of 3,231 sites for dwelling units affordable to low, very low and extremely income households with adequate water and wastewater infrastructure.

The County has provided an affordable assumption analysis in this section that demonstrates that affordable housing development regularly occurs at density of 17 dwelling units per acre. Based on this affordability analysis, the County has provided an adequate sites inventory for potential development of in excess of 25,000 housing units, of which 7,755 are considered appropriate for the development of affordable housing for low income households. None of the parcels identified in the site inventory require rezoning to accommodate the housing needs of lower and moderate income households.

Tulare County has demonstrated an adequate supply of appropriately zoned vacant and/or underutilized land to accommodate its 2023 Regional Housing Needs Allocation. A summary of the adequate sites inventory based on available infrastructure is shown by community in Table 7-5. The detailed site inventory follows with sites listed by community and includes local maps showing the available parcels, development boundaries, redevelopment boundaries and/or service district boundaries.

Residential land with an urban land use designation and within the Urban Boundaries of an area, but not zoned for residential units are shown in the Adequate Sites survey, however, these sites were not counted toward the Adequate Sites Capacity.

### –Small Sites

In Appendix A the total sites identified as less than ½-acre in size was 853. The largest of the sites identified came from the Community of Alpaugh (121 sites) followed by Seville (86), and Cutler/Orosi (82). The total capacity for Lower Income affected by all 853 sites was 684 units. The County would support consolidation for the identified sites; however, all sites are privately owned and would be at the discretion of the property owner. It is more realistic for the County to shift the sites toward the moderate and above moderate income capacities.

As mentioned above the County has sufficient sites to accommodate low, very low, and extremely low income RHNA units. By shifting the smaller sites toward moderate and above moderate income, the County will still able to exceed the total RHNA units of 2,542.

### **Large Sites**

Within Appendix A some of the sites identified as appropriate to accommodate the County's lower income RHNA are large sites (larger than 10-acres). However, the larger sites can be better for development as there can be greater flexibility in development options. For instance, the Tulare County Board of Supervisors approved a 52 modular home unit for low and extremely low income, by Resolution No. 2021-0195 on a 35-acre parcel within the Community of Goshen. Construction of the units began in 2023. Currently the County is processing a zone change for an 18.19-acre parcel in the Community of Monson. This will be used to facilitate housing development for this disadvantaged community.

The County has added Action Program 14.1, "Small/Large Site Development" .to ensure that the County works with private land owners that wish to develop on small or large sites for residential purposes that the County's RHNA allocations are met for low, very low, and extremely low income households.

### **Residential Capacity Analysis for Non-residentially Zoned Sites**

There are multiple opportunities for residential development throughout the County in commercially zoned (i.e., C-1, C-2, O, and P-O) sites which allow residential development of 14-30 dwelling units per acre. These commercially zoned sites were identified as appropriate for residential development due to their proximity to public infrastructure (e.g., water, sewer, and schools), transit accessibility, and employment opportunities.

## 7. Adequate Sites Inventory

**Table 7-5**  
**Adequate Available Sites Based On Infrastructure**

Area	Water Connections Available	Wastewater Connections Available	Low, Very Low Income Units Residential	Low, Very Low Income Units Commercial	Total Available Units
<b>Communities</b>					
Alpaugh	3	Septic	6	75	3
Cutler-Orosi	2218	630	13	915	630
Ducor	0	Septic	35	624	0
Earlimart	143	540	382	838	143
E. Orosi	5	5	0	0	0
E. Porterville	0	Septic	764	156	0
Goshen <sup>1</sup>	No Limit; CalWater	805	-	-	-
Ivanhoe	1278	853	91	1057	853
Lemon Cove	0	21	62	34	0
London	118	333	0	16	16
Matheny Tract <sup>1</sup>	0	Septic	0	0	0
Patterson Tract	0	Septic	193	0	0
Pixley	0	43	16	31	0
Plainview	0	Septic	0	0	0
Poplar Cotton Center	368	43	407	1149	43
Richgrove	0	0	34	463	0
Springville	970	195	424	10	195
Strathmore	0	728	39	51	0
Sultana	0	Septic	0	4	0
Terra Bella	497	52	0	445	52
Three Rivers	75	Septic	0	391	75
Tipton	0	553	38	1708	0
Tooleville	0	0	-	-	-
Traver	0	41	1	65	0
Woodville	363	693	1188	1346	363
<u>Area</u>	<u>Water Connections Available</u>	<u>Wastewater Connections Available</u>	<u>Low, Very Low Income Units Residential</u>	<u>Low, Very Low Income Units Commercial</u>	<u>Total Available Units</u>
<b>Hamlets</b>					
Allensworth	0/Wells	Septic	5901	3511	0
Delft Colony	13	43	0	0	0
E. Tulare Villa	No Limit; CalWater	Septic	0	48	48
Lindcove	Individual Wells	Septic	0	32	32
Monson	Individual Wells	Septic	0	0	0
Seville	24	13	0	176	13
Teviston	0	Septic	0	2689	0
Tonyville	120	Septic	0	4	4
Waukena	Individual Wells	Septic	0	135	0
W. Goshen	No Limit; CalWater	Septic	0	0	0
Yetttem	0	194	0	54	0
<b>Cities</b>					
Delano	JPA/Well	JPA/Septic	0	0	0
Dinuba	Well	Septic	0	0	0
Exeter	Well	Septic	0	0	0
Farmersville	Well	Septic	0	371	0
Kingsburg	Well	Septic	0	0	0
Lindsay	Well	Septic	0	0	0
Porterville	City/Well	City/Septic	35	0	35
Tulare	Well	Septic	4	0	0
Visalia	Well	Septic	4	25	0
Woodlake	Well	Septic	0	332	0
Total			9637	16755	3643



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## 7. Adequate Sites Inventory

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Note: Total Available Units are based on available community water and wastewater connections. Housing development may be permitted with the provision of private water wells and septic tanks.

Commercially zoned sites can be developed with 100 percent residential uses. This is demonstrated by a recent multifamily development of 40 units on a site zoned C-2, General Commercial, in Pixley. The development was approved without requiring a General Plan amendment. The project was approved through the site plan review process which is no different than what is required for residentially zoned projects. The project was originally approved at sixty-one (61) units, or 24.3 dwelling units per acre, however, the developer opted to develop at a lower density (15.9 units per acre) which reflects the historical trends of affordable housing development within the County of Tulare. Residential development on these commercially zoned sites furthers the County's goal of encouraging residential development consistent with existing development patterns and zoning.

In addition to the example and sites' characteristics described above, these commercially zoned sites are likely to be developed with residential uses due to additional programs and policies in the General Plan. The policies promote infill development and provide incentives for infill development within, or adjacent, to existing development in order to maximize land use and resources, increase efficiencies, and comply with AB 32 and SB 375. The General Plan Update includes a new Mixed Use (MU) designation that establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use. In addition, a mixed-use overlay combining zone has been approved in the Traver, Pixley, Tipton, and Strathmore community rezoning plans.

Mixed Use areas allow for higher density and intensity development, adaptive and beneficial reuse, or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming.

This designation is found within Urban Development Boundaries, Planned Community Areas, and Mountain Service Areas and pursuant to regional growth corridor plans and policies. Land use designations within Hamlet Development Boundaries shall be the mixed use land designation unless a traditional plan is requested by the Hamlet residents (Planning Framework PF3.4).

Additionally, the General Plan update includes a new program to identify opportunities for infill sites in all new community updates, and hamlet plans as they are prepared over time as part of the implementation of the General Plan.

While the commercially zoned sites' characteristics make them prime candidates for residential development, there is no guarantee that they will be developed with 100 percent residential uses. However, market forces would trend toward residential versus commercial uses. In the agricultural based economy of Tulare County, agricultural jobs are what create demand for housing in the unincorporated area. These employment opportunities are often not located within the hamlets and communities themselves, but in the surrounding outlying agricultural areas. Recently the County has approved development on 4,745,795 units/sites within the Unincorporated areas of Tulare County, and of those units/sites approximately 77% (4,333,613) units/sites were utilized for residential or a mix of residential and commercial purposes and were located within a commercially zoned site. Of the 613 sites utilized for residential or a mix of residential and commercial purposes, 5 sites were located within

## 7. Adequate Sites Inventory

the C-1-MU (Neighborhood Commercial) Zone, 582 sites were located within the C-2-MU (General Commercial) Zone, and 26 sites were located within the C-3-MU (Service Commercial) Zone.

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. Furthermore, the County counts 100% of the sites with the Mixed Use overlay Zone as any site within this zoning classification would allow for residential uses, this includes the commercially zoned sites.

Some of the sites indicated in table 7-5 show a 0 for water connections available or wastewater connections available. In these areas sites will utilize well and septic to fulfil the water and wastewater needs. The County continues to assist anyone at the Permit Center with help in the process of obtaining a permit for either a well or septic. The County will also complete any CEQA requirements for wells. The fee that applicants pay is \$358 for research and Notice of Exemption filing fees with the County Clerk. This helps to reduce costs for the applicant as they do not need to hire consultants for CEQA.

As demonstrated in Table 7-6, the County has identified sufficient sites zoned appropriately to accommodate 250,929 units which exceeds the RHNA allocation of 9,243 by 241,686 units.

**Table 7-6  
Adequate Sites Inventory**

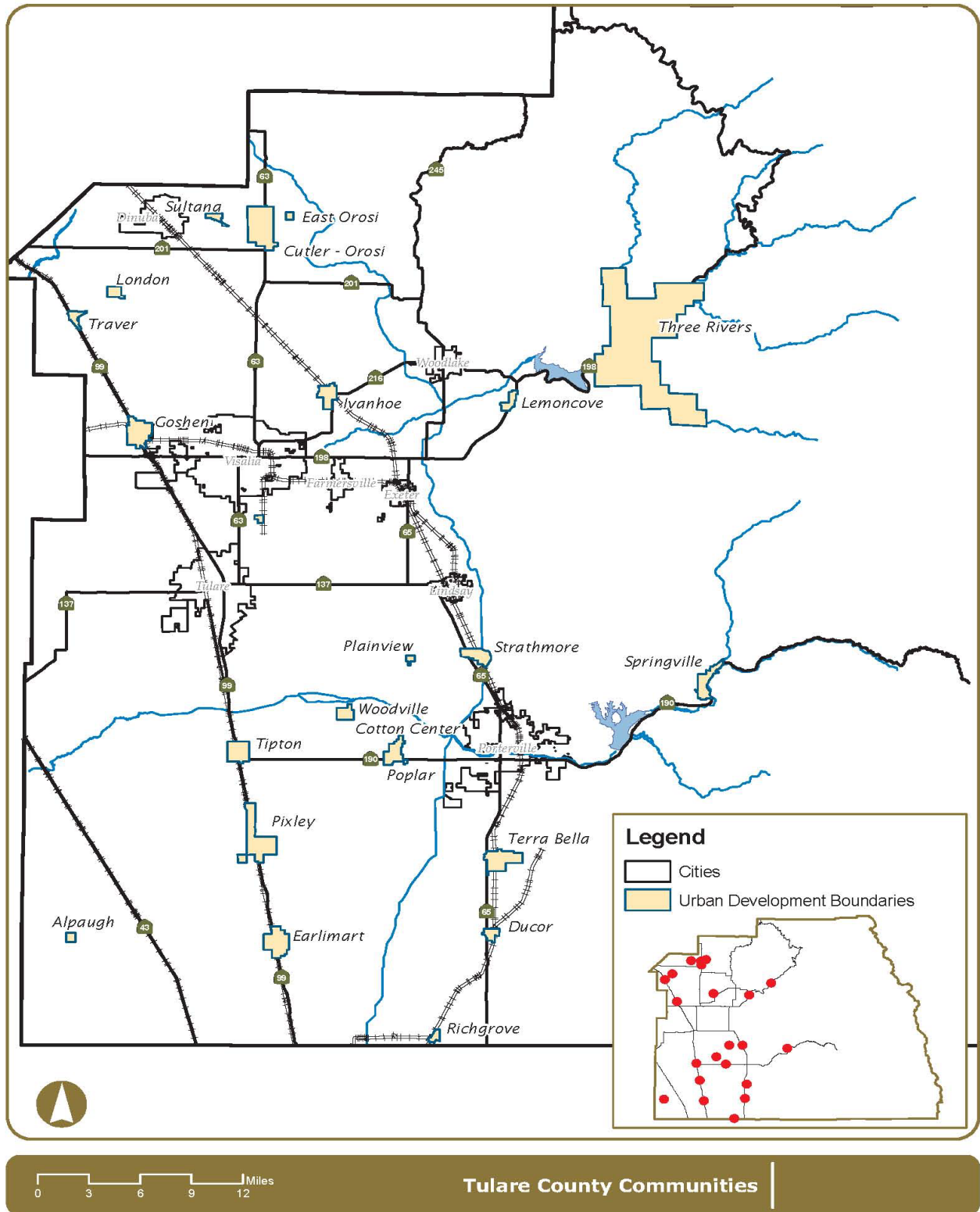
Adequate Sites Inventory				
Community	Single Family Units	Multi-family Units	Approved/Pending Subdivisions	Total Units
<b>Communities</b>				
Alpaugh	464	1,022	0	1,486
Cutler-Orosi	2,059	3,484	0	5,543
Ducor	340	659	0	999
Earlimart	4,447	1,220	0	5,667
East Orosi	1,117	3,856	0	4,973
East Porterville	549	920	0	1,469
Ivanhoe	877	1,630	0	2,507
Lemon Cove	107	13,409	0	13,516
London	1,876	11,668	0	13,544
Patterson Tract	968	193	0	1,161
Pixley	1,769	236	0	2,005
Plainview	8	5,551	0	5,559
Poplar-Cotton Center	260	2,016	0	2,276
Richgrove	15	512	0	527
Springville	3,077	2,782	0	5,859
Strathmore	298	2,045	0	2,343
Sultana	974	1,473	0	2,447
Terra Bella	977	700	0	1,677
Three Rivers	15,131	48,866	0	63,997
Tipton	156	3505	0	3,661
Traver	692	324	0	1,016
Woodville	299	10,660	0	13,516
<b>Hamlet Development Boundaries</b>				
Allensworth	473	11,390	0	11,863
Delft Colony	231	0	0	231
East Tulare Villa	383	48	0	431
Lindcove	126	1141	0	1,267
Monson	14	1025	0	1,039

## 7. Adequate Sites Inventory

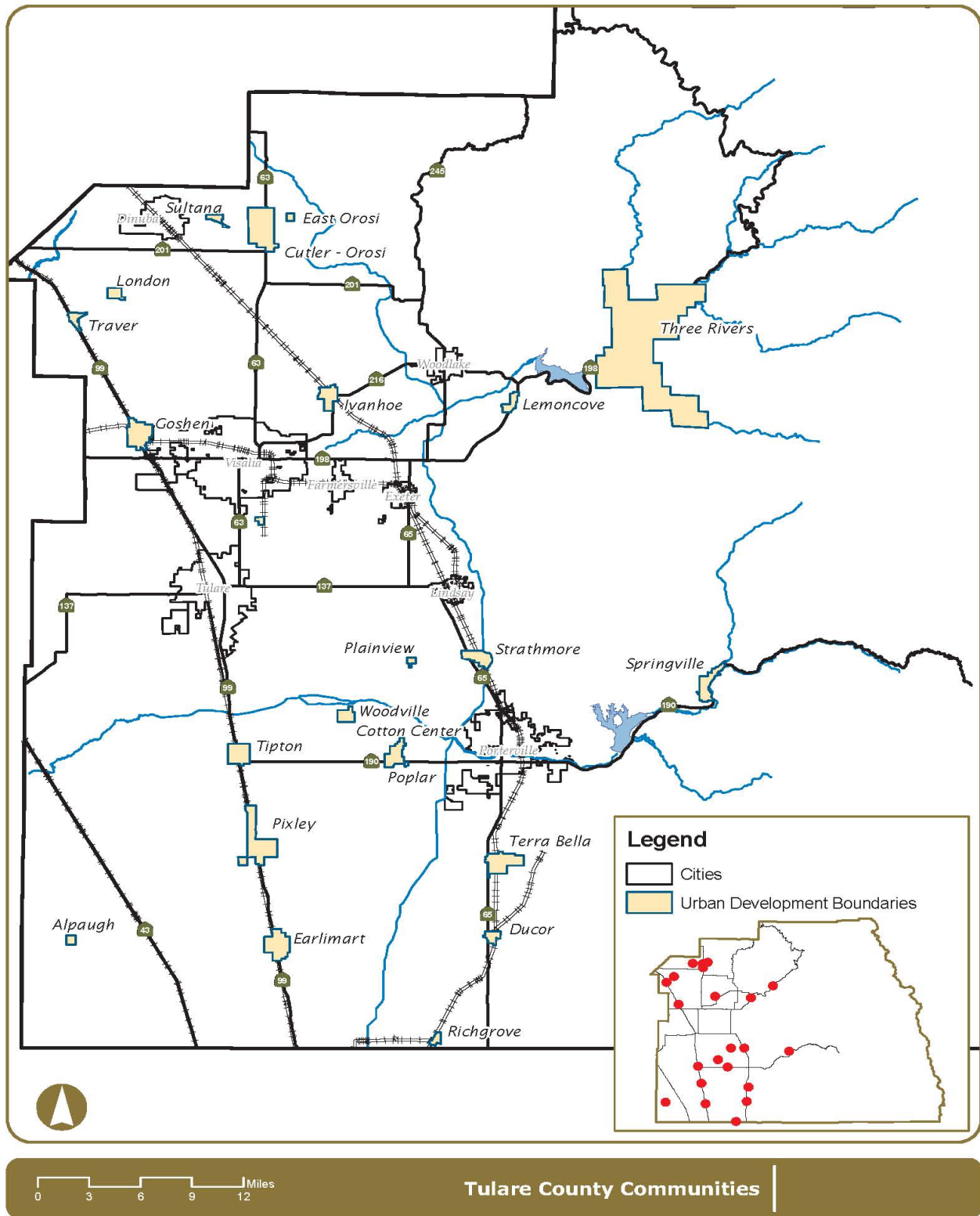
Adequate Sites Inventory				
Community	Single Family Units	Multi-family Units	Approved/Pending Subdivisions	Total Units
Rancho Sierra	1728	466	0	2,194
Seville	1101	175	0	1,276
Teviston	5616	5700	0	11,316
Tonyville	32	151	0	183
Waukena	258	306	0	564
West Goshen	945	2893	0	3,838
Yettem	0	479	0	479
City Fringe				
Dinuba	4,559	0	0	4,559
Delano	0	11,736	0	11,736
Exeter	2,828	0	0	2,828
Farmersville	704	371	0	1,075
Lindsay	2,007	0	0	2,007
Porterville	11,926	35	0	11,961
Tulare	8,190	4	0	8,194
Visalia	15,885	28	0	15,913
Woodlake	1,976	0	0	1,976
Kingsburg	228	2580	0	2,808
Total	95,670	155,259	0	250,929

Of the 250,929 total Units identified, 11,467 sites were used in the prior planning period and 166,545 were identified within the past two planning periods. Sites equating to 46,087 units have already been rezoned during the update to various Community Plans within the last planning period. With the inclusion of the Mixed Use overlay zone, residential uses are allowed by-right. The Tulare County General Plan allows for a maximum density of 30 dwelling units per acre within the Mixed Use land use designated areas. To ensure that at least 20% of the units are for affordable to lower income households Action Program 11 has been updated to include this language.

**Figure 7-1  
Tulare County Communities**



## 7. Adequate Sites Inventory



### **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.



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## 7. Adequate Sites Inventory

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The County of Tulare has taken steps to be a part of the National Flood Insurance Program (NFIP), which means the County of Tulare agreed to manage flood hazard areas by actively adopting minimum regulatory standards as set forth by Federal Emergency Management Agency (FEMA). The NFIP is administered by FEMA to offer flood insurance to properties located in the special flood hazard areas (SFHAs). Information about the NFIP, is available at the following website: [www.fema.gov](http://www.fema.gov). As a part of the county's participation in the NFIP, individuals are eligible to obtain flood insurance. Information regarding flood control in Tulare County is available at the County of Tulare Resource Management Agency at the following website: <http://www.tularecounty.ca.gov/rma/index.cfm/public-works/engineering/flood-control/>. On June 16, 2009 Tulare County adopted the new Digital Flood Insurance Rate maps (DFIRMs). Information is available to determine if a property is located in a SFHA by using the following FEMA Map Service Center link as follows: <https://msc.fema.gov/portal>.

### Agricultural Lands

The California Land Conservation Act, (commonly referred to as the "Williamson" Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State's responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Tulare County, and its agricultural preserve program was first implemented in 1969.

To that end, Tulare County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

The sites identified in the site inventory for housing development are not encumbered with Williamson Act contracts or within Farmland Security Zones as all sites are sourced from the urban development boundaries within the County's jurisdiction. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

During Housing Cycle 5 (2015-2023) the County received 47 zone change applications on Agricultural Lands. A majority (72%) of the zone changes happened during updates to various Community plans. With ongoing water restrictions from the California Department of Water Resources the County has seen a rise in applications for zone changes in Agricultural Lands. In 2022 the County approved 1 zone change from AE-10 (Exclusive agricultural 10 acre minimum) to R-1 (Single-Family Residential). In 2023 the County has received 5 applications for zone changes within various UDBs and HDBs from Agriculture to Residential.

### 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.



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## 7. Adequate Sites Inventory

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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.

The Tulare County Airport Land Use Commission has adopted a Comprehensive Airport Land Use Plan that includes safety, height, and noise policies to provide land use compatibility with airport operations.

According to Tabel 3-1 found in Section 3 of the Tulare County Comprehensive Airport Land Use Plan, a Single-Family Residence is compatible within Safety Zone 6 and all other areas outside of any safety zone but still within the Airport Influence Area. Multi-Family, Group Homes, Convalescent Facilities, Nursing Homes, and Granny Flats are only compatible within the area outside of any safety zone but still within the Airport Influence Area. Caretaker Residences are compatible with Safety Zones 2, 3, 4, 5, 6 and all other areas outside of any safety zone but still within the Airport Influence Area.

This will have a minimal impact on the inventory sites within the County as there are four areas that are impacted by Airport Safety Zones, Visalia, Tulare, Porterville, and Lindsay. As seen above on Table 7-6, the County has exceeded the RHNA allocation by 241,686 units. Even with impacts to the four City fringes' the County has sufficient site

### **Hazardous Waste**

The unincorporated area of Tulare County contains 66 sites that are listed by the State Water Resources Control Board as contaminated and either undergoing cleanup, assessment, or is being monitored. Additionally, the county has two sites that are listed on the state's Cortese list:

The Parmenter & Bryan site is located approximately one-half mile east of Orosi. The site is the location of a former pesticide applicator business.

The Harmon Field site is a closed airport that was used as a base for crop duster activity for over forty years. It encompasses approximately 40 acres on a 104 acre parcel located on the southwest edge of Pixley.

Of these known hazardous waste sites, none are adjacent to any of the sites identified in the site inventory and do not present a constraint to their potential residential development.

### **Ecosystems and Critical Habitats**

Tulare County exhibits a diverse ecosystems landscape created through the extensive amount of topographic relief (elevations range from approximately 200 to 14,000 feet above sea level).

A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, or is of special concern to local, state, or federal agencies. The California Environmental Quality Act (CEQA) identifies the elimination or substantial degradation of such communities as a significant impact (CERES 2004). Based on federal and state regulations, wetlands and critical habitat are examples of sensitive natural communities. Nine sensitive natural communities are found in Tulare County.

Critical habitat is the natural environment designated by the U.S. Fish and Wildlife Service (USFWS), as required, for the conservation of a federally listed species. These habitats are specifically protected under the federal Endangered Species Act (16 USC 1532, 50 CFR 424.02). The designation of a critical habitat is a formal process that involves the posting of a draft proposal in the federal register of the critical habitat designation, a public comment period, and a final determination. Critical habitat designations have been established for eight species in Tulare County.

The sites listed for potential residential development are not located within any identified critical habitat of the eight species listed under the Endangered Species Act (ESA), with the exception of those sites in the Springville area which is located within the California condor habitat.

### **Cultural and Historic Resources**

Sensitive sites include burial grounds, important village sites, and other buried historical resources protected under state and federal laws. The San Joaquin Valley is rich in such sites and the County has programs and policies in place to protect identified sites. No identified sensitive sites are located on and/or adjacent to any of the sites identified in the site inventory and therefore, do not present a constraint to potential residential development.

### **Water Resources**

Demands for water resources within the County of Tulare (County) are met from four (4) major sources. These sources include groundwater, local streams and rivers, imported surface water and imported surface water by exchange. Appendix of the General Plan Background Report provides an overview of those resources and their relationship to existing and projected development within the County. This overview includes the status of each of the major sources and any anticipated change in status over the planning horizon covered by the General Plan update. In addition, issues addressed include groundwater quality, groundwater overdraft and the reliability of identified surface water sources. The current status of the San Joaquin River settlement has been included and its possible implications for the future of surface water deliveries are considered.

### **Water Quality**

Inadequate water quality is a potential environmental constraint to residential development in areas that rely on groundwater. A brief description of groundwater quality is presented by major watershed. The principal valley floor divisions are the Kings River Watershed, the Kaweah River Watershed, the Tule River Watershed and the Deer Creek/White River Watershed.

#### **Kings River Watershed**

No single expression satisfies the water quality conditions which exist within the Kings River Watershed. In general, groundwater along the immediate fringe of the foothills tends to be high in nitrates and, in certain cases, radiological parameters. Naturally occurring contaminants are reduced in their intensity as flows extend onto the valley floor, due principally to the influence of recharge of surface water which, for the most part, is absent any naturally occurring contaminants.

Contamination problems which are experienced, once groundwater is a reasonable distance from the foothill fringe, are generally man-induced. Contaminants include those associated with fertilizers, pesticides and herbicides, many of which have been banned with residual effects now remaining. The presence of fertilizers in some samples exists due to application timing issues, as well as infrequent occurrences of over application. There are no communities which are not impacted, to some degree, by either naturally occurring or man-induced contamination within this watershed

### **Kaweah River Watershed**

As with the Kings River Watershed, water quality trends within the Kaweah River Watershed change from east to west. Lands immediately adjacent to foothills exhibit elevated chloride and nitrate characteristics. As groundwater is tapped toward the central portion of the valley floor of the County, the water normally produced is of excellent quality. Anomalies occur where man-induced contamination has adversely influenced the quality characteristics. Influences from nematodecides such as DBCP, herbicides, pesticides and fertilizers all appear at certain locations within the Kaweah River Watershed, as do the impacts from industrial chemicals such as dry cleaning solvents and petroleum fuels.

Some water purveyors within the area have installed surface water treatment facilities on selected water extraction facilities; however, the principal method for dealing with contaminant-related issues is to shift to another area where water quality problems are absent. The County and the State of California conduct extensive programs of oversight for petroleum hydrocarbon contamination which is an on-going process which has further impacted the availability of groundwater for consumptive purposes in numerous locations.

### **Tule River Watershed**

The east side of the valley floor in the Tule River Watershed contains the highest population of individuals impacted by lower quality groundwater of any area within the County. From the foothill fringe, adverse groundwater quality extends into the valley floor for several miles in all locals, except for those immediately adjacent to the Tule River. As a result of these conditions, the City of Lindsay, the Lindsay-Strathmore Irrigation District and the Strathmore Public Utility District have all constructed and operate surface water treatment plants treating water from the Friant-Kern Canal. In the Lindsay area, adverse water quality parameters include chlorides, nitrates and DBCP. The number of wells constructed in this area which have been successfully designed to avoid groundwater containing these parameters are limited. In the Tonyville and Strathmore areas, where population concentrations are served by the Lindsay-Strathmore Irrigation District and the Strathmore Public Utility District, the primary groundwater contaminant is nitrate. These areas are served with potable water by surface water treatment plants operated by both public entities.

The east Porterville and Plainview areas exhibit similar high nitrate characteristics. Extensions of pipelines from the City of Porterville into the east Porterville unincorporated area have solved the problem for several customers in that area. The California Water Service Company has a system in the area and they are in the process of evaluating different methodologies to allow for compliance with the Maximum Contaminant Level for the nitrate parameter in their system. The Sunnyside School governing board chose to extend a pipeline from the Strathmore joint water treatment plant to the school to resolve their nitrate contamination problem. Just to the west, efforts are now being initiated to address the problems which exist in the Plainview community area.

It is anticipated, over time, that an increase in the number of well head treatment and surface water treatment facilities will develop in order to address the demands associated with both existing population and increased population within this area of the Tule River Watershed. Extending to the west, water quality improves to the extent that the only current concerns are those related to proposed changes in water quality parameters for radon and arsenic. These changes could lead to some systems, which are currently in compliance with all state and federal drinking water criteria, finding themselves out of compliance for one or more parameters.

### **Deer Creek/White River Watershed**

The groundwater quality characteristics appurtenant to the Deer Creek/White River Watershed vary from east to west. In general, water quality on the east side of the valley floor of the County in this area is characterized by diminished quality where nitrates, phenols and salts are present in different concentrations and in different locals. As a result, the Terra Bella Irrigation District has embarked on a program of initially installing a surface water treatment plant and then, on a continuing basis, constructing an ever expanding distribution system allowing for the capability of delivery of water meeting current federal and state drinking water standards to areas which previously did not have certified potable sources available or to augment limited groundwater supplies. South of this area, drilling and development of wells with a design capability to select water from identified aquifers meeting current drinking water standards is the common approach. Quantities are, however, limited under this paradigm, as taking water from too shallow of a zone, or from too deep a zone, results in significant diminishment of the quality to be delivered.

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.

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## 7.2 Existing Infrastructure

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## 7. Adequate Sites Inventory

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A major constraint to development of affordable housing throughout Tulare County is the lack of sufficient infrastructure such as domestic water, wastewater, storm drainage, and street lights. Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The Infrastructure Feasibility Analysis (Appendix D) provides an inventory that is designed to be used to identify sites that can be developed for housing within the planning period of the Housing Element. The purpose of this analysis is to document the existing infrastructure provided in the disadvantaged unincorporated communities and hamlets.

Infrastructure capacity affects the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions. In fact, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the existing infrastructure throughout the County's unincorporated area. The County understands the vital role infrastructure plays in the development of affordable housing. Therefore, Tulare County continues to seek grant and loan opportunities, where feasible, to provide and assist in the delivery of reliable, clean water and/or wastewater services, stormwater drainage, and other critical municipal services to the lower income and disadvantaged unincorporated communities in Tulare County. Action Program 9 has been incorporated by reference in this Housing Element to support and encourage opportunities for the restoration and/or expansion of infrastructure throughout the unincorporated communities in the County.

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.

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, and amendments, community plans and other relevant information from the Health & Human Services Agency (HHSA) Environmental Health Services, Regional Water Quality Control Board, public utility districts, community services districts and other agencies.

### **Domestic Water**

Demands for water resources within Tulare County are met from 4 major sources. These sources include groundwater, local streams and rivers, imported surface water and imported surface water by exchange. The predominant water supply for domestic use within the unincorporated communities of Tulare County is the individual wells system. Principal among these systems are those that utilize groundwater that is, in most cases, untreated. Large and small water systems that provide domestic water service to unincorporated communities in the County are typically operated and managed by Community Service Districts (CSD), Irrigation Districts (ID), Public Utility Districts (PUD), and mutual water companies. These Districts are self governing and are not subject to County control. Although these Districts are not subject to

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## 7. Adequate Sites Inventory

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County control, the County must coordinate its plans for growth and development with these districts in order to assure that services can be provided on a timely basis to areas planned for development, including areas within designated Urban Development Boundaries (UDB). Private purveyors were overseen by the County. The California Department of Public Health did not renew their contract in 2014 with the County delegating authority to oversee Private Community Wells.

### Sewer Service

Most of the sanitary sewer systems within the unincorporated areas of Tulare County serve individual small communities, and in some cases communities effectively share wastewater treatment facilities. Sanitary sewer service within the county is generally operated and managed by special districts including CSDs, PUDs, sanitary districts, sewer maintenance districts, and County Service Areas (through zones of benefit). Some agencies provide sewer collection service only, and contract with surrounding agencies for wastewater treatment. Many of the Districts (except for County Service Areas) are self governing and are not subject to County control. Although these districts are not subject to County control, the County must coordinate its plans for growth and development with these districts in order to assure that services can be provided on a timely basis to areas planned for development, including areas within designated Urban Development Boundaries (UDBs). Some of the unincorporated urban areas within Tulare County are lacking sanitary sewer infrastructure, and are served by individual or community septic systems; these communities/urban areas are listed below.

- Allensworth
- Alpaugh
- Alpine Village – Sequoia Crest
- Ducor
- East Tulare Villa
- Lindcove
- Monson
- Plainview
- Ponderosa
- Three Rivers
- Teviston
- Waukena
- West Goshen

The Three Rivers CSD provides various services to its residents with regard to septic system maintenance and inspection. Some of the specific services provided by the Three Rivers CSD include the following:

- Septic system inspections and certification for transfers of property;
- Voluntary septic system inspection at owners request;
- Investigate and take appropriate action on complaints regarding septic problems; and
- Provide homeowners with information about how a septic system works, including a homeowners guide.

In the remaining communities that are on septic systems, property owners are generally responsible for maintenance and improvements to individual or community septic systems.

Most unincorporated communities within Tulare County, with the exception of those listed above, have sanitary sewer infrastructure in place; however, in many cases the facilities are several years old and are in need of rehabilitation and/or reconstruction to meet current standards.

### Storm Drainage



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## 7. Adequate Sites Inventory

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The County does provide storm drain facilities. Flood maps throughout the County show some areas of these communities are outside of flood zone X and are subject to flooding. There are detention basins throughout the County on an individualized basis.

A brief description of each community's domestic water supply, sanitary sewer system and storm drainage is provided below based on Action Program 9 in order to present a discussion of more specific issues pertaining to each community's infrastructure systems. (See Appendix D: Action Program 9). Additionally, roads, Fire Response Times, ADA access and lighting are discussed in Action Program 9.

### Alpaugh

#### Existing Infrastructure

**Water:** 394 connections; 3 available; 2 groundwater wells; served by Alpaugh Community Services District (CSD).

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community beyond the three connections available; associated water mains, services and appurtenances would also be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Cutler

#### Existing Infrastructure

**Water:** 1,217 connections; 0 available; 2 groundwater wells; served by the Cutler Public Utility District (PUD).

**Sewer:** 1,217; no additional capacity available. Served by Cutler PUD and the Cutler-Orosi Wastewater Joint Powers Wastewater Authority (Cutler-Orosi JPWA)<sup>3</sup>.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no water connections are available; associated water mains, services, and appurtenances would also be necessary.

Cutler's allotted capacity in the Cutler-Orosi WWTP is fully committed. The Cutler-Orosi WWTP would require expansion to accept new connections beyond those currently available.

### Ducor

#### Existing Infrastructure

**Water:** 178 connections; 0 available; 2 groundwater wells; served by the Ducor CSD.



**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community as no water connections are available; associated water mains, services, and appurtenances would be necessary also.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## **Earlimart**

### **Existing Infrastructure**

**Water:** 1,545 connections; 143 available; 5 groundwater wells; served by the Earlimart PUD.

**Sewer:** 1,545 connections; 540 available; served by the Earlimart WWTF.

**Stormwater:** No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 143 additional connections (water capacity being the more limiting factor) without major infrastructure improvements. Water and sewer mains and other appurtenances will still be needed.

## **East Orosi**

### **Existing Infrastructure**

**Water:** 103 connections; 5 available; 2 groundwater wells; served by the East Orosi CSD.

**Sewer:** 103 connections; 5 available; served by East Orosi CSD and the Cutler-Orosi JPWA. **Stormwater:**

**Stormwater:** No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community beyond the five connections available; associated water mains, services, and appurtenances would be necessary also.

East Orosi's allotted capacity in the Cutler-Orosi WWTP is nearly fully committed (5 equivalent unit connections are available). The Cutler-Orosi WWTP would require expansion to accept new connections beyond the two currently available.

### East Porterville

#### Existing Infrastructure

**Water:** 0 Available; consolidated with the City of Porterville, no growth assumed.

**Sewer:** 1675 connections; 0 available; served by the City of Porterville WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

No growth assumed in the community when consolidation was completed for the water system; therefore, discussions with Porterville would be needed to understand water system capacity, if any and/or improvements needed to accommodate additional housing.

The Porterville WWTF would need to be expanded to accommodate additional connections.

### Goshen

#### Existing Infrastructure

**Water:** California Water Service (CalWater) owns this water system and can build to serve any new growth.

**Sewer:** 697 connections; 805 available; served by the City of Visalia WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 805 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Ivanhoe

#### Existing Infrastructure

**Water:** 1,122 connections; 1,278 available; 4 groundwater wells; served by the Ivanhoe PUD.

**Sewer:** 1,122 connections; 853 available; served by the Ivanhoe WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 853 additional

connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Lemon Cove

#### Existing Infrastructure

**Water:** 54 connections; 0 available; 1 groundwater well; served by the Lemon Cove WC.

**Sewer:** 54 connections; 21 available; served by the Lemon Cove WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community; associated water mains, services, and appurtenances would also be necessary.

The Lemon Cove WWTF would require expansion to accept new connections beyond the 21 currently available.

### London

#### Existing Infrastructure

**Water:** 312 connections; 118 available; 4 groundwater wells; served by the London CSD.

**Sewer:** 312 connections; 333 available; served by the London WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 118 additional connections (water capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Matheny Tract

#### Existing Infrastructure

**Water:** 325 connections; 0 available; consolidated with City of Tulare, no growth assumed.

**Sewer:** Community served by individual septic systems.

**Stormwater:** Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

No growth assumed when consolidation with the City of Tulare was completed for the water system.

Consolidation with the City of Tulare is in process for wastewater collection and disposal; no growth is assumed regarding wastewater services.

### Orosi

#### Existing Infrastructure

**Water:** 1,570 connections; 2,218 available; 5 groundwater wells; served by the Orosi PUD.

**Sewer:** 1,570 connections; 592 available; served by the Orosi PUD and Cutler-Orosi JPWA.

**Stormwater:** Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

The water supply system has sufficient capacity to accommodate new connections without major infrastructure improvements.

Orosi's can accommodate up to 592 additional equivalent housing units within their allotted capacity in the Cutler-Orosi WWTP.

### Patterson Tract

#### Existing Infrastructure

**Water:** 153 connections; 0 available. 2 groundwater wells; served by the Patterson Tract CSD.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None at present; the community is in process of consolidating with CalWater Visalia and will have capacity for additional housing in the future if wastewater improvements are undertaken (there is no wastewater collection system currently).

### Pixley

**Water:** 841 connections; 0 available; 4 groundwater wells; served by the Pixley PUD.

**Sewer:** 841 connections; 0 available; served by the Pixley WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances

would also be necessary.

The Pixley WWTF would require expansion to accept new connections.

### Plainview

#### Existing Infrastructure

**Water:** 187 connections; 0 available; 1 groundwater well; served by the Plainview MWC.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Poplar – Cotton Center

#### Existing Infrastructure

**Water:** 597 connections; 368 available; 2 groundwater wells; served by the Poplar CSD.

**Sewer:** 597 connections; 43 available. Served by the Poplar CSD WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 43 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Richgrove

#### Existing Infrastructure

**Water:** 525 connections; 0 available; 2 groundwater wells; served by the Richgrove CSD.

**Sewer:** 525 connections; 0 available; served by the Richgrove WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and

appurtenances would also be necessary.

### Springville

#### Existing Infrastructure

**Water:** 390 connections; 970 available; 1 groundwater well and surface water supply; served by the Springville PUD.

**Sewer:** 390 connections; 195 available; served by the Springville WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 195 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Strathmore

#### Existing Infrastructure

**Water:** 472 connections; 0 available; 2 groundwater wells and surface water supply; served by the Strathmore PUD.

**Sewer:** 472 connections; 728 available; served by the Strathmore WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

### Sultana

#### Existing Infrastructure

**Water:** 249 connections; 0 available; 2 groundwater wells; served by the Sultana CSD.

**Sewer:** 249 connections; 0 available; served by the Sultana CSD and the Cutler-Orosi JPWA.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

Sultana CSD is in process of constructing a new well and may be able to accommodate additional housing once the project is complete; coordination with Sultana CSD is required

once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Sultana CSD's allotted capacity in the Cutler-Orosi WWTP is fully committed and the community is under a building moratorium for wastewater connections, thus limiting the addition of housing units. The Cutler-Orosi WWTP would require expansion to accept new connections.

### Terra Bella

#### Existing Infrastructure

**Water:** 803 connections; 497 available; 12 groundwater wells and surface water supply; served by Terra Bella Irrigation District.

**Sewer:** 803 connections; 0 available; served by the Terra Bella WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

The community is dependent on surface water supply; no additional connections are possible without an additional water supply source, either through groundwater wells or additional surface water supplies.

The Terra Bella WWTF would require expansion to accept new connections.

### Three Rivers

#### Existing Infrastructure

**Water:** 15 connections; 75 available; 1 groundwater well; served by the East Three Rivers Village MWC.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

The water system has capacity to accommodate up to 75 additional connections; no additional water infrastructure is needed to accommodate additional housing; associated water mains, services, and appurtenances would be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Tipton

#### Existing Infrastructure

**Water:** 601 connections; 0 available; 3 groundwater wells; served by the Tipton CSD.



**Sewer:** 601 connections; 553 available; served by Tipton WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

The wastewater system has capacity to accommodate up to 553 additional connections without major infrastructure improvements. Mains, services, and other related items will still be needed.

## Tooleville

### Existing Infrastructure

**Water:** 77 connections; 0 available; 2 groundwater wells; served by the Tooleville WC.

**Sewer:** 77 Connections. 0 Available. Served by the Tooleville WWTF, which was at capacity at the last Housing Element Update.

**Stormwater:** No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services and appurtenances would be necessary also. Discussions with the City of Exeter are in process and may result in the ability for the community to accept additional housing at a later date. The Tooleville WWTF would require expansion to accept new connections.

## Traver

### Existing Infrastructure

**Water:** 198 connections; 0 available; 2 groundwater wells; served by Del Oro WC – Traver District.

**Sewer:** 198 Connections. 41 Available. Served by the Traver WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

No wastewater infrastructure is needed to support housing needs, as the existing WWTF has capacity to accommodate up to 41 additional connections; addition wastewater collection mains and services would also be needed.

### Woodville

#### Existing Infrastructure

**Water:** 467 connections; 363 available; 2 groundwater wells; served by the Woodville PUD.

**Sewer:** 467 connections; 693 available. Served by the Woodville WWTF.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 363 additional connections (water capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Hamlets

### Allensworth

#### Existing Infrastructure

**Water:** 168 connections; 0 available; 2 groundwater wells; served by the Allensworth CSD.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would be necessary also.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Delft Colony

#### Existing Infrastructure

**Water:** 99 connections; 13 available; 2 groundwater wells; served by the Delft Colony WC, managed by the County of Tulare.

**Sewer:** 99 connections; 43 available; served by the Delft Colony WWTF.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community beyond the 13 connections available; associated water mains, services and appurtenances would also be necessary.

The Delft Colony WWTF would require expansion to accept new connections beyond the 43 currently available.

### East Tulare Villa

#### Existing Infrastructure

**Water:** 178 connections; CalWater owns this water system and can build to serve any new growth.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

The water distribution system has capacity to accommodate additional connections, with additional infrastructure as required.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Lindcove

#### Existing Infrastructure

**Water:** No public water system exists; residences are served via private wells.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate community system(s).

### Monson

#### Existing Infrastructure

**Water:** 31 connections; 0 available; 1 groundwater well; served by the Sultana CSD.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

Sultana CSD is in process of constructing a new well and Monson may be able to accommodate additional housing once the project is complete; coordination with Sultana CSD is required once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Seville

#### Existing Infrastructure

**Water:** 90 connections; 24 available; 2 groundwater wells; served by the Seville-Yettem CSD.

**Sewer:** 90 Connections. 13 Available. Served by the County of Tulare and the Cutler-Orosi JPWA.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 13 additional connections (wastewater being the limiting capacity) without major infrastructure improvements. Mains, services, and other related items will still be needed. Seville has available allotted capacity in the Cutler-Orosi WWTP.

### Teviston

#### Existing Infrastructure

**Water:** 135 connections; 0 available; 1 groundwater well; Teviston CSD.

**Sewer:** Community served by individual septic systems.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

#### Infrastructure Improvements Needed to Provide Additional Housing

Teviston CSD is in process of constructing a second well and may be able to accommodate additional housing once the project is complete; coordination with Teviston CSD is required once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Tonyville

#### Existing Infrastructure

**Water:** 50 connections; 120 available; 2 groundwater wells and surface water supply; served by the Lindsay-Strathmore Irrigation District.

**Sewer:** Community served by individual septic systems.

**Stormwater:** Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County

### **Infrastructure Improvements Needed to Provide Additional Housing**

The water system can accommodate an additional 120 connections; associated water mains, services, and appurtenances would be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## **Waukena**

### **Existing Infrastructure**

**Water:** No public water system exists; residences are served via private wells.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate the community system(s).

## **West Goshen**

### **Existing Infrastructure**

**Water:** 69 connections; CalWater owns this water system and can build to serve any new growth.

**Sewer:** Community served by individual septic systems.

**Stormwater:** No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

The water distribution system has capacity to accommodate additional connections, with additional infrastructure as required.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Yettem

#### Existing Infrastructure

**Water:** 68 connections; 532 available; 2 groundwater wells; served by the Seville-Yettem CSD.

**Sewer:** 68 connections; 194 available; served by the County of Tulare and the Cutler-Orosi JPWA.

**Stormwater:** No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 194 additional connections (wastewater being the limiting capacity) without major infrastructure improvements. Mains, services, and other related items will still be needed. Yettem has available allotted capacity in the Cutler-Orosi WWTP.

### County Service Areas

In addition to the water systems that are operated by special districts that are separate governing bodies from the County, the County operates some small systems through County Service Area governance. There are two County Service Areas, designated as CSA No. 1 and CSA No. 2. CSA No. 1 includes seven zones of benefit (3 of which have water systems under the jurisdiction of the County). The 3 zones of benefit include Delft Colony, Traver, and Yettem. These water systems are isolated individual systems and rely upon groundwater for potable water deliveries. These water systems are currently un-metered, and customers are billed under a flat rate structure. The Seville community is included in the Yettem water zone of benefit; however, it is served by a private mutual water company. As stated above, all private water wells, except for Seville's, are now under the authority of CDPH.

Tulare County Service Area No. 2 includes one zone of benefit known as the Wells Tract. Wells Tract water system is operated under the jurisdiction of Tulare County. Wells Tract receives 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

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## 7. Adequate Sites Inventory

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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.

## **Emergency Shelters**

Emergency Shelters are allowed in the M-1 and M-2 Zoning district in sites with land use designations typically of Light Industrial (LI). There are 62 sites that have been identified as adequate sites for emergency shelters. These sites are spread out throughout Tulare County. The Board of Supervisors adopted the Emergency Shelter Ordinance to the Tulare County Zoning Ordinance on June 28, 2015. This amendment allows emergency shelters within all the M-1 Zone(s). The inclusion of this amendment complies with Government Code Section 65589.5 (SB 2). The Emergency Shelter Definition is included in Section 2 Definitions and the Emergency Shelter Ordinance will be included as Section 15.6 of the Tulare County Zoning Ordinance No. 352.



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## 7. Adequate Sites Inventory

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*Emergency shelter is defined as:* housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The M-1 Zone is appropriate for emergency shelters because it does not allow uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar causes. Typically M-1 parcels are between 1.0 and 6 acres in size and are generally located near transportation routes and commercial services. The M-1 Zone encompasses approximately 2,300 acres throughout the unincorporated area of Tulare County and provides the capacity for emergency shelters to be considered in communities with the M-1 Zoning District.

Transition/supportive and Target Population zone change amendment was also adopted on June 30, 2015. The amendment included housing as permitted by right in all residential zones of the County. The inclusion of large emergency shelters in the M-1 and M-2 zone does not preclude the uses by right, including shelters in the Residential Zones.

The Zone amendment added the definitions of Transitional Housing/Supportive Housing and Target Population in the Zone Ordinance and allows transitional housing within all the residential zones. The inclusion of this amendment complies with SB 745. Furthermore, the County requires an affordability restriction for 55 years in compliance with Government Code Section 65651.

The Transitional Housing/Supportive Housing and Target Population Definitions are included in Section 2 Definitions and the Transitional Housing/Supportive Housing will be included in the R-0, R-1, R-2, R-3 and RA zone sections (Section 4, 5, 6, 7, & 8) of the Tulare County Zoning Ordinance No. 352.

*The Transitional Housing Definition is:* "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a residential use.

*The Supporting Housing Definition is:* Housing with no limit on length of stay and is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is a residential use.

*The Target Population Definition is:* Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**Table 7-75**  
**Potential Sites for Emergency Shelters**

Community	APN	Zone	General Plan	Acres
Cutler-Orosi	032-060-030	AE-20,M-1	LMDR	69.3
Cutler-Orosi	032-260-005	AE-20,M-1	LMDR	3.6
Cutler-Orosi	032-260-002	C-3,M-1	LI	1.9
Dinuba UDB	013-080-067	M-1	LI	0.4
Dinuba UDB	013-080-066	M-1	LI	0.3
Ducor	321-160-036	AE-40,M-1	LI	25
Ducor	321-160-037	M-1, Z	LI	5.2
Ducor	321-170-068	M-1-MU	LI	6
Ducor	321-080-076	R-1	LI	8.5
Ducor	321-160-038	R-1	LI	11.2
Earlimart	314-120-025	AE-40,M-1	LI	142.6
Earlimart	337-060-021	AE-40, R-1-MU	LI	22.5
Earlimart	314-120-002	M-1	LI	0.8
Earlimart	337-060-037	M-1	LI	9.6
Exeter	134-040-043	M-1	LDR	1.1
Ivanhoe	107-094-005	M-1	LI	2.5
Ivanhoe	107-230-041	M-1	LI	2.9
Ivanhoe	107-094-005	M-1	LI	2.5
Pixley	295-250-002	LI	M-1	7.70
Pixley	295-250-011	LI	M-1	0.10
Pixley	295-020-010	LI	M-1	39.66
Pixley	295-030-010	LI	M-1	2.07
Pixley	295-040-027	LI	M-1	0.53
Pixley	295-030-021	LI	M-1	1.12
Pixley	295-270-007	LI	M-1	1.12
Pixley	295-250-012	LI	M-1	9.39
Pixley	295-250-018	LI	M-1	0.80
Pixley	295-020-012	LI	M-1	38.12
Pixley	295-050-008	LI	M-1	26.47
Pixley	295-270-018	LI	M-1	1.26
Pixley	295-010-009	LI	M-1	39.38
Pixley	295-270-011	LI	M-1	0.19
Pixley	295-250-019	LI	M-1	2.30
Pixley	295-010-007	LI	M-1	38.56
Pixley	295-030-006	LI	M-1	2.45
Pixley	295-010-008	LI	M-1	39.47
Pixley	295-270-029	LI	M-1	9.08

## 7. Adequate Sites Inventory

Community	APN	Zone	General Plan	Acres
Pixley	295-220-011	LI	M-1	57.44
Pixley	295-030-009	LI	M-1	4.88
Pixley	295-270-028	LI	M-1	6.89
Pixley	295-030-008	LI	M-1	13.78
Pixley	295-240-014	LI	M-1	15.51
Pixley	295-270-009	LI	M-1	0.43
Pixley	295-040-023	LI	M-1	6.74
Pixley	295-220-006	LI	M-1	0.47
Pixley	300-010-022	LI	M-1	7.70
Pixley	300-010-013	LI	M-1	16.43
Pixley	295-060-002	LI	M-1	19.20
Pixley	295-020-011	LI	M-1	39.54
Pixley	295-010-006	LI	M-1	31.48
Pixley	295-040-020	LI	M-1	4.81
Pixley	295-240-003	LI	M-1	4.14
Pixley	295-250-020	LI	M-1	19.02
Pixley	295-020-014	LI	M-1	35.36
Pixley	295-060-004	LI	M-2	29.07
Pixley	314-250-003	LI	M-2	20.51
Poplar-Cotton Center	236-170-014	M-1	LI	29.4
Poplar-Cotton Center	236-170-013	M-1-MU	LI	36.9
Poplar-Cotton Center	236-140-040	M-1-MU	LI	19.8
Poplar-Cotton Center	236-140-043	M-1-MU	LI	39.1
Poplar-Cotton Center	300-310-023	M-1-MU	LI	17.0
Poplar-Cotton Center	302-040-018	M-1-MU	LI	28.9
Porterville	261-252-002	M-1	LMDR	1.4
Richgrove	340-070-002	M-1	LI	12.1
Richgrove	340-070-022	M-1	LI	0.3
Richgrove	340-070-017	M-1	LI	3.1
Strathmore	215-330-039	AE-20	LI	5.2
Strathmore	215-330-038	AE-20	LI	4.6
Strathmore	215-330-044	AE-20	LI	6.2
Strathmore	215-330-031	AE-20	LI	29.5
Strathmore	215-330-003	AE-20	LI	20.2
Terra Bella	302-200-038	M-1	LI	11.2
Terra Bella	320-121-004	M-2	HI	9.4

## 7. Adequate Sites Inventory

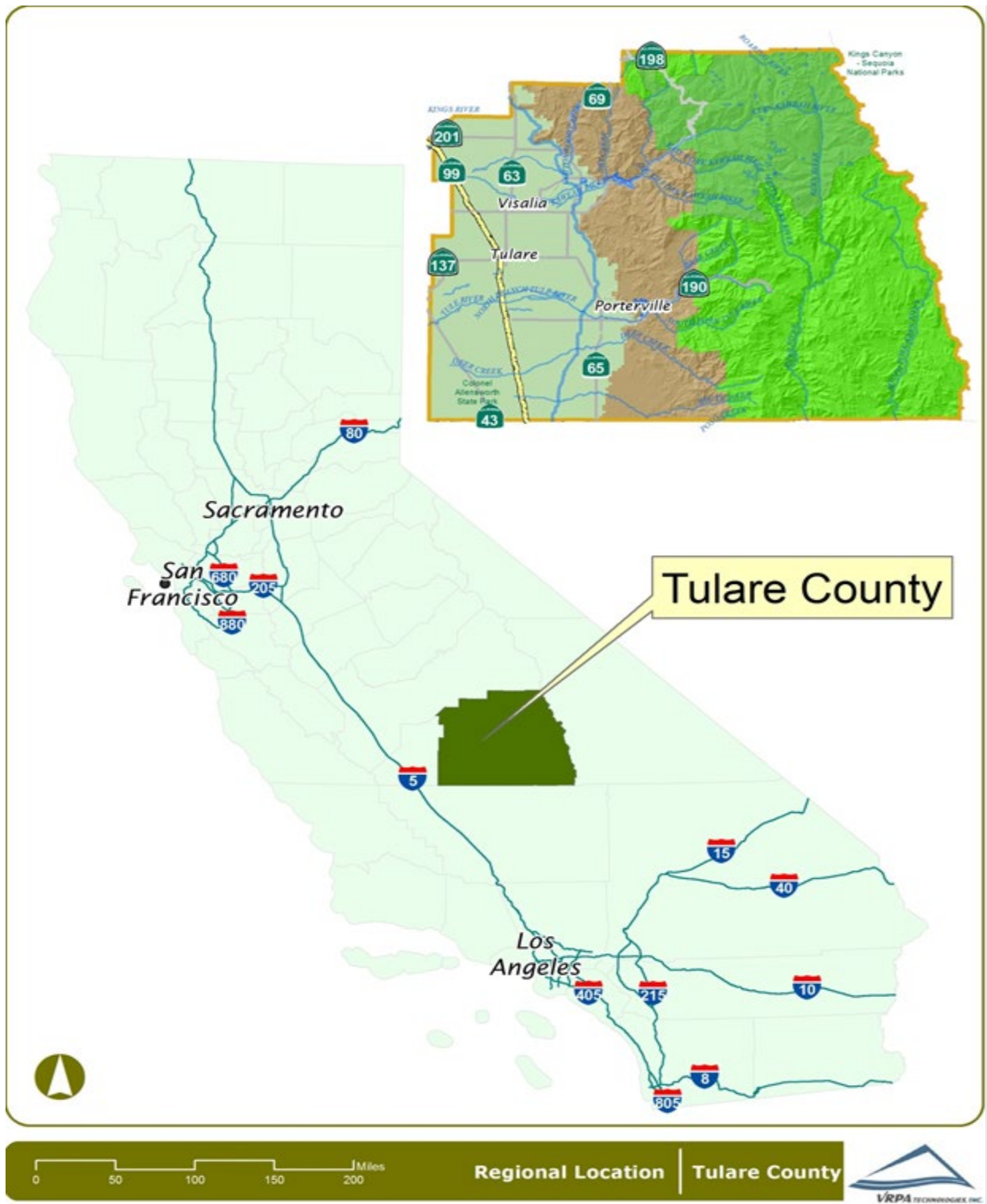
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Community	APN	Zone	General Plan	Acres
Terra Bella	320-121-002	M-2	HI	6.9
Terra Bella	320-121-003	M-2	HI	26.7
Teviston	316-030-006	M-1	MU	0.1
Tipton	230-020-007	M-1-MU	LI	41.5
Tipton	300-030-028	M-2	HI	18.9
Tipton	300-330-001	M-2	HI	1.1
Tipton	300-330-004	M-2	HI	2.2
Tipton	300-330-002	M-2	HI	1.1
Tipton	300-330-009	M-2	HI	1.6
Tipton	300-030-004	M-2	HI	0.5
Tipton	300-330-003	M-2	HI	2.2
Tipton	300-030-047	M-2	HI	21.3
Tipton	300-330-010	M-2	HI	4.7
Tipton	300-330-008	M-2	HI	3.2
Tipton	300-330-005	M-2	HI	3.9
Tipton	230-240-010	M-2, R-A	LI	31.4
Tulare	261-252-002	M-1	LMDR	1.4

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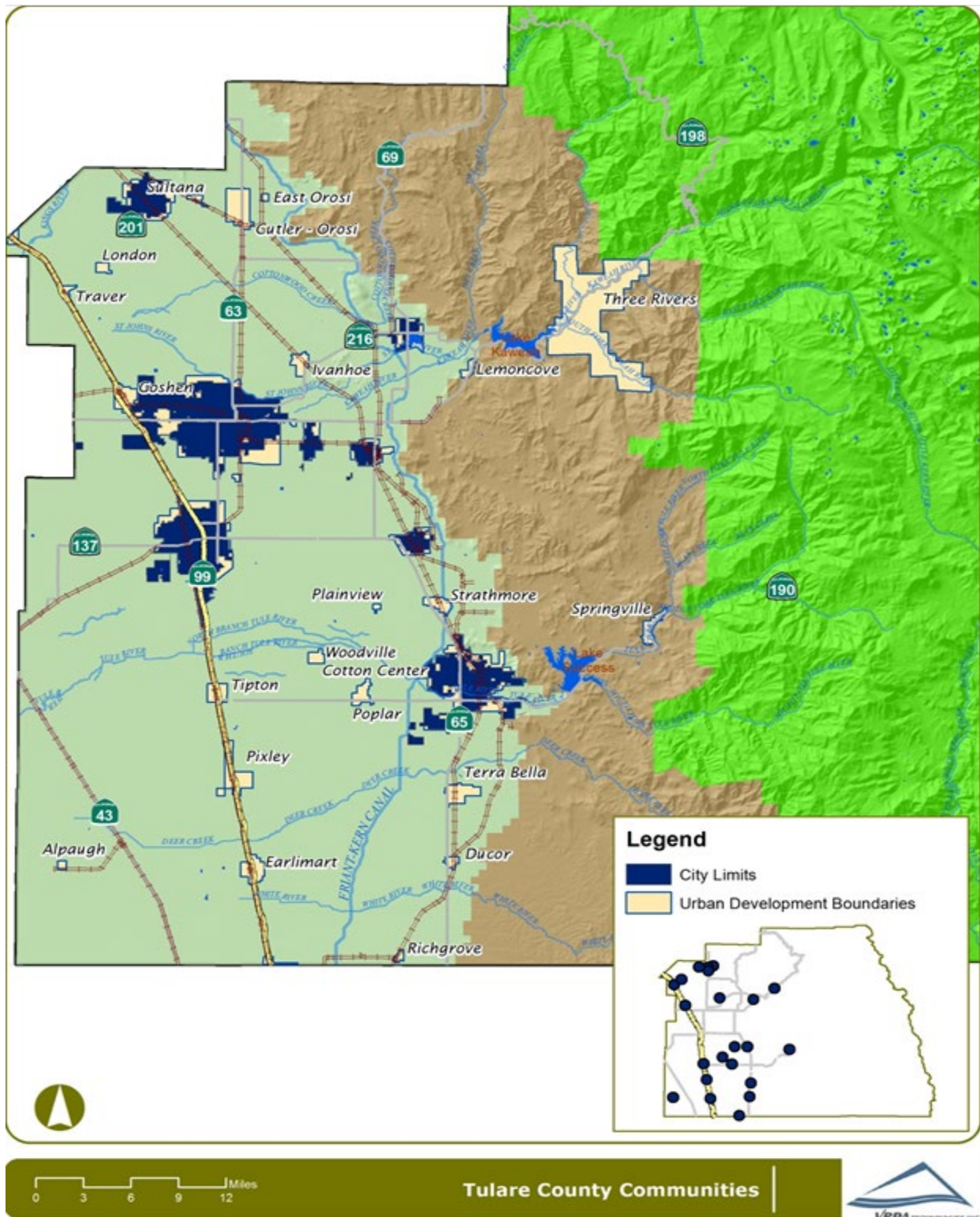
**Appendix A  
Site Inventory**

**Figure A-1  
Tulare County Map**





**Figure A-2**  
**Tulare County Urban Development Boundaries**





**Table A-1  
Alpaugh Site Inventory**

No.	Alpaugh Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	311-193-004	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
2	311-203-001	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
3	311-193-017	R-1-12.5	MU	0.5	Vacant	1-30	17	9	Moderate
4	311-183-021	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
5	311-174-006	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
6	311-174-004	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
7	311-203-023	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
8	311-182-011	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
9	311-173-021	R-1-12.5	MU	0.5	Vacant	1-30	17	9	Moderate
10	311-193-003	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
11	311-181-009	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
12	311-181-006	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
13	311-174-011	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
14	311-172-006	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
15	311-182-010	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
16	311-193-010	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
17	311-191-010	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
18	311-173-020	R-1-12.5	MU	0.5	Vacant	1-30	17	9	Moderate
19	311-211-015	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
20	311-172-008	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
21	311-202-010	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
22	311-184-004	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
23	311-192-020	R-1-12.5	MU	0.7	Vacant	1-30	17	12	Moderate
24	311-194-002	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate

Alpaugh Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
25	311-202-023	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
26	311-182-018	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
27	311-192-013	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
28	311-203-025	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
29	311-181-005	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
30	311-192-023	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
31	311-204-011	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
32	311-211-003	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
33	311-193-007	R-1-12.5	MU	0.7	Vacant	1-30	17	11	Moderate
34	311-192-019	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
35	311-174-013	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
36	311-192-012	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
37	311-183-018	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
38	311-172-007	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
39	311-203-024	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
40	311-182-017	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
41	311-175-002	R-1-12.5	MU	0.4	Vacant	1-30	17	8	Moderate
42	311-212-026	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
43	311-213-004	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
44	311-174-012	R-1-12.5	MU	1.4	Vacant	1-30	17	23	Moderate
45	311-202-021	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
46	311-183-020	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
47	311-193-020	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
48	311-203-010	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
49	311-183-003	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
50	311-183-019	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate

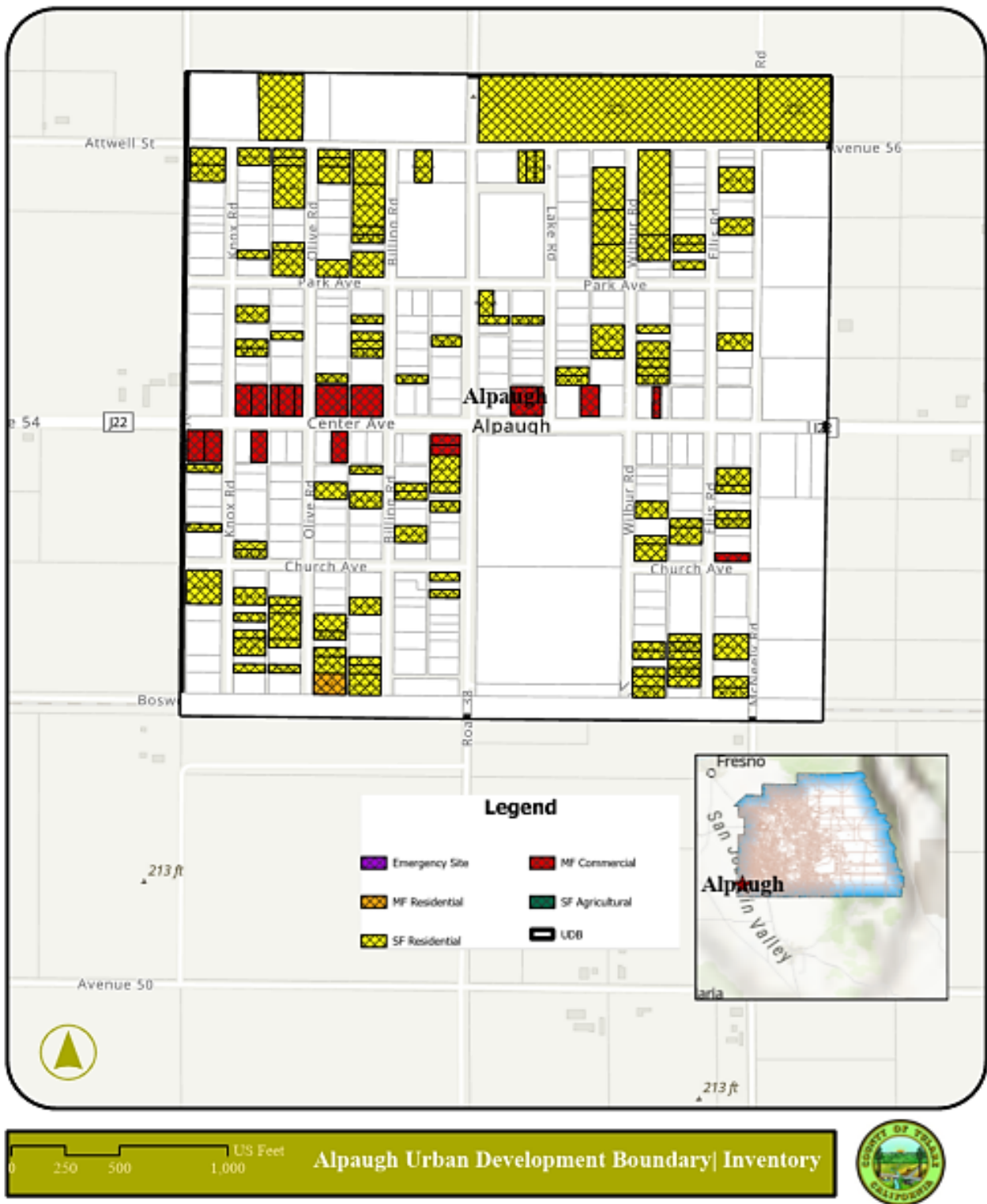
Alpaugh Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
51	311-214-021	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
52	311-240-029	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
53	311-223-001	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
54	311-230-032	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
55	311-223-030	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
56	311-240-026	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
57	311-222-017	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
58	311-222-007	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
59	311-222-019	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
60	311-230-011	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
61	311-214-009	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
62	311-222-022	R-1-12.5	MU	0.4	Vacant	1-30	17	7	Moderate
63	311-223-025	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
64	311-222-032	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
65	311-230-021	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
66	311-222-009	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
67	311-240-027	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
68	311-240-023	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
69	311-240-015	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
70	311-240-034	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
71	311-213-021	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
72	311-223-027	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
73	311-222-030	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
74	311-230-026	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
75	311-214-022	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
76	311-240-031	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate

No.	Alpaugh Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
77	311-240-024	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
78	311-213-022	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
79	311-214-018	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
80	311-240-009	R-1-12.5	MU	0.4	Vacant	1-30	17	8	Moderate
81	311-224-010	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
82	311-214-007	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
83	311-223-028	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
84	311-240-028	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
85	311-222-025	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
86	311-240-022	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
87	311-230-024	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
88	311-240-030	R-1-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
89	311-230-027	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
90	311-240-035	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
91	311-224-008	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
92	311-230-015	R-1-12.5	MU	0.1	Vacant	1-30	17	3	Moderate
93	311-214-017	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
94	311-230-016	R-1-12.5	MU	0.1	Vacant	1-30	17	3	Moderate
95	311-222-027	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
96	311-230-012	R-1-12.5	MU	0.1	Vacant	1-30	17	3	Moderate
97	311-204-001	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
98	311-223-010	R-1-12.5	MU	0.3	Vacant	1-30	17	6	Moderate
99	311-193-002	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
100	311-173-014	R-1-12.5	MU	0.7	Vacant	1-30	17	12	Moderate
101	311-175-009	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
102	311-212-027	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate

Alpaugh Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
103	311-193-011	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
104	311-192-022	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
105	311-192-004	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
106	311-221-012	R-1-12.5	MU	0.6	Vacant	1-30	17	10	Moderate
107	311-202-004	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
108	311-193-019	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
109	311-191-001	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
110	311-160-023	R-1-12.5	MU	1.5	Vacant	1-30	17	25	Moderate
111	311-222-026	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
112	311-223-014	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
113	311-240-033	R-1-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
114	311-223-017	R-1-12.5	MU	0.3	Vacant	1-30	17	5	Moderate
<b>Single Family Subtotal</b>				<b>27.3</b>				<b>464</b>	
117	311-182-019	C-2-MU	MU	0.3	Vacant	1-30	17	5	Lower
118	311-213-002	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
119	311-203-018	C-2-MU	MU	0.5	Vacant	1-30	17	9	Lower
120	311-211-001	C-2-MU	MU	0.3	Vacant	1-30	17	5	Lower
121	311-181-014	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
122	311-202-014	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
123	311-202-017	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
124	311-202-018	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
125	311-211-002	C-2-MU	MU	0.3	Vacant	1-30	17	5	Lower
126	311-212-031	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
127	311-202-016	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
128	311-214-005	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
129	311-230-019	C-2-MU	MU	0.1	Vacant	1-30	17	3	Lower

Alpaugh Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
130	311-202-015	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
131	311-183-012	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
132	311-214-020	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
133	311-203-022	C-2-MU	MU	0.5	Vacant	1-30	17	9	Lower
134	311-223-011	R-3	MU	0.3	Vacant	1-30	17	6	Lower
135	311-130-014	AE-40, R-A-12.5	MU	17.1	Agricultural/open space	1-30	17	290	Lower
136	311-160-011	AE-40, R-A-12.5	MU	38.3	Agricultural/open space	1-30	17	651	Lower
<b>Multi-Family Subtotal</b>				<b>60.1</b>				<b>1022</b>	

**Figure A-3**  
**Alpaugh Site Inventory Map**





**Table A-2**  
**Cutler-Orosi Site Inventory**

<b>Cutler-Orosi Urban Development Boundary</b>									
<b>No.</b>	<b>APN</b>	<b>Zone</b>	<b>General Plan</b>	<b>Acres</b>	<b>Current Use</b>	<b>Allowable Density (DU/Acre)</b>	<b>Realistic Density</b>	<b>Realistic Capacity</b>	<b>Income Group</b>
1	021-360-010	AE-20	LMDR	18.5	Agricultural/open space	1-8	4	74	Moderate
2	025-050-038	AE-20	LMDR	18.1	Agricultural/open space	1-8	4	72	Moderate
3	025-150-034	AE-20	LMDR	13.6	Agricultural/open space	1-8	4	54	Moderate
4	025-050-017	AE-20	LMDR	40.4	Agricultural/open space	1-8	4	161	Moderate
5	025-150-026	AE-20	LMDR	6.5	Agricultural/open space	1-8	4	26	Moderate
6	025-150-045	AE-20	LMDR	30.0	Agricultural/open space	1-8	4	120	Moderate
7	025-150-027	AE-20	LMDR	19.7	Agricultural/open space	1-8	4	79	Moderate
8	025-150-003	AE-20	LMDR	20.0	Agricultural/open space	1-8	4	80	Moderate
9	032-230-002	AE-20	LMDR	12.3	Agricultural/open space	1-8	4	49	Moderate
10	032-230-008	AE-20	LMDR	15.9	Agricultural/open space	1-8	4	64	Moderate
11	032-260-003	AE-20	LMDR	30.2	Agricultural/open space	1-8	4	121	Moderate
12	032-230-009	AE-20	LMDR	2.4	Agricultural/open space	1-8	4	10	Moderate
13	032-230-006	AE-20	LMDR	7.8	Agricultural/open space	1-8	4	31	Moderate
14	035-070-021	AE-20	LMDR	18.7	Agricultural/open space	1-8	4	75	Moderate
15	035-070-027	AE-20	LMDR	1.5	Agricultural/open space	1-8	4	6	Moderate

Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
16	032-150-048	AE-20	LMDR	39.3	Agricultural/open space	1-8	4	157	Moderate
17	021-260-035	AE-20	LMDR	2.4	Agricultural/open space	1-8	4	10	Moderate
18	023-010-030	AE-20	LMDR	1.7	Vacant	1-8	4	7	Moderate
19	021-260-059	AE-20	LMDR	14.5	Agricultural/open space	1-8	4	58	Moderate
20	021-090-031	AE-20	LMDR	18.7	Agricultural/open space	1-8	4	75	Moderate
21	021-350-001	AE-20,R-1	LMDR	38.2	Agricultural/open space	1-8	4	153	Moderate
22	023-160-009	C-2-SR	C	0.6	Vacant	14-30	17	9	Moderate
23	025-150-051	C-2-SR, R-1	C	2.0	Agricultural/open space	14-30	17	35	Moderate
24	023-061-005	P-O	LMDR	0.3	Vacant	1-8	4	1	Moderate
25	023-061-004	P-O	LMDR	0.3	Vacant	1-8	4	1	Moderate
26	023-061-006	P-O,Z	LMDR	0.5	Vacant	1-8	4	2	Moderate
27	021-260-040	R-1	LMDR	8.2	Agricultural/open space	1-8	4	33	Moderate
28	023-170-047	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
29	023-080-003	R-1	LMDR	0.5	Vacant	1-8	4	2	Moderate
30	023-170-046	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
31	023-170-038	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
32	023-170-063	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
33	023-170-066	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
34	021-370-005	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
35	023-170-044	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
36	023-112-016	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
37	023-193-011	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate

Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
38	023-052-006	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
39	023-170-056	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
40	023-080-030	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
41	023-170-048	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
42	023-170-057	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
43	023-170-068	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
44	023-170-069	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
45	023-080-065	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
46	023-170-039	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
47	023-170-067	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
48	023-170-058	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
49	023-170-055	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
50	023-170-037	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
51	023-170-052	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
52	023-170-054	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
53	021-370-003	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
54	023-193-009	R-1	LMDR	1.1	Vacant	1-8	4	4	Moderate
55	023-070-042	R-1	LMDR	40.9	Agricultural/open space	1-8	4	164	Moderate
56	023-080-004	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
57	023-080-072	R-1	LMDR	0.6	Vacant	1-8	4	2	Moderate
58	023-170-051	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
59	023-170-043	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
60	023-170-049	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
61	023-136-009	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate

Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
62	023-170-036	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
63	023-170-045	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
64	023-170-064	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
65	023-170-065	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
66	023-170-059	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
67	023-170-071	R-1	LMDR	0.4	Vacant	1-8	4	2	Moderate
68	023-170-060	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
69	023-170-070	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
70	023-170-050	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
71	023-170-041	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
72	021-370-004	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
73	023-080-048	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
74	023-170-040	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
75	023-120-004	R-1	LMDR	19.5	Agricultural/open space	1-8	4	78	Moderate
76	021-370-002	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
77	021-370-006	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
78	023-231-042	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
79	023-260-036	R-1	LMDR	0.8	Agricultural/open space	1-8	4	3	Moderate
80	025-150-052	R-1	LMDR	12.6	Vacant	1-8	4	50	Moderate
81	032-083-025	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
82	032-084-009	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
83	032-085-019	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
84	032-173-004	R-1	LMDR	0.0	Vacant	1-8	4	0	Moderate
85	032-113-009	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate

Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
86	032-171-004	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
87	032-084-002	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
88	032-082-007	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
89	032-240-001	R-1	LMDR	5.1	Agricultural/open space	1-8	4	20	Moderate
90	032-083-030	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
91	023-170-042	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
92	023-120-044	R-1	LMDR	9.3	Agricultural/open space	1-8	4	37	Moderate
93	023-193-012	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
94	021-303-017	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
95	032-081-016	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
96	023-120-043	R-1	LMDR	9.3	Agricultural/open space	1-8	4	37	Moderate
97	023-170-062	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
98	023-222-013	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
99	023-170-053	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
100	023-170-034	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
101	032-106-011	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
102	023-170-035	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
103	023-170-061	R-1	LMDR	0.1	Vacant	1-8	4	1	Moderate
104	023-090-026	R-A	LMDR	6.5	Vacant	1-8	4	26	Moderate
105	025-150-035	R-A	LMDR	7.4	Vacant	1-8	4	29	Moderate
106	025-160-038	R-A	LMDR	0.4	Vacant	1-8	4	1	Moderate
<b>Single Family Subtotal</b>				<b>506.4</b>				<b>2059</b>	
107	021-090-009	AE-20	RSR	17.8	Agricultural/open space	1-30	6.99	125	Lower

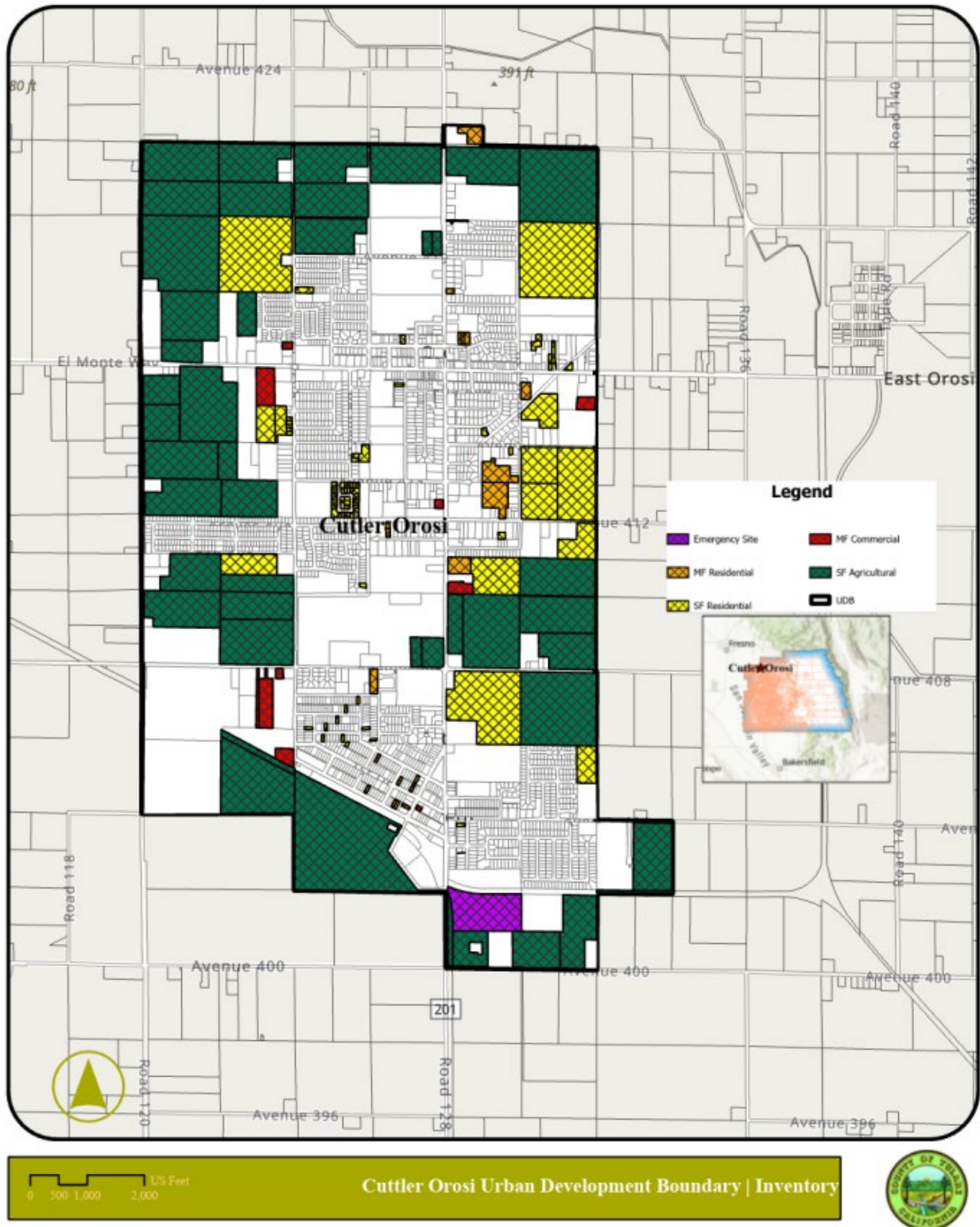
Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
108	021-250-052	AE-20	RSR	29.0	Agricultural/open space	1-30	6.99	203	Lower
109	021-260-008	AE-20	RSR	14.2	Agricultural/open space	1-30	6.99	99	Lower
110	021-100-029	AE-20	RSR	5.9	Agricultural/open space	1-30	6.99	41	Lower
111	021-260-057	AE-20	RSR	19.2	Agricultural/open space	1-30	6.99	134	Lower
112	021-100-016	AE-20	RSR	20.0	Agricultural/open space	1-30	6.99	139	Lower
113	021-250-054	AE-20	RSR	7.7	Agricultural/open space	1-30	6.99	54	Lower
114	021-100-025	AE-20	RSR	6.3	Agricultural/open space	1-30	6.99	44	Lower
115	021-090-003	AE-20	RSR	19.1	Agricultural/open space	1-30	6.99	133	Lower
116	021-090-035	AE-20	RSR	17.5	Agricultural/open space	1-30	6.99	123	Lower
117	021-090-007	AE-20	RSR	18.1	Agricultural/open space	1-30	6.99	126	Lower
118	021-260-055	AE-20	RSR	4.6	Vacant	1-30	6.99	32	Lower
119	021-260-007	AE-20	RSR	9.0	Agricultural/open space	1-30	6.99	63	Lower
120	021-260-016	AE-20	RSR	23.6	Agricultural/open space	1-30	6.99	165	Lower
121	021-090-043	AE-20	RSR	17.3	Agricultural/open space	1-30	6.99	121	Lower
122	021-250-031	AE-20	RSR	9.5	Agricultural/open space	1-30	6.99	66	Lower
123	021-090-034	AE-20	RSR	20.5	Agricultural/open space	1-30	6.99	143	Lower
124	021-350-003	AE-20	RSR	39.8	Agricultural/open space	1-30	6.99	278	Lower
125	021-360-011	AE-20	RSR	14.7	Agricultural/open space	1-30	6.99	102	Lower

Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
126	021-360-008	AE-20	RSR	19.9	Agricultural/open space	1-30	6.99	139	Lower
127	021-360-014	AE-20	RSR	5.1	Vacant	1-30	6.99	36	Lower
128	023-010-029	AE-20	RSR	1.6	Vacant	1-30	6.99	11	Lower
129	023-010-019	AE-20	RSR	16.4	Agricultural/open space	1-30	6.99	115	Lower
130	021-250-032	C-2	C	4.9	Agricultural/open space	14-30	17	84	Lower
131	021-100-011	C-2	C	0.5	Vacant	14-30	17	9	Lower
132	032-142-017	C-2	C	0.2	Vacant	14-30	17	3	Lower
133	021-370-010	C-2, R-1	C	4.9	Agricultural/open space	14-30	17	83	Lower
134	021-370-009	C-2, R-1	C	2.5	Agricultural/open space	14-30	17	42	Lower
135	032-150-074	C-2,R-1,R-3	C	32.4	Agricultural/open space	14-30	17	551	Lower
136	023-090-019	C-3	C	1.7	Vacant	14-30	17	29	Lower
137	032-050-035	C-3	C	1.1	Vacant	14-30	17	18	Lower
138	032-050-025	C-3	C	0.6	Vacant	14-30	17	10	Lower
139	032-050-037	C-3	C	5.1	Vacant	14-30	17	86	Lower
140	023-120-015	R-2	LMDR	5.1	Agricultural/open space	1-8	4	21	Lower
141	023-090-022	R-2	LMDR	1.2	Vacant	1-8	4	5	Lower
142	023-222-007	R-2	LMDR	4.2	Vacant	1-8	4	17	Lower
143	025-050-041	R-2	LMDR	2.3	Vacant	1-8	4	9	Lower
144	023-211-017	R-2	LMDR	0.3	Vacant	1-8	4	1	Lower
145	032-070-007	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
146	032-132-006	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
147	032-134-020	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower



Cutler-Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
148	032-132-015	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
149	032-090-001	R-2	LMDR	1.4	Vacant	1-8	4	5	Lower
150	021-270-037	R-2	LMDR	0.4	Vacant	1-8	4	2	Lower
151	032-132-010	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
152	032-131-002	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
153	025-150-046	R-3	LMDR	2.7	Vacant	1-8	4	11	Lower
154	032-133-010	R-3	LMDR	0.2	Vacant	1-8	4	1	Lower
155	032-133-012	R-3	LMDR	0.2	Vacant	1-8	4	1	Lower
156	032-133-009	R-3	LMDR	0.2	Vacant	1-8	4	1	Lower
<b>Muli-Family Subtotal</b>				<b>429.6</b>				<b>3484</b>	
157	032-060-030	AE-20,M-1	LMDR	69.3	Agricultural/open space	1-9	4	0	Emergency Site
158	032-260-005	AE-20,M-1	LMDR	3.6	Agricultural/open space	1-10	4	0	Emergency Site
159	032-260-002	C-3,M-1	LI	1.9	Vacant	0	0	0	Emergency Site
<b>Emergency Site Subtotal</b>				<b>74.8</b>					

**Figure A-4  
Cutler-Orosi Site inventory Map**



**Table A-3  
Delano Site Inventory**

<b>Delano Urban Development Boundary</b>									
<b>No.</b>	<b>APN</b>	<b>Zone</b>	<b>General Plan</b>	<b>Acres</b>	<b>Current Use</b>	<b>Allowable Density (DU/Acre)</b>	<b>Realistic Density</b>	<b>Realistic Capacity</b>	<b>Income Group</b>
1	336-100-013	A-1, AE-20	MU	76.9	Agricultural/open space	1-30	17	1307	Lower
2	336-200-001	A-1	MU	18.6	Agricultural/open space	1-30	17	315	Lower
3	336-100-005	A-1, AE-20	MU	56.9	Agricultural/open space	1-30	17	968	Lower
4	336-210-002	A-1, AE-20	MU	62.7	Agricultural/open space	1-30	17	1067	Lower
5	336-120-039	A-1, AE-20	MU	99.2	Agricultural/open space	1-30	17	1686	Lower
6	336-110-006	AE-20	MU	38.4	Agricultural/open space	1-30	17	653	Lower
7	336-120-036	A-1, AE-20	MU	180.1	Agricultural/open space	1-30	17	3061	Lower
8	336-120-027	A-1, AE-20	MU	157.6	Agricultural/open space	1-30	17	2679	Lower
<b>Multi-Family Subtotal</b>				<b>690.4</b>				<b>11,736</b>	

**Figure A-5  
Delano Site Inventory Map**



**Table A-4**  
**Ducor Site Inventory**

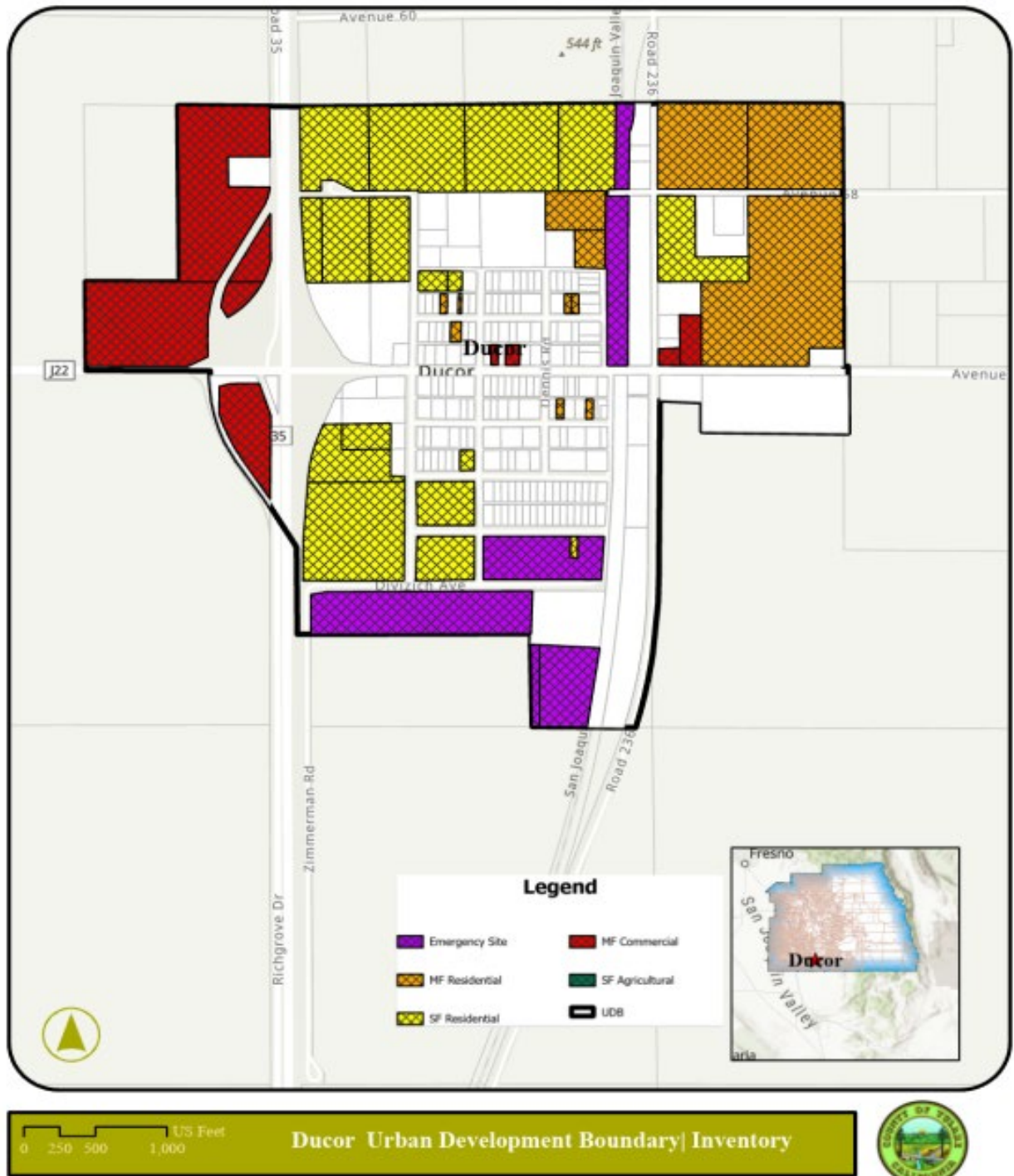
Ducor Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	321-170-066	R-1	LDR	3.9	Vacant	1-8	4	16	Moderate
2	321-170-069	R-1	LDR	3.0	Vacant	1-8	4	12	Moderate
3	321-186-008	R-1	LDR	0.3	Vacant	1-8	4	1	Moderate
4	321-170-006	R-1	LDR	0.2	Vacant	1-8	4	1	Moderate
5	321-170-064	R-1	LDR	1.5	Vacant	1-8	4	6	Moderate
6	321-170-067	R-1	LDR	11.7	Agricultural/open space	1-8	4	47	Moderate
7	321-170-025	R-1	LDR	3.0	Vacant	1-8	4	12	Moderate
8	321-080-020	R-2, R-A	UR	23.1	Agricultural/open space	0-0.1	1	23	Above Moderate
9	321-100-010	R-3, R-A	UR	2.8	Vacant	0-0.1	1	3	Above Moderate
10	321-080-074	R-A	LMDR	6.6	Vacant	1-8	4	26	Moderate
11	321-080-072	R-A	LMDR	5.8	Agricultural/open space	1-8	4	23	Moderate
12	321-080-049	R-A	LMDR	5.4	Agricultural/open space	1-8	4	22	Moderate
13	321-080-073	R-A	LMDR	9.8	Vacant	1-8	4	39	Moderate
14	321-080-045	R-A	LMDR	1.9	Vacant	1-8	4	8	Moderate
15	321-080-003	R-A	LMDR	9.6	Agricultural/open space	1-8	4	39	Moderate
16	321-091-011	R-A	LMDR	0.3	Vacant	1-8	4	1	Moderate
17	321-080-025	R-A	LMDR	4.0	Agricultural/open space	1-8	4	16	Moderate
18	321-091-001	R-A	LMDR	0.7	Vacant	1-8	4	3	Moderate
19	321-080-026	R-A	LMDR	4.8	Agricultural/open space	1-8	4	19	Moderate
31	321-096-002	R-2	MDR	0.3	Vacant	4-14	9	2	Lower

Ducor Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
32	321-091-009	R-2	MDR	0.1	Vacant	4-14	9	1	Lower
33	321-091-014	R-2	MDR	0.2	Vacant	4-14	9	2	Lower
20	321-080-011	A-1	URR	9.6	Agricultural/open space	1-30	1	10	Lower
21	321-080-009	A-1	URR	9.2	Agricultural/open space	1-30	1	9	Lower
Single Family Subtotal				117.7				340	
22	321-130-014	C-2-MU	C	1.0	Agricultural/open space	1-30	17	18	Lower
23	321-130-010	C-2-MU	C	1.7	Agricultural/open space	1-30	17	28	Lower
24	321-095-009	C-2-MU	C	0.3	Vacant	1-30	17	6	Lower
25	321-080-031	C-2-MU	C	0.4	Agricultural/open space	1-30	17	8	Lower
26	321-160-022	C-2-MU	C	4.6	Agricultural/open space	1-30	17	77	Lower
27	321-080-051	C-2-MU	C	1.3	Agricultural/open space	1-30	17	22	Lower
28	321-130-019	C-2-MU	C	14.9	Agricultural/open space	1-30	17	253	Lower
29	321-130-009	C-2-MU	C	12.3	Agricultural/open space	1-30	17	209	Lower
30	321-095-011	C-2-MU	C	0.2	Vacant	1-30	17	3	Lower
34	321-100-008	R-3	HDR	1.4	Vacant	14-30	17	23	Lower
35	321-093-006	R-3	HDR	0.2	Vacant	14-30	17	3	Lower
36	321-183-011	R-3	HDR	0.2	Vacant	14-30	17	3	Lower
37	321-183-014	R-3	HDR	0.2	Vacant	14-30	17	3	Lower
38	321-093-007	R-3	HDR	0.2	Vacant	14-30	17	3	Lower
Multi-Family Subtotal				38.7				659	
39	321-160-036	AE-40,M-1	LI	25.0	Agricultural/open space				Emergency Shelter
40	321-160-037	M-1, Z	LI	5.2	Agricultural/open space				Emergency Shelter

Ducor Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
41	321-170-068	M-1-MU	LI	6.0	Vacant				Emergency Shelter
42	321-080-076	R-1	LI	8.5	Vacant				Emergency Shelter
43	321-160-038	R-1	LI	11.2	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>55.8</b>					



**Figure A-6  
Ducor Site Inventory Map**



**Table A-5  
Earlimart Site Inventory**

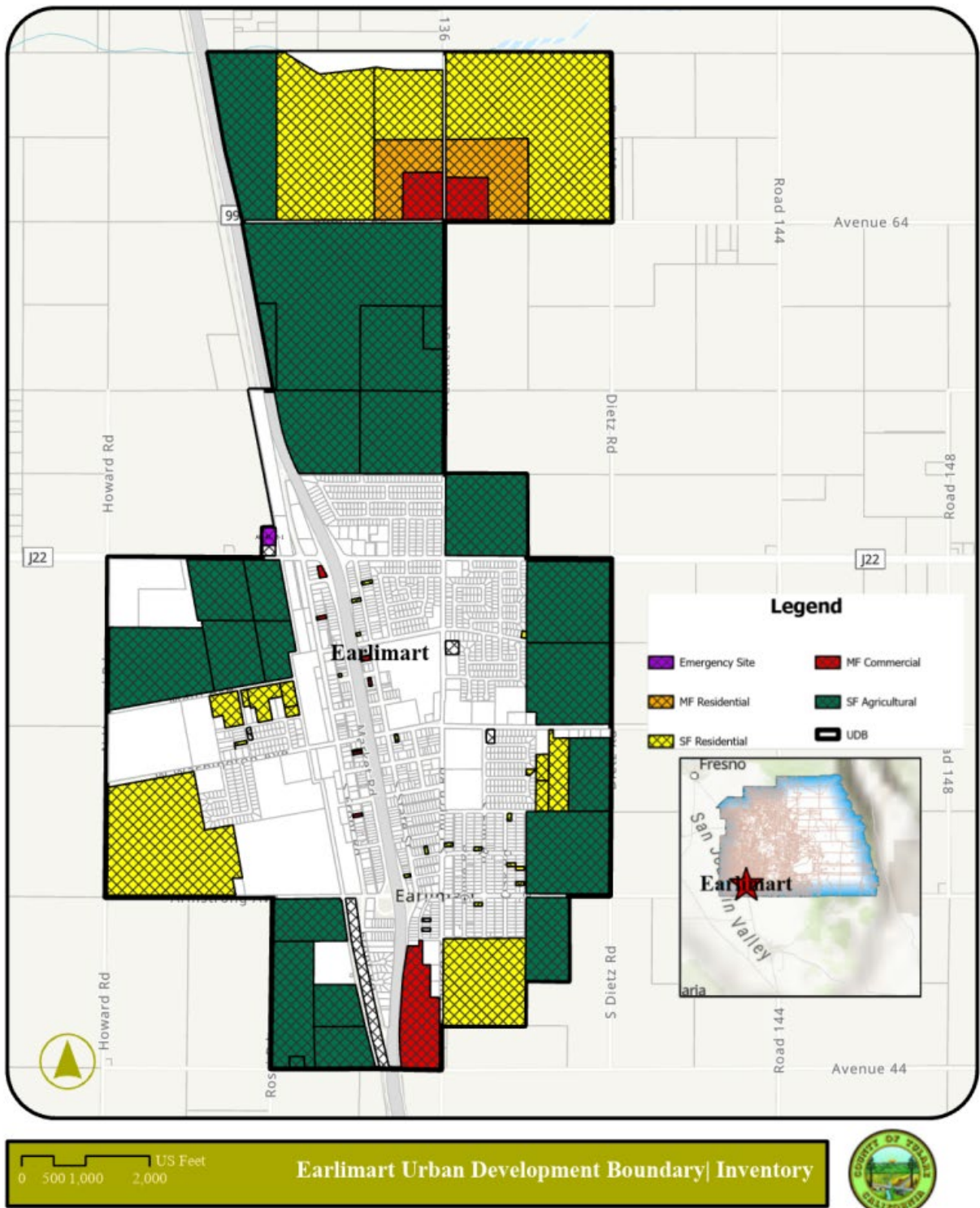
Earlimart Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	314-120-019	AE-40	LDR	38.3	Agricultural/open space	1-4	4	153	Moderate
2	314-110-008	AE-40	LDR	34.6	Agricultural/open space	1-4	4	138	Moderate
3	314-110-007	AE-40	LDR	4.7	Agricultural/open space	1-4	4	19	Moderate
4	314-110-003	AE-40	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
5	314-120-007	AE-40	LDR	35.4	Agricultural/open space	1-4	4	142	Moderate
6	315-050-002	AE-40	LDR	19.2	Agricultural/open space	1-4	4	77	Moderate
7	315-050-003	AE-40	LDR	12.4	Agricultural/open space	1-4	4	50	Moderate
8	315-050-006	AE-40	LDR	41.1	Agricultural/open space	1-4	4	164	Moderate
9	315-050-004	AE-40	LDR	10.6	Agricultural/open space	1-4	4	43	Moderate
10	315-050-005	AE-40	LDR	19.5	Agricultural/open space	1-4	4	78	Moderate
11	318-050-011	AE-40	LDR	38.3	Agricultural/open space	1-4	4	153	Moderate
12	316-180-002	AE-40	LDR	49.1	Agricultural/open space	1-4	4	196	Moderate
13	318-100-001	AE-40	LDR	75.1	Agricultural/open space	1-4	4	300	Moderate
14	318-090-032	AE-40	LDR	38.0	Agricultural/open space	1-4	4	152	Moderate
15	318-090-031	AE-40	LDR	37.4	Agricultural/open space	1-4	4	149	Moderate
16	318-410-001	AE-40	LDR	16.8	Agricultural/open	1-4	4	67	Moderate

Earlhart Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
					space				
17	337-090-012	AE-40	LDR	69.3	Agricultural/open space	1-4	4	277	Moderate
18	337-060-027	AE-40	LDR	12.8	Agricultural/open space	1-4	4	51	Moderate
19	337-060-014	AE-40	LDR	28.0	Agricultural/open space	1-4	4	112	Moderate
20	337-060-003	AE-40	LDR	16.8	Agricultural/open space	1-4	4	67	Moderate
21	337-060-026	AE-40	LDR	11.0	Agricultural/open space	1-4	4	44	Moderate
22	314-110-005	AE-40	LDR	128.7	Agricultural/open space	1-4	4	515	Moderate
23	337-060-013	AE-40	LDR	0.9	Agricultural/open space	1-4	4	4	Moderate
24	315-040-007	R-1	LDR	0.7	Vacant	1-4	4	3	Moderate
25	315-040-004	R-1	LDR	0.6	Vacant	1-4	4	2	Moderate
26	315-073-001	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
27	315-073-019	R-1	LDR	0.1	Vacant	1-4	4	0	Moderate
28	315-091-012	R-1	LDR	0.1	Vacant	1-4	4	0	Moderate
29	315-132-011	R-1	LDR	0.1	Vacant	1-4	4	1	Moderate
30	315-125-022	R-1	LDR	0.1	Vacant	1-4	4	1	Moderate
31	315-040-012	R-1	LDR	4.8	Vacant	1-4	4	19	Moderate
32	315-030-010	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
33	315-040-005	R-1	LDR	4.4	Vacant	1-4	4	18	Moderate
34	315-160-012	R-1	LDR	0.1	Vacant	1-4	4	0	Moderate
35	315-060-007	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
36	315-040-006	R-1	LDR	1.9	Agricultural/open space	1-4	4	8	Moderate
37	318-120-014	R-1	LDR	116.4	Agricultural/open space	1-4	4	466	Moderate

Earlilmart Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
38	318-081-011	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
39	318-071-012	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
40	318-064-008	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
41	316-180-013	R-1	LDR	83.7	Agricultural/open space	1-4	4	335	Moderate
42	318-072-010	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
43	318-064-004	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
44	318-074-019	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
45	318-410-011	R-1	LDR	2.2	Agricultural/open space	1-4	4	9	Moderate
46	318-410-010	R-1	LDR	8.4	Agricultural/open space	1-4	4	34	Moderate
47	318-410-003	R-1	LDR	1.9	Agricultural/open space	1-4	4	8	Moderate
48	337-082-008	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
49	337-090-001	R-1	LDR	40.1	Agricultural/open space	1-4	4	161	Moderate
50	318-380-077	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
51	318-064-017	R-1	LDR	0.2	Vacant	1-4	4	1	Moderate
52	315-030-018	R-1	LDR	0.0	Vacant	1-4	4	0	Moderate
53	315-010-009	R-1	LDR	73.9	Agricultural/open space	1-4	4	296	Moderate
54	316-180-012	R-1	LDR	26.9	Agricultural/open space	1-4	4	108	Moderate
<b>Single Family Subtotal</b>				<b>1111.8</b>				<b>4447</b>	
55	315-092-006	C-2	C	0.3	Vacant	14-30	17	5	Lower
56	318-120-012	C-2	C	10.0	Agricultural/open space	14-30	17	170	Lower
57	316-180-010	C-2	C	10.6	Agricultural/open space	14-30	17	180	Lower
58	315-093-002	C-2	C	0.2	Vacant	14-30	17	3	Lower

Earlhart Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
59	318-120-013	C-2-MU	C	27.3	Agricultural/open space	14-30	17	463	Lower
60	315-111-015	C-2-MU	C	0.2	Vacant	14-30	17	3	Lower
61	315-111-014	C-3-MU	C	0.1	Vacant	14-30	17	1	Lower
62	315-072-032	C-3-MU	C	0.2	Vacant	14-30	17	3	Lower
63	315-145-002	C-3-MU	C	0.2	Vacant	14-30	17	3	Lower
64	315-060-044	C-3-MU	C	0.4	Vacant	14-30	17	7	Lower
65	315-030-059	R-1-MU	HDR	0.2	Vacant	14-31	17	3	Lower
66	315-030-060	R-1-MU	HDR	0.2	Vacant	14-32	17	3	Lower
67	318-360-062	R-1-MU	HDR	0.6	Vacant	14-33	17	11	Lower
68	318-390-058	R-1-MU	HDR	1.0	Vacant	14-34	17	17	Lower
69	337-072-016	R-1-MU	HDR	0.2	Vacant	14-35	17	3	Lower
70	337-072-023	R-1-MU	HDR	0.2	Vacant	14-36	17	3	Lower
71	316-180-011	R-3	HDR	20.2	Agricultural/open space	14-37	17	343	Lower
<b>Multi-Family Subtotal</b>				<b>71.7</b>				<b>1220</b>	
72	314-120-025	AE-40,M-1	LI	142.6	Agricultural/open space				Emergency Shelter
73	337-060-021	AE-40, R-1-MU	LI	22.5	Agricultural/open space				Emergency Shelter
74	314-120-002	M-1	LI	0.8	Agricultural/open space				Emergency Shelter
75	337-060-037	M-1	LI	9.6	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>175.4</b>					

**Figure A-6**  
**Earlimart Site Inventory Map**



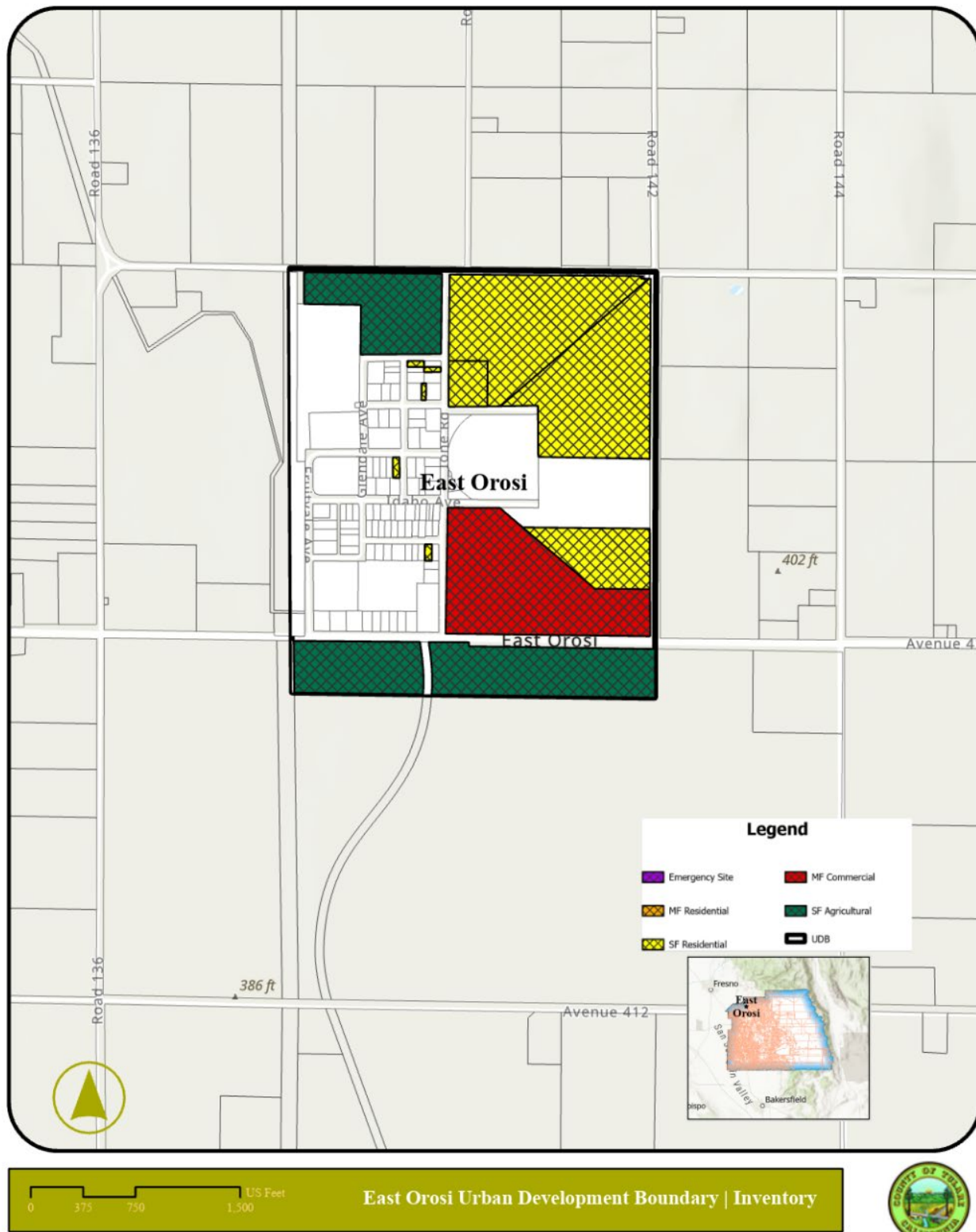


**Table A-6  
East Orosi Site Inventory**

East Orosi Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	025-110-024	C-2-MU, R-A	MU	20.7	Agricultural/open space	1-30	17	352	Moderate
2	025-110-013	R-A	MU	17.6	Agricultural/open space	1-30	17	299	Moderate
3	025-093-011	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
4	025-110-012	R-A	MU	18.2	Agricultural/open space	1-30	17	309	Moderate
5	025-102-008	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
6	025-120-005	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
7	025-110-002	R-A	MU	2.1	Agricultural/open space	1-30	17	36	Moderate
8	025-110-025	R-A	MU	6.5	Agricultural/open space	1-30	17	111	Moderate
9	025-093-008	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
10	025-093-003	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
<b>Single Family Subtotal</b>				<b>65.7</b>				<b>1117</b>	
11	025-080-002	AE-10	MU	9.9	Agricultural/open space	1-31	17	168	Lower
12	025-140-028	AE-20	MU	30.2	Agricultural/open space	1-32	17	514	Lower
13	025-140-042	AE-20	MU	186.7	Agricultural/open space	1-33	17	3174	Lower
<b>Multi-Family Subtotal</b>				<b>226.8</b>				<b>3856</b>	



**Figure A-7  
East Orosi Site Inventory Map**



**Table A-7  
East Porterville Site Inventory**

East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	282-030-031	AE-10	LDR	45.7	Agricultural/open space	1-4	4	183	Moderate
2	282-030-009	AE-10	LDR	28.0	Agricultural/open space	1-4	4	112	Moderate
3	282-030-006	AE-10	LDR	43.0	Agricultural/open space	1-4	4	172	Moderate
4	264-060-050	AE-10, R-A-M	LDR	7.6	Agricultural/open space	1-4	4	30	Moderate
5	263-200-008	AE-20, R-A-M, Z	LDR	10.0	Vacant	1-4	4	40	Moderate
6	264-010-014	AE-20, R-A-M	LDR	2.4	Vacant	1-4	4	10	Moderate
<b>Single Family Subtotal</b>				<b>137.3</b>				<b>546</b>	
7	263-162-007	R-2	LDR	0.2	Vacant	1-4	4	1	Lower
8	263-162-008	R-2	LDR	0.2	Vacant	1-4	4	1	Lower
9	263-162-006	R-2	LDR	0.2	Vacant	1-4	4	1	Lower
10	261-012-017	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
11	261-013-010	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
12	262-060-004	PD-C-2, R-A-M	LDR	19.4	Agricultural/open space	1-4	4	78	Lower
13	261-270-003	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
14	262-101-026	R-A-M	LDR	0.1	Vacant	1-4	4	0	Lower
15	262-071-011	R-A-M	LDR	0.1	Vacant	1-4	4	0	Lower
16	261-260-042	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower

East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
17	262-024-002	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
18	261-300-016	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
19	262-060-002	PD-C-2, R-A-M	LDR	18.5	Agricultural/open space	1-4	4	74	Lower
20	262-010-006	R-A-M	LDR	1.2	Vacant	1-4	4	5	Lower
21	262-091-023	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
22	262-072-012	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
23	262-072-011	R-A-M	LDR	0.1	Vacant	1-4	4	1	Lower
24	261-270-004	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
25	262-073-003	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
26	262-023-013	R-A-M	LDR	0.7	Vacant	1-4	4	3	Lower
27	262-270-023	R-A-M	LDR	0.6	Vacant	1-4	4	3	Lower
28	262-172-022	R-A-M	LDR	0.1	Vacant	1-4	4	1	Lower
29	263-162-038	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
30	263-030-024	R-A-M	LDR	2.9	Vacant	1-4	4	12	Lower
31	262-120-021	R-A-M	LDR	0.1	Vacant	1-4	4	0	Lower
32	263-030-043	R-A-M	LDR	1.3	Vacant	1-4	4	5	Lower
33	263-070-023	R-A-M	LDR	0.9	Vacant	1-4	4	4	Lower
34	262-270-038	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
35	262-180-008	PD-C-2	LDR	0.2	Vacant	1-4	4	1	Lower
36	262-120-020	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
37	263-120-017	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
38	263-080-006	R-A-M	LDR	27.0	Agricultural/open space	1-4	4	108	Lower
39	263-030-002	R-A-M	LDR	11.7	Vacant	1-4	4	47	Lower

East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
40	263-090-015	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
41	263-200-002	R-A-M	LDR	6.3	Agricultural/open space	1-4	4	25	Lower
42	263-220-014	R-A-M	LDR	0.9	Vacant	1-4	4	3	Lower
43	262-171-002	R-A-M	LDR	0.0	Vacant	1-4	4	0	Lower
44	263-020-006	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
45	262-270-039	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
46	263-080-004	R-1-M	LDR	28.7	Vacant	1-4	4	115	Lower
47	263-080-001	R-1-M	LDR	9.3	Agricultural/open space	1-4	4	37	Lower
48	263-040-010	R-A-M	LDR	2.0	Vacant	1-4	4	8	Lower
49	263-050-020	R-A-M	LDR	0.4	Vacant	1-4	4	1	Lower
50	262-210-005	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
51	263-130-011	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
52	262-261-020	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
53	262-282-002	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
54	263-030-058	R-A-M	LDR	0.8	Agricultural/open space	1-4	4	3	Lower
55	262-262-004	R-A-M	LDR	0.9	Vacant	1-4	4	4	Lower
56	262-202-030	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
57	263-030-041	R-A-M	LDR	3.2	Vacant	1-4	4	13	Lower
58	263-090-014	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
59	263-190-022	R-A-M	LDR	0.5	Agricultural/open space	1-4	4	2	Lower
60	263-180-006	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
61	263-030-056	R-A-M	LDR	0.7	Agricultural/open space	1-4	4	3	Lower
62	262-172-002	C-2	LDR	0.1	Vacant	1-4	4	0	Lower

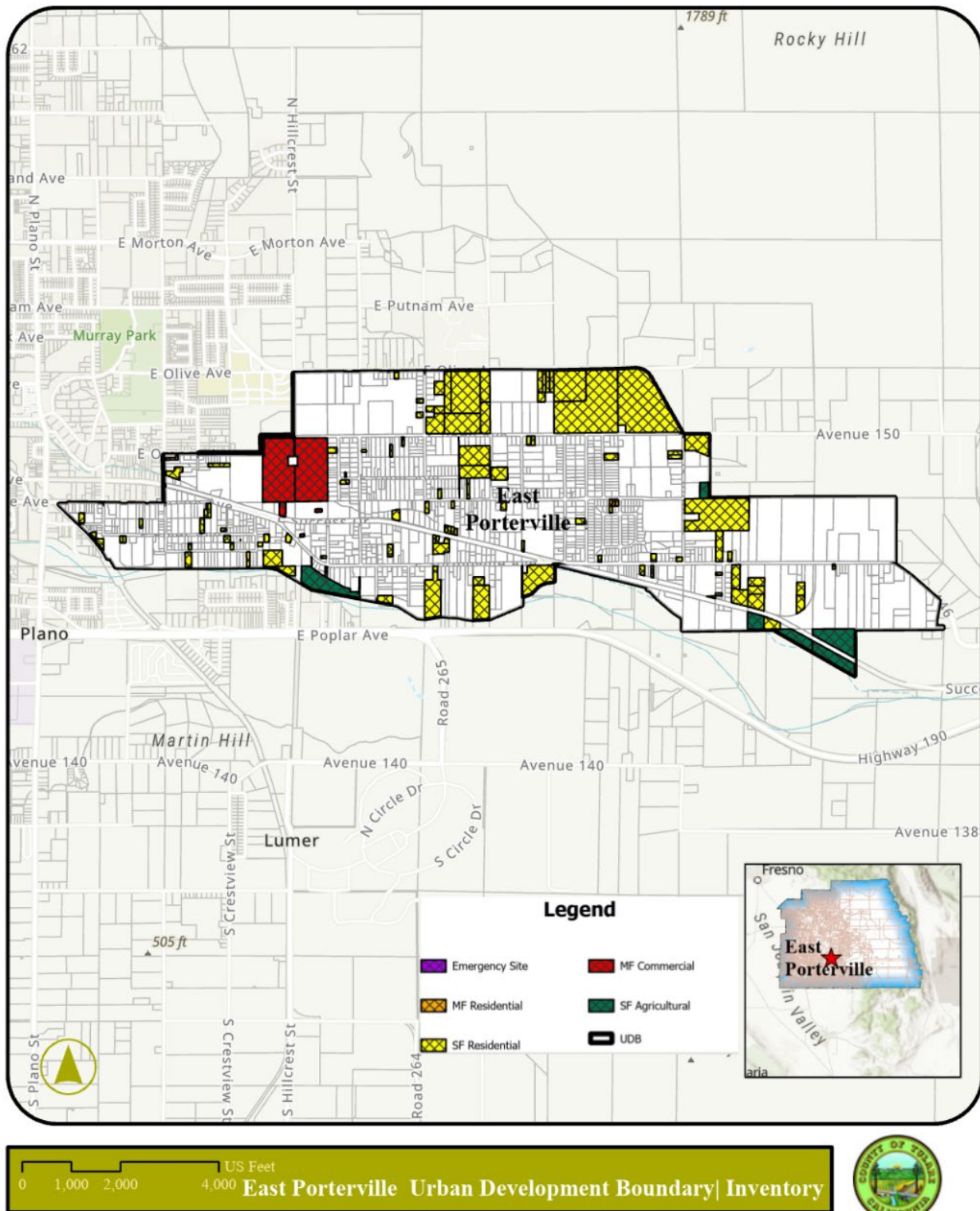
East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
63	262-202-018	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
64	263-030-021	R-A-M	LDR	2.9	Vacant	1-4	4	12	Lower
65	262-270-018	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
66	263-020-047	R-A-M	LDR	3.6	Vacant	1-4	4	14	Lower
67	262-261-030	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
68	262-190-053	PD-C-2	LDR	0.9	Vacant	1-4	4	3	Lower
69	263-030-042	R-A-M	LDR	6.9	Vacant	1-4	4	28	Lower
70	262-290-003	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
71	263-220-006	R-A-M	LDR	5.3	Agricultural/open space	1-4	4	21	Lower
72	263-030-057	R-A-M	LDR	0.8	Agricultural/open space	1-4	4	3	Lower
73	262-202-014	R-A-M	LDR	2.9	Vacant	1-4	4	12	Lower
74	263-030-015	R-A-M	LDR	2.7	Vacant	1-4	4	11	Lower
75	263-162-011	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
76	263-130-008	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
77	263-010-057	R-A-M	LDR	5.7	Vacant	1-4	4	23	Lower
78	263-050-019	R-A-M	LDR	0.4	Vacant	1-4	4	1	Lower
79	263-010-058	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
80	262-201-019	R-A-M	LDR	0.0	Vacant	1-4	4	0	Lower
81	262-202-005	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
82	262-202-032	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
83	264-050-003	R-A-M	LDR	18.8	Agricultural/open space	1-4	4	75	Lower
84	263-260-042	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
85	264-010-028	R-A-M	LDR	1.3	Vacant	1-4	4	5	Lower

East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
86	263-260-043	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
87	264-010-011	R-A-M	LDR	1.5	Vacant	1-4	4	6	Lower
88	263-240-042	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
89	264-020-029	R-A-M	LDR	2.4	Vacant	1-4	4	9	Lower
90	264-010-025	R-A-M	LDR	1.3	Vacant	1-4	4	5	Lower
91	263-260-041	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
92	263-260-019	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
93	263-240-046	R-A-M	LDR	1.6	Vacant	1-4	4	6	Lower
94	264-040-021	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
95	263-240-045	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
96	264-020-023	R-A-M	LDR	1.9	Vacant	1-4	4	8	Lower
97	264-010-027	R-A-M	LDR	1.3	Vacant	1-4	4	5	Lower
98	264-060-057	R-A-M	LDR	4.0	Agricultural/open space	1-4	4	16	Lower
99	264-040-016	R-A-M	LDR	2.0	Vacant	1-4	4	8	Lower
100	264-020-008	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
101	264-010-026	R-A-M	LDR	2.3	Vacant	1-4	4	9	Lower
102	263-260-002	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
103	264-080-003	R-A-M	LDR	0.1	Vacant	1-4	4	1	Lower
104	263-020-041	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
105	263-170-056	R-A-M	LDR	0.5	Vacant	1-4	4	2	Lower
106	264-030-004	R-A-M	LDR	0.1	Vacant	1-4	4	0	Lower
107	262-110-014	R-A-M-20	LDR	0.7	Vacant	1-4	4	3	Lower
108	264-010-024	R-A-M	LDR	1.0	Vacant	1-4	4	4	Lower

East Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
109	264-020-003	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
110	263-030-039	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
111	263-030-047	R-A-M	LDR	0.7	Vacant	1-4	4	3	Lower
112	263-030-059	R-A-M	LDR	0.7	Vacant	1-4	4	3	Lower
113	262-160-006	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
114	263-260-044	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
115	263-120-011	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
116	263-240-043	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
117	262-091-021	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
118	263-030-055	R-A-M	LDR	1.0	Agricultural/open space	1-4	4	4	Lower
119	262-282-013	R-A-M	LDR	0.3	Vacant	1-4	4	1	Lower
120	262-201-012	R-A-M	LDR	0.2	Vacant	1-4	4	1	Lower
<b>Multi-Family Subtotal</b>				<b>230.1</b>				<b>923</b>	



**Figure A-8  
East Porterville Site Inventory Map**



**Table A-8  
Ivanhoe Site Inventory**

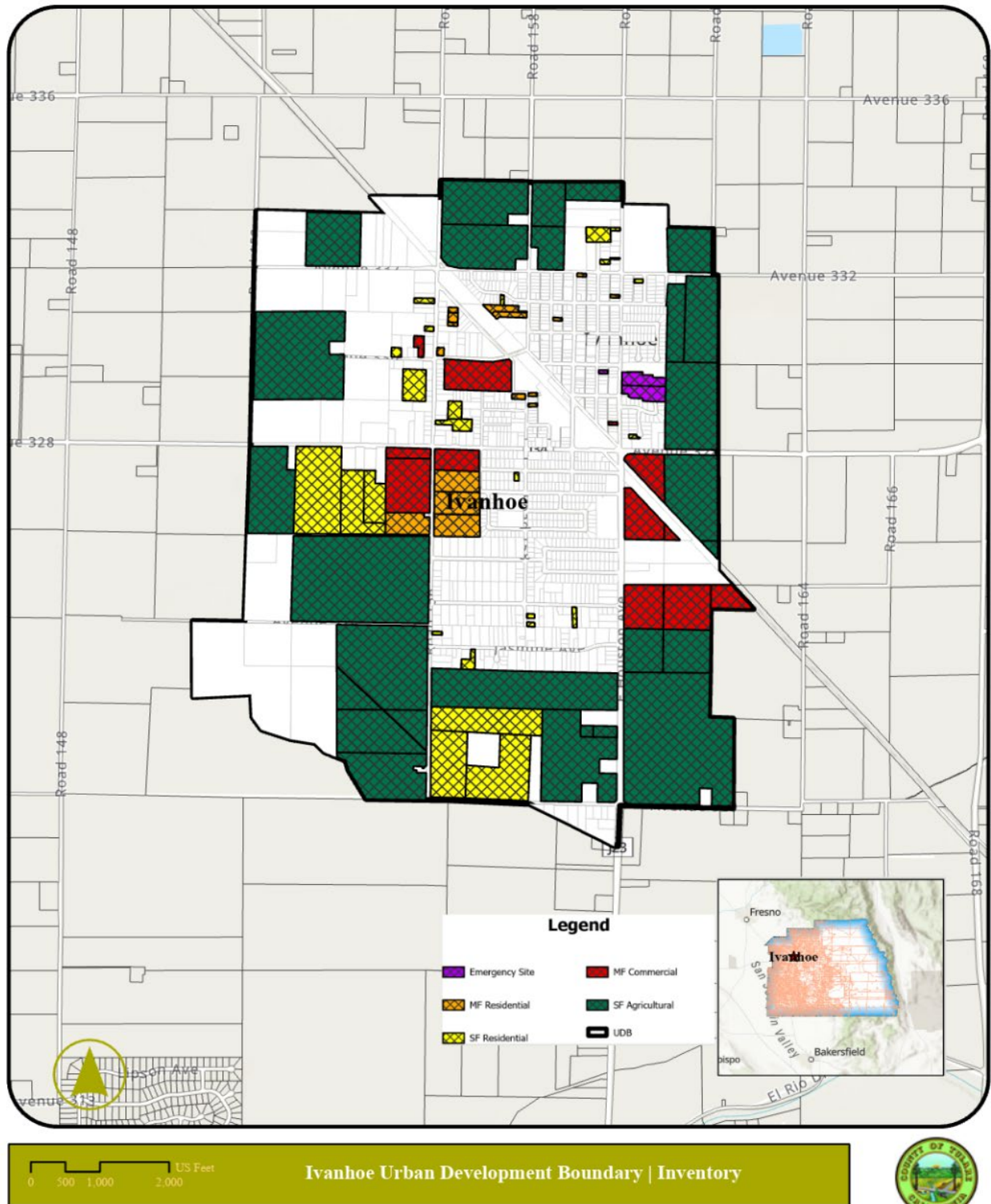
No.	Ivanhoe Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	107-220-019	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
2	107-070-031	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
3	107-042-015	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
4	108-060-009	R-1	LMDR	1.8	Vacant	1-8	4	7	Moderate
5	108-050-034	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
6	108-050-031	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
7	108-060-004	R-1	LMDR	0.1	Vacant	1-8	4	0	Moderate
8	107-180-027	R-A	LMDR	0.4	Vacant	1-8	4	2	Moderate
9	108-080-027	R-A	MU	15.1	Agricultural/open space	1-30	17	257	Moderate
10	108-260-009	R-A	LMDR	8.5	Agricultural/open space	1-8	4	34	Moderate
11	107-200-055	R-A	LMDR	0.9	Vacant	1-8	4	4	Moderate
12	108-260-011	R-A	LMDR	19.9	Agricultural/open space	1-8	4	80	Moderate
13	108-080-010	R-A	MU	11.8	Agricultural/open space	1-30	17	200	Moderate
14	108-260-005	R-A	LMDR	4.9	Agricultural/open space	1-8	4	20	Moderate
15	107-180-040	R-A	LMDR	0.2	Vacant	1-8	4	1	Moderate
16	107-200-041	R-A	LMDR	0.2	Vacant	1-8	4	1	Moderate
17	107-180-037	R-A	LMDR	0.2	Vacant	1-8	4	1	Moderate
18	108-080-009	R-A	MU	13.7	Agricultural/open space	1-30	17	234	Moderate
19	108-240-011	R-A	LMDR	0.2	Agricultural/open space	1-8	4	1	Moderate
20	108-240-003	R-A	LMDR	0.5	Vacant	1-8	4	2	Moderate
21	108-280-003	R-A	LMDR	0.5	Vacant	1-8	4	2	Moderate

Ivanhoe Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
22	108-180-009	R-A	LMDR	3.6	Vacant	1-8	4	14	Moderate
23	107-011-033	R-A	LMDR	1.2	Vacant	1-8	4	5	Moderate
24	107-011-036	R-A	LMDR	1.5	Vacant	1-8	4	6	Moderate
25	107-054-003	R-2	LMDR	0.1	Vacant	1-8	4	1	Lower
26	107-112-009	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
27	107-020-006	R-2	LMDR	0.4	Vacant	1-8	4	1	Lower
28	107-063-011	R-2	LMDR	0.1	Vacant	1-8	4	1	Lower
29	107-062-019	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
30	107-112-006	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
<b>Single Family Subtotal</b>				<b>87.2</b>				<b>877</b>	
31	108-080-028	AE-10	UR	58.3	Agricultural/open space	0-0.1	1	58	Lower
32	108-260-010	AE-10	UR	18.7	Agricultural/open space	0-0.1	1	19	Lower
33	108-260-013	AE-10	UR	26.7	Agricultural/open space	0-0.1	1	27	Lower
34	108-080-037	AE-10	UR	10.0	Agricultural/open space	0-0.1	1	10	Lower
35	108-070-007	AE-10	UR	16.7	Agricultural/open space	0-0.1	1	17	Lower
36	108-270-014	AE-10	UR	32.9	Agricultural/open space	0-0.1	1	33	Lower
37	108-270-005	AE-10	UR	14.8	Agricultural/open space	0-0.1	1	15	Lower
38	108-270-008	AE-10	UR	0.7	Agricultural/open space	0-0.1	1	1	Lower
39	108-080-020	AE-10	UR	34.7	Vacant	0-0.1	1	35	Lower
40	108-080-022	AE-10	UR	4.9	Agricultural/open space	0-0.1	1	5	Lower
41	108-270-006	AE-10	UR	8.5	Agricultural/open space	0-0.1	1	8	Lower
42	108-070-018	AE-10	UR	1.3	Agricultural/open space	0-0.1	1	1	Lower
43	108-080-021	AE-10	UR	4.5	Vacant	0-0.1	1	4	Lower
44	108-270-007	AE-10	UR	6.9	Agricultural/open space	0-0.1	1	7	Lower
45	107-080-026	AE-10	UR	17.4	Agricultural/open space	0-0.1	1	17	Lower

Ivanhoe Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
46	108-050-048	AE-10	UR	6.3	Agricultural/open space	0-0.1	1	6	Lower
47	108-050-024	AE-10	UR	9.5	Agricultural/open space	0-0.1	1	9	Lower
48	108-050-012	AE-10	UR	4.9	Agricultural/open space	0-0.1	1	5	Lower
49	108-050-014	AE-10	UR	7.2	Agricultural/open space	0-0.1	1	7	Lower
50	108-050-019	AE-10	UR	38.0	Agricultural/open space	0-0.1	1	38	Lower
51	108-042-032	AE-10	UR	14.3	Agricultural/open space	0-0.1	1	14	Lower
52	108-030-016	AE-10	UR	17.9	Agricultural/open space	0-0.1	1	18	Lower
53	108-050-046	AE-10	UR	13.9	Agricultural/open space	0-0.1	1	14	Lower
54	107-080-002	AE-10	UR	22.4	Agricultural/open space	0-0.1	1	22	Lower
55	107-080-005	AE-10	UR	17.7	Agricultural/open space	0-0.1	1	18	Lower
56	108-070-006	AE-10, AE-20	UR	25.7	Agricultural/open space	0-0.1	1	26	Lower
57	108-070-011	AE-10, AE-20	UR	46.3	Agricultural/open space	0-0.1	1	46	Lower
58	108-080-030	AE-20, C-2-MU	UR	0.2	Agricultural/open space	0-0.1	17	0	Lower
59	107-123-022	C-2-MU	C	4.7	Vacant	14-30	17	79	Lower
60	107-140-002	C-2-MU	C	8.6	Vacant	14-30	17	146	Lower
61	108-070-019	C-2-MU	C	5.5	Agricultural/open space	14-30	17	93	Lower
62	108-070-021	C-2-MU	C	0.7	Agricultural/open space	14-30	17	11	Lower
63	108-070-013	C-2-MU	C	10.5	Agricultural/open space	14-30	17	178	Lower
64	108-070-008	C-2-MU	C	7.2	Agricultural/open space	14-30	17	123	Lower
65	108-070-042	C-2-MU	C	2.3	Agricultural/open space	14-30	17	39	Lower
66	108-260-001	C-2-MU	C	0.8	Agricultural/open space	14-30	17	14	Lower
67	108-240-014	C-2-MU	C	9.9	Vacant	14-30	17	169	Lower
68	107-020-064	C-2-MU, M-1-MU	C	11.9	Agricultural/open space	14-30	17	203	Lower
69	108-260-002	C-2-MU, R-2-MU	C	0.2	Agricultural/open space	14-30	17	3	Lower

Ivanhoe Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
70	107-230-014	R-1-MU	LMDR	0.2	Vacant	1-8	4	1	Lower
71	107-140-009	R-2-MU	LMDR	5.0	Agricultural/open space	1-8	4	20	Lower
72	107-140-001	R-2-MU	LMDR	4.7	Vacant	1-8	4	19	Lower
73	107-140-010	R-2-MU	LMDR	5.0	Vacant	1-8	4	20	Lower
74	108-260-004	R-2-MU	LMDR	4.6	Vacant	1-8	4	19	Lower
75	107-030-030	R-2-MU	LMDR	0.3	Vacant	1-8	4	1	Lower
76	107-030-048	R-2-MU	LMDR	0.3	Vacant	1-8	4	1	Lower
77	107-030-024	R-2-MU	LMDR	0.5	Vacant	1-8	4	2	Lower
78	107-030-029	R-2-MU	LMDR	0.2	Vacant	1-8	4	1	Lower
79	107-030-038	R-2-MU	LMDR	0.9	Vacant	1-8	4	4	Lower
80	107-030-036	R-2-MU	LMDR	1.1	Vacant	1-8	4	5	Lower
<b>Multi-Family Subtotal</b>				<b>566.1</b>				<b>1630</b>	
81	107-094-005	M-1	LI	2.5	Vacant				Emergency Shelter
82	107-230-041	M-1	LI	2.9	Vacant				Emergency Shelter
83	107-230-038	M-1	LI	0.2	Agricultural/open space				Emergency Shelter

**Figure A-9  
Ivanhoe Site Inventory Map**





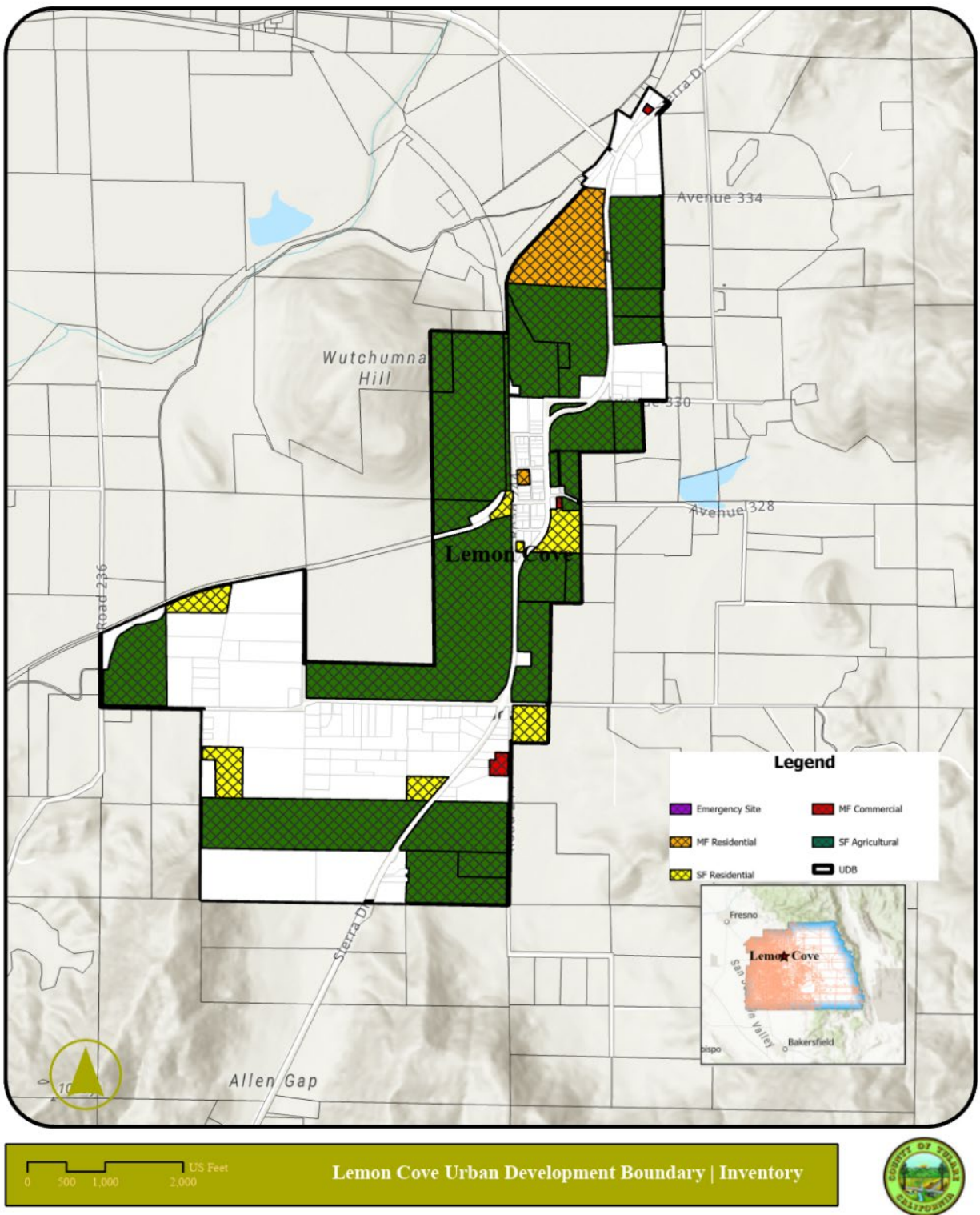
**Table A-9  
Lemon Cove Site Inventory**

Lemon Cove Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	113-220-039	R-A	MU	1.4	MU	1-30	17	23	Moderate
2	113-210-029	R-A	MU	0.3	MU	1-30	17	5	Moderate
3	113-220-027	R-A	MU	4.6	MU	1-30	17	78	Moderate
Single Family Subtotal				6.3				107	
4	113-110-031	A-1	MU	1.1	Agricultural/open space	1-30	17	19	Lower
5	113-130-001	A-1	MU	10.7	Agricultural/open space	1-30	17	183	Lower
6	113-140-022	A-1	MU	1.1	Vacant	1-30	17	19	Lower
7	113-140-021	A-1	MU	25.9	Agricultural/open space	1-30	17	440	Lower
8	113-100-015	A-1	MU	2.6	Agricultural/open space	1-30	17	43	Lower
9	113-140-001	A-1	MU	12.6	Agricultural/open space	1-30	17	214	Lower
10	113-210-004	A-1	MU	8.5	Agricultural/open space	1-30	17	145	Lower
11	113-220-040	A-1, AE-20	MU	121.6	Agricultural/open space	1-30	17	2068	Lower
12	113-250-026	A-1, AE-20	MU	40.5	Agricultural/open space	1-30	17	689	Lower
13	113-210-005	A-1, AE-20	MU	9.4	Agricultural/open space	1-30	17	160	Lower
14	113-250-019	A-1, AE-20	MU	17.7	Agricultural/open space	1-30	17	301	Lower
15	113-130-006	A-1, AE-20	MU	11.1	Agricultural/open space	1-30	17	188	Lower
16	113-210-026	A-1, AE-20	MU	37.2	Agricultural/open space	1-30	17	632	Lower
17	113-130-002	A-1, AE-20	MU	14.7	Agricultural/open space	1-30	17	249	Lower
18	113-220-007	A-1, AE-20	MU	31.8	Agricultural/open space	1-30	17	541	Lower
19	113-200-017	A-1, AE-20, PD-F-M	MU	110.2	Agricultural/open space	1-30	17	1873	Lower



Lemon Cove Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
20	113-210-006	A-1, AE-20, R-A	MU	9.8	Agricultural/open space	1-30	17	167	Lower
21	113-100-013	A-1, AE-40	MU	85.7	Agricultural/open space	1-30	17	1456	Lower
22	113-150-010	A-1, AE-40	MU	9.6	Agricultural/open space	1-30	17	164	Lower
23	113-100-003	A-1, AE-40	MU	107.0	Agricultural/open space	1-30	17	1819	Lower
24	113-250-079	A-1, R-A	MU	6.0	Vacant	1-30	17	102	Lower
25	113-140-004	AE-20	MU	10.6	Agricultural/open space	1-30	17	180	Lower
26	113-250-020	AE-20	MU	4.7	Agricultural/open space	1-30	17	80	Lower
27	113-250-056	AE-20	MU	15.3	Agricultural/open space	1-30	17	260	Lower
28	113-220-017	AE-20	MU	17.9	Agricultural/open space	1-30	17	305	Lower
29	113-140-003	AE-20	MU	5.2	Agricultural/open space	1-30	17	88	Lower
30	113-150-003	AE-20, AE-40	MU	18.0	Agricultural/open space	1-30	17	306	Lower
31	113-250-067	C-2-MU	MU	1.5	Vacant	1-30	17	26	Lower
32	113-110-005	C-2-MU-SC	MU	0.2	Vacant	1-30	17	4	Lower
33	113-160-019	C-2-MU-SC	MU	0.2	Vacant	1-30	17	4	Lower
34	113-150-006	O	MU	24.1	Agricultural/open space	1-30	17	410	Lower
35	113-110-027	R-3	MU	0.7	Vacant	14 -30	17	12	Lower
36	113-250-048	R-A-M	MU	2.9	Vacant	1-30	17	50	Lower
Multi-Family Subtotal				788.8				13409	

**Figure A-10**  
**Lemon Cove Site Inventory Map**

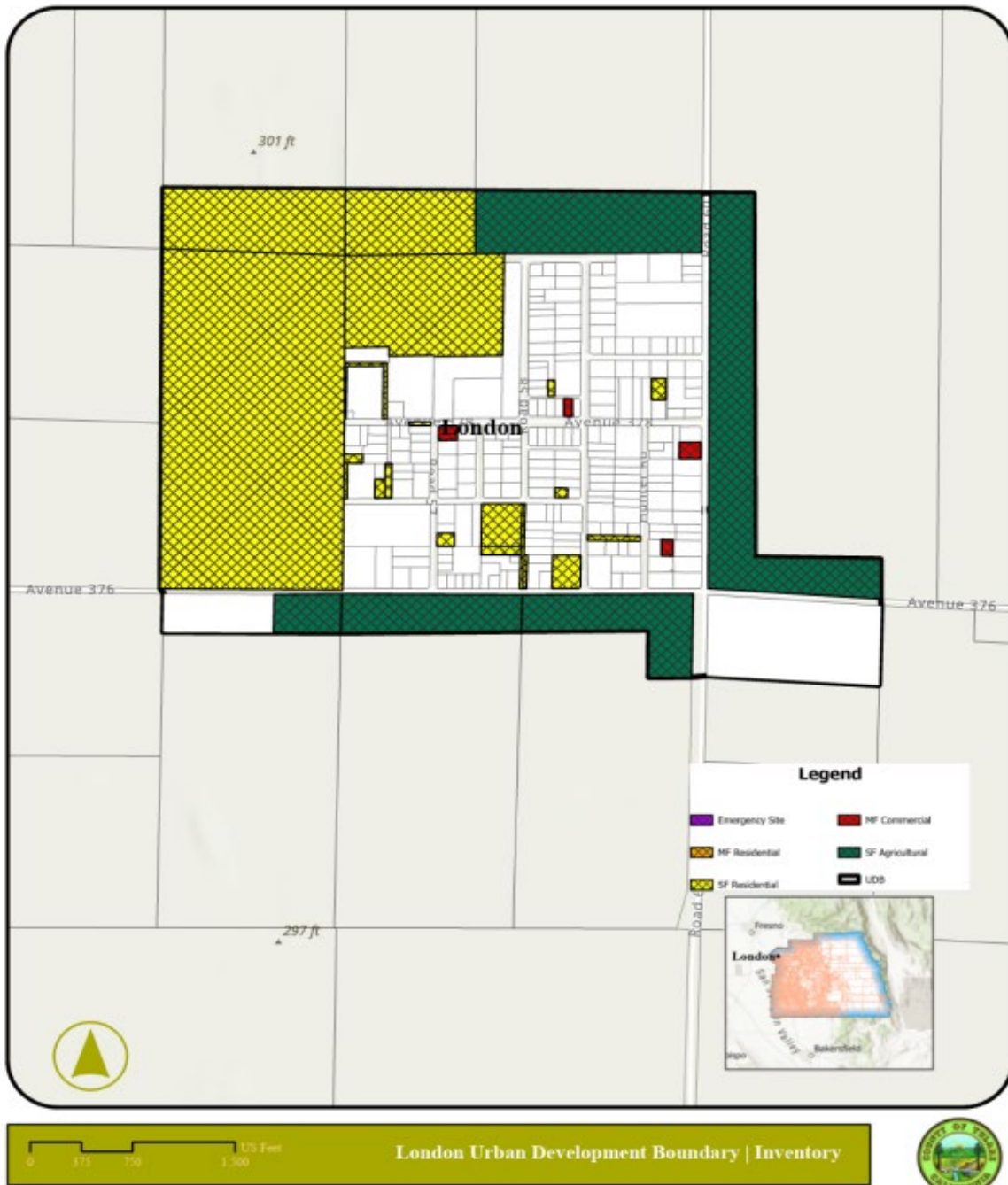


**Table A-10**  
**London Site Inventory**

London Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	043-092-009	P-O	MU	0.4	Vacant	1-30	17	6	Moderate
2	043-082-023	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
3	043-071-010	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
4	043-020-018	R-A	MU	81.6	Agricultural/open space	1-30	17	1387	Moderate
5	043-091-020	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
6	043-091-037	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
7	043-091-057	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
8	043-091-038	R-A	MU	0.3	Vacant	1-30	17	4	Moderate
9	043-072-035	R-A	MU	0.4	Vacant	1-30	17	6	Moderate
10	043-061-017	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
11	043-051-002	R-A	MU	0.1	Vacant	1-30	17	3	Moderate
12	043-082-035	R-A	MU	0.4	Vacant	1-30	17	6	Moderate
13	043-053-026	R-A	MU	0.4	Vacant	1-30	17	7	Moderate
14	043-030-018	R-A	MU	0.6	Vacant	1-30	17	10	Moderate
15	043-091-004	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
16	043-030-031	R-A	MU	20.8	Agricultural/open space	1-30	17	354	Moderate
17	043-071-008	R-A	MU	1.2	Vacant	1-30	17	21	Moderate
18	043-082-034	R-A	MU	0.5	Vacant	1-30	17	8	Moderate
19	043-082-033	R-A	MU	2.3	Vacant	1-30	17	39	Moderate
<b>Single Family Subtotal</b>				<b>110.3</b>				<b>1876</b>	

London Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
20	043-020-010	A-1, AE-40	MU	60.3	Agricultural/open space	1-30	17	1026	Lower
21	043-140-003	AE-40	MU	79.6	Agricultural/open space	1-30	17	1354	Lower
22	043-020-004	AE-40	MU	104.3	Agricultural/open space	1-30	17	1773	Lower
23	043-020-026	AE-40	MU	209.3	Agricultural/open space	1-30	17	3559	Lower
24	043-140-004	AE-40	MU	76.1	Agricultural/open space	1-30	17	1294	Lower
25	043-140-002	AE-40	MU	73.0	Agricultural/open space	1-30	17	1242	Lower
26	043-020-025	AE-40, R-A	MU	82.8	Agricultural/open space	1-30	17	1407	Lower
27	043-063-003	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
28	043-051-010	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
29	043-073-010	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
<b>Multi-Family Subtotal</b>				<b>686.4</b>				<b>11668</b>	

**Figure A-11**  
**London Site Inventory Map**



**Table A-11**  
**Pixley Site Inventory**

Pixley Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	299-030-004	AE-40	RR	7.09	Agricultural/open space	1	1	7	Above Moderate
2	295-150-010	AE-40	RR	4.69	Agricultural/open space	1	1	5	Above Moderate
3	298-030-013	AE-40	RR	136.59	Agricultural/open space	1	1	137	Above Moderate
4	295-150-001	AE-40	RR	153.03	Agricultural/open space	1	1	153	Above Moderate
5	299-030-006	AE-40	RR	0.17	Vacant	1	1	0	Above Moderate
6	299-030-011	AE-40	RR	9.98	Agricultural/open space	1	1	10	Above Moderate
7	299-030-005	AE-40	RR	2.99	Agricultural/open space	1	1	3	Above Moderate
8	299-030-010	AE-40	RR	9.99	Vacant	1	1	10	Above Moderate
9	299-050-006	AE-40	RR	75.96	Agricultural/open space	1	1	76	Above Moderate
10	299-050-002	AE-40	RR	38.95	Agricultural/open space	1	1	39	Above Moderate
11	299-030-009	AE-40	RR	10.02	Agricultural/open space	1	1	10	Above Moderate
12	299-050-005	AE-40	RR	75.95	Agricultural/open space	1	1	76	Above Moderate
13	300-010-029	AE-40	RR	0.60	Agricultural/open space	1	1	1	Above Moderate
14	314-090-022	AE-40	RR	89.25	Agricultural/open space	1	1	89	Above Moderate
15	314-090-017	AE-40	RR	40.23	Agricultural/open space	1	1	40	Above Moderate
16	314-250-021	AE-40	RR	18.16	Agricultural/open space	1	1	18	Above Moderate
17	314-250-022	AE-40	RR	146.20	Agricultural/open space	1	1	146	Above Moderate
18	300-010-028	AE-40	RR	25.18	Agricultural/open space	1	1	25	Above Moderate
19	295-210-012	AE-40	RR	0.45	Vacant	1	1	0	Above Moderate
20	295-210-011	AE-40	RR	28.66	Agricultural/open space	1	1	29	Above Moderate
21	314-250-018	AE-40	RR	57.98	Agricultural/open space	1	1	58	Above Moderate

Pixley Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
22	299-040-006	AE-40	RR	174.46	Agricultural/open space	1	1	174	Above Moderate
23	298-070-010	R-1	LDR	0.46	Vacant	1-4	4	2	Moderate
24	299-040-014	R-1	LDR	11.02	Agricultural/open space	1-4	4	44	Moderate
25	299-071-006	R-1	LDR	0.42	Vacant	1-4	4	2	Moderate
26	299-062-011	R-1	LDR	0.21	Vacant	1-4	4	1	Moderate
27	299-081-020	R-1	LDR	0.38	Vacant	1-4	4	2	Moderate
28	298-060-027	R-1	LDR	0.36	Vacant	1-4	4	1	Moderate
29	299-081-034	R-1	LDR	1.02	Vacant	1-4	4	4	Moderate
30	298-080-033	R-1	LDR	3.06	Vacant	1-4	4	12	Moderate
31	299-012-034	R-1	LDR	0.10	Vacant	1-4	4	0	Moderate
32	299-061-028	R-1	LDR	0.31	Vacant	1-4	4	1	Moderate
33	299-040-010	R-1	LDR	38.95	Agricultural/open space	1-4	4	156	Moderate
34	298-060-026	R-1	LDR	0.36	Vacant	1-4	4	1	Moderate
35	299-081-009	R-1	LDR	0.64	Vacant	1-4	4	3	Moderate
36	299-061-044	R-1	LDR	0.18	Vacant	1-4	4	1	Moderate
37	299-020-035	R-1	LDR	5.11	Vacant	1-4	4	20	Moderate
38	299-062-002	R-1	LDR	0.18	Vacant	1-4	4	1	Moderate
39	299-062-003	R-1	LDR	0.14	Vacant	1-4	4	1	Moderate
40	298-030-015	R-1	LDR	12.37	Vacant	1-4	4	49	Moderate
41	299-180-041	R-1	LDR	0.29	Vacant	1-4	4	1	Moderate
42	299-131-008	R-1	LDR	0.05	Vacant	1-4	4	0	Moderate
43	299-103-025	R-1	LDR	0.09	Vacant	1-4	4	0	Moderate
44	299-091-027	R-1	LDR	0.18	Vacant	1-4	4	1	Moderate
45	299-091-015	R-1	LDR	0.13	Vacant	1-4	4	1	Moderate

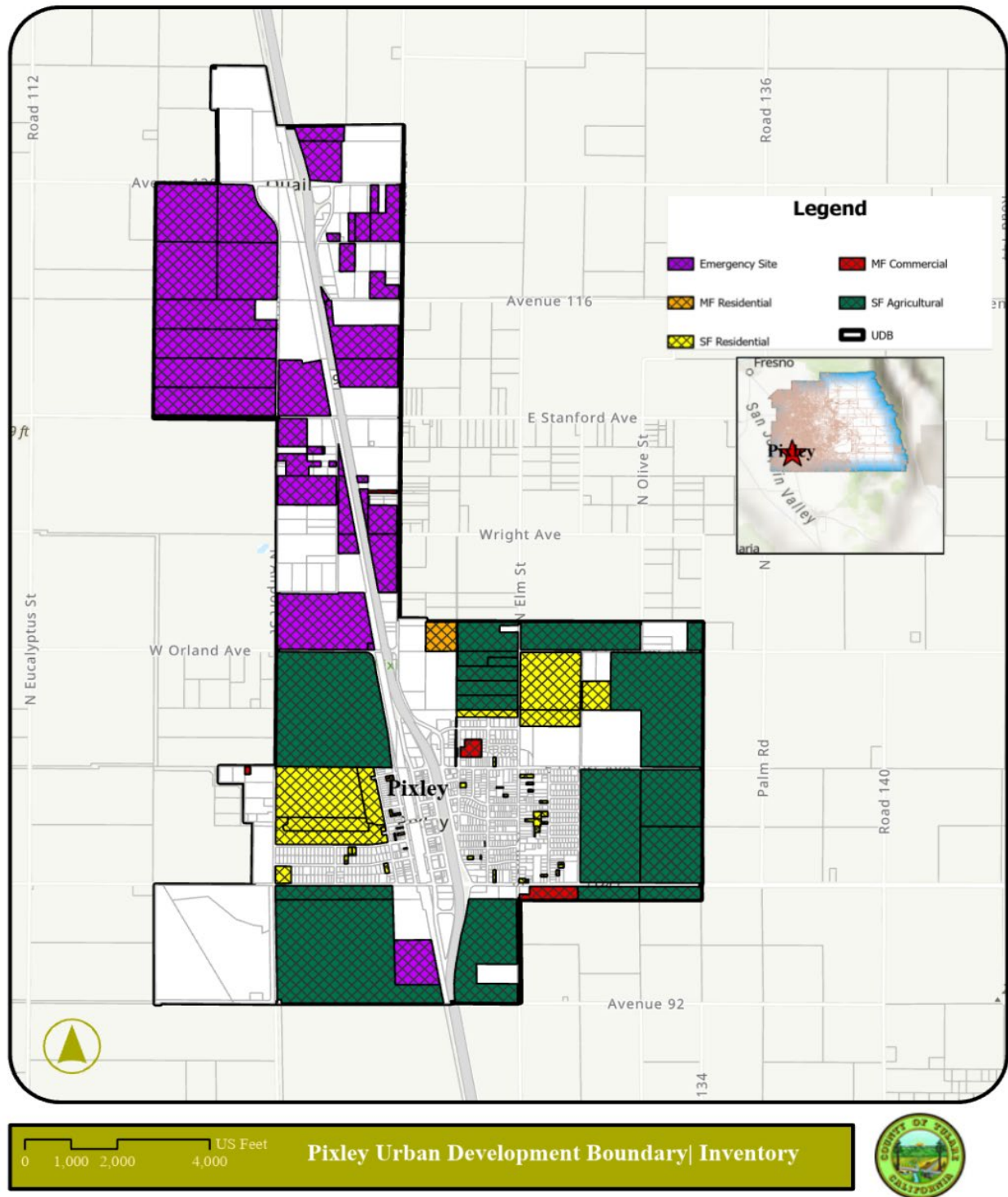


Pixley Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
46	299-101-017	R-1	LDR	0.32	Vacant	1-4	4	1	Moderate
47	299-103-019	R-1	LDR	0.14	Vacant	1-4	4	1	Moderate
48	299-131-005	R-1	LDR	0.21	Vacant	1-4	4	1	Moderate
49	299-040-009	R-1	LDR	9.20	Agricultural/open space	1-4	4	37	Moderate
50	298-060-023	R-1	LDR	0.37	Vacant	1-4	4	1	Moderate
51	298-030-017	R-1	LDR	48.33	Vacant	1-4	4	193	Moderate
52	298-051-003	R-1	LDR	0.22	Vacant	1-4	4	1	Moderate
53	299-122-030	R-1	LDR	0.03	Vacant	1-4	4	0	Moderate
54	299-091-021	R-1	LDR	0.50	Vacant	1-4	4	2	Moderate
55	299-082-009	R-1	LDR	0.23	Vacant	1-4	4	1	Moderate
56	299-061-025	R-1	LDR	0.11	Vacant	1-4	4	0	Moderate
57	298-030-016	R-1	LDR	18.96	Vacant	1-4	4	76	Moderate
58	299-132-024	R-1	LDR	0.36	Vacant	1-4	4	1	Moderate
59	298-030-014	R-1	LDR	10.72	Vacant	1-4	4	43	Moderate
65	298-052-011	R-2	MDR	0.10	Vacant	4-14	9	1	Lower
66	295-210-007	R-2	MDR	10.22	Agricultural/open space	4-14	9	92	Lower
67	298-043-007	R-2	MDR	0.18	Vacant	4-14	9	2	Lower
<b>Single Family Subtotal</b>				<b>1272.26</b>				<b>1769</b>	
60	299-012-033	C-2	C	0.43	Vacant	14-30	17	7	Lower
61	314-090-021	C-2	C	7.64	Agricultural/open space	14-30	17	130	Lower
62	299-180-032	C-2, R-1	C	3.93	Vacant	14-30	17	67	Lower
63	295-250-005	C-2-MU	C	0.93	Vacant	14-30	17	16	Lower
64	298-110-011	C-2-MU	C	0.48	Vacant	14-30	17	8	Lower

Pixley Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
68	298-042-002	R-3	MDR	0.20	Vacant	4-14	9	2	Lower
69	298-043-016	R-3	MDR	0.17	Vacant	4-14	9	2	Lower
70	298-053-002	R-3	MDR	0.04	Vacant	4-14	9	0	Lower
71	298-042-001	R-3	MDR	0.20	Vacant	4-14	9	2	Lower
72	298-052-006	R-3	MDR	0.17	Vacant	4-14	9	2	Lower
73	298-052-003	R-3	MDR	0.08	Vacant	4-14	9	1	Lower
<b>Multi-Family Subtotal</b>				<b>14.28</b>				<b>236</b>	
74	295-250-002	LI	M-1	7.70	Agricultural/open space			8	Emergency Shelter
75	295-250-011	LI	M-1	0.10	Vacant			0	Emergency Shelter
76	295-020-010	LI	M-1	39.66	Agricultural/open space			40	Emergency Shelter
77	295-030-010	LI	M-1	2.07	Agricultural/open space			2	Emergency Shelter
78	295-040-027	LI	M-1	0.53	Vacant			1	Emergency Shelter
79	295-030-021	LI	M-1	1.12	Vacant			1	Emergency Shelter
80	295-270-007	LI	M-1	1.12	Agricultural/open space			1	Emergency Shelter
81	295-250-012	LI	M-1	9.39	Agricultural/open space			9	Emergency Shelter
82	295-250-018	LI	M-1	0.80	Vacant			1	Emergency Shelter
83	295-020-012	LI	M-1	38.12	Agricultural/open space			38	Emergency Shelter
84	295-050-008	LI	M-1	26.47	Agricultural/open space			26	Emergency Shelter
85	295-270-018	LI	M-1	1.26	Vacant			1	Emergency Shelter
86	295-010-009	LI	M-1	39.38	Agricultural/open space			39	Emergency Shelter
87	295-270-011	LI	M-1	0.19	Vacant			0	Emergency Shelter
88	295-250-019	LI	M-1	2.30	Agricultural/open space			2	Emergency Shelter
89	295-010-007	LI	M-1	38.56	Agricultural/open space			39	Emergency Shelter
90	295-030-006	LI	M-1	2.45	Vacant			2	Emergency Shelter

Pixley Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
91	295-010-008	LI	M-1	39.47	Agricultural/open space			39	Emergency Shelter
92	295-270-029	LI	M-1	9.08	Agricultural/open space			9	Emergency Shelter
93	295-220-011	LI	M-1	57.44	Agricultural/open space			57	Emergency Shelter
94	295-030-009	LI	M-1	4.88	Agricultural/open space			5	Emergency Shelter
95	295-270-028	LI	M-1	6.89	Agricultural/open space			7	Emergency Shelter
96	295-030-008	LI	M-1	13.78	Agricultural/open space			14	Emergency Shelter
97	295-240-014	LI	M-1	15.51	Agricultural/open space			16	Emergency Shelter
98	295-270-009	LI	M-1	0.43	Vacant			0	Emergency Shelter
99	295-040-023	LI	M-1	6.74	Agricultural/open space			7	Emergency Shelter
100	295-220-006	LI	M-1	0.47	Agricultural/open space			0	Emergency Shelter
101	300-010-022	LI	M-1	7.70	Agricultural/open space			8	Emergency Shelter
102	300-010-013	LI	M-1	16.43	Agricultural/open space			16	Emergency Shelter
103	295-060-002	LI	M-1	19.20	Agricultural/open space			19	Emergency Shelter
104	295-020-011	LI	M-1	39.54	Agricultural/open space			40	Emergency Shelter
105	295-010-006	LI	M-1	31.48	Agricultural/open space			31	Emergency Shelter
106	295-040-020	LI	M-1	4.81	Agricultural/open space			5	Emergency Shelter
107	295-240-003	LI	M-1	4.14	Agricultural/open space			4	Emergency Shelter
108	295-250-020	LI	M-1	19.02	Agricultural/open space			19	Emergency Shelter
109	295-020-014	LI	M-1	35.36	Agricultural/open space			35	Emergency Shelter
110	295-060-004	LI	M-2	29.07	Agricultural/open space			29	Emergency Shelter
111	314-250-003	LI	M-2	20.51	Agricultural/open space			21	Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>593.14</b>					

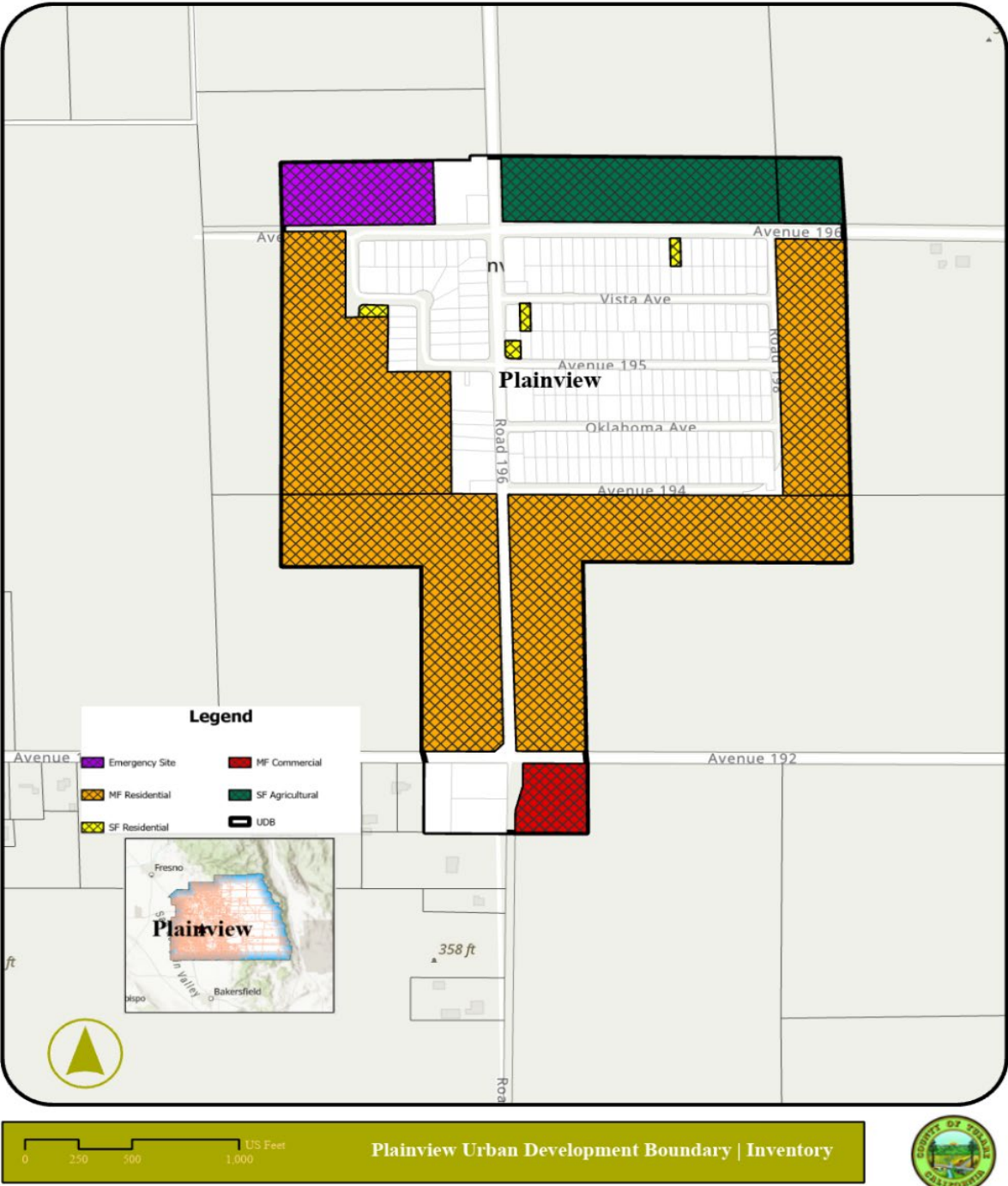
**Figure A-12**  
**Pixley Site Inventory Map**



**Table A-12**  
**Plainview Site Inventory**

Plainview Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	198-220-036	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
2	214-202-002	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
3	214-201-015	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
<b>Single Family Subtotal</b>				<b>0.5</b>				<b>8</b>	
4	214-170-013	AE-10, AE-20	MU	36.4	Agricultural/open space	1-30	17	619	Lower
5	214-170-010	AE-10, AE-20	MU	36.8	Agricultural/open space	1-30	17	626	Lower
6	198-170-010	AE-20, M-1-MU	MU	19.0	Agricultural/open space	1-30	17	323	Lower
7	198-180-017	AE-20, R-2-MU	MU	27.7	Agricultural/open space	1-30	17	471	Lower
8	198-180-021	AE-20, R-2-MU	MU	39.3	Agricultural/open space	1-30	17	668	Lower
9	236-050-093	AE-40, C-2-MU	MU	55.7	Agricultural/open space	1-30	17	947	Lower
10	214-180-001	AE-40, R-2-MU	MU	37.1	Agricultural/open space	1-30	17	631	Lower
11	214-180-006	AE-40, R-2-MU	MU	74.5	Agricultural/open space	1-30	17	1266	Lower
<b>Multi-Family Subtotal</b>				<b>326.6</b>				<b>5551</b>	

Figure A-13  
Plainview Site Inventory Map



**Table A-13**  
**Poplar-Cotton Center**

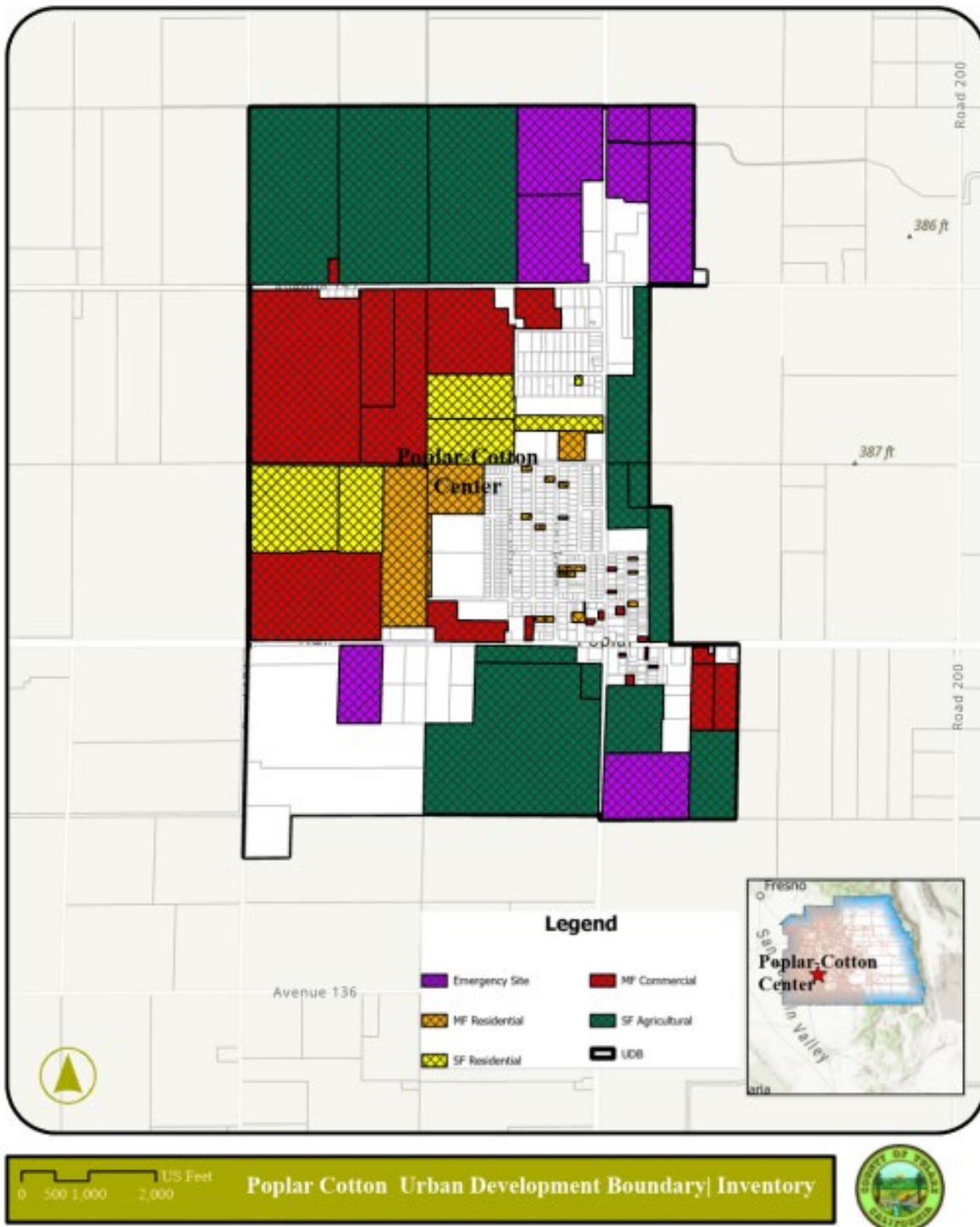
Poplar-Cotton Center Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	214-202-044	R-A	MU	0.1	Vacant	1-30	17	3	Moderate
2	237-020-010	R-1	LMDR	6.9	Vacant	1-8	4	28	Moderate
3	237-030-014	R-A-20	LMDR	0.3	Vacant	1-8	4	1	Moderate
41	237-081-023	R-2	LMDR	0.7	Vacant	1-8	4	3	Moderate
42	237-083-003	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
43	237-091-002	R-2	LMDR	0.5	Vacant	1-8	4	2	Moderate
44	237-140-025	R-2	LMDR	36.4	Agricultural/open space	1-8	4	146	Moderate
45	237-123-002	R-2	LMDR	0.1	Vacant	1-8	4	1	Moderate
46	237-113-003	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
47	237-170-001	R-2	LMDR	0.8	Agricultural/open space	1-8	4	3	Moderate
48	237-094-002	R-2	LMDR	0.1	Vacant	1-8	4	1	Moderate
49	237-113-012	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
50	237-121-005	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
51	237-133-017	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
52	237-113-010	R-2	LMDR	0.1	Vacant	1-8	4	1	Moderate
53	237-180-002	R-2	LMDR	1.0	Agricultural/open space	1-8	4	4	Moderate
54	237-102-020	R-2	LMDR	0.2	Vacant	1-8	4	1	Moderate
55	237-132-006	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
56	237-094-023	R-2	LMDR	0.1	Vacant	1-8	4	0	Moderate
57	237-102-017	R-2	LMDR	0.2	Vacant	1-8	4	1	Moderate
58	237-150-050	R-2	LMDR	14.4	Agricultural/open space	1-8	4	57	Moderate
59	237-131-004	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate



Poplar-Cotton Center Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
60	237-122-017	R-2	LMDR	0.3	Vacant	1-8	4	1	Moderate
Single Family Subtotal				64.4				260	
4	237-070-010	AE-10	UR	4.5	Agricultural/open space	0-0.1	1	4	Lower
5	237-060-010	AE-10	UR	25.1	Agricultural/open space	0-0.1	1	25	Lower
6	237-070-013	AE-10	UR	9.1	Agricultural/open space	0-0.1	1	9	Lower
7	300-310-026	AE-10	UR	12.3	Agricultural/open space	0-0.1	1	12	Lower
8	237-070-017	AE-10	UR	14.7	Agricultural/open space	0-0.1	1	15	Lower
9	300-310-025	AE-10, AE-20	UR	115.6	Agricultural/open space	0-0.1	1	116	Lower
10	236-170-010	AE-20	UR	80.6	Agricultural/open space	0-0.1	1	81	Lower
11	236-170-003	AE-20	UR	79.3	Agricultural/open space	0-0.1	1	79	Lower
12	236-170-001	AE-20	UR	78.3	Agricultural/open space	0-0.1	1	78	Lower
13	302-040-037	AE-20	UR	19.5	Agricultural/open space	0-0.1	1	19	Lower
14	302-040-017	AE-20	UR	20.6	Agricultural/open space	0-0.1	1	21	Lower
15	237-081-035	C-2-MU	LMDR	0.2	Vacant	1-30	4	1	Lower
16	236-170-011	C-2-MU	LMDR	1.3	Agricultural/open space	1-30	4	5	Lower
17	237-081-027	C-2-MU	LMDR	0.3	Vacant	1-30	4	1	Lower
18	237-093-019	C-2-MU	LMDR	0.1	Vacant	1-30	4	0	Lower
19	237-101-012	C-2-MU	LMDR	1.0	Vacant	1-30	4	4	Lower
20	237-093-002	C-2-MU	LMDR	0.2	Vacant	1-30	4	1	Lower
21	302-040-032	C-2-MU	LMDR	7.6	Agricultural/open space	1-30	4	31	Lower
22	302-050-062	C-2-MU	LMDR	0.2	Vacant	1-30	4	1	Lower
23	302-050-003	C-2-MU	LMDR	0.1	Vacant	1-30	4	1	Lower
24	302-040-042	C-2-MU	LMDR	1.7	Vacant	1-30	4	7	Lower
25	302-050-055	C-2-MU	LMDR	0.1	Vacant	1-30	4	1	Lower
26	302-040-033	C-2-MU	LMDR	7.8	Agricultural/open space	1-30	4	31	Lower

Poplar-Cotton Center Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
27	237-082-005	C-2-MU	LMDR	0.4	Vacant	1-30	4	1	Lower
28	237-083-022	C-2-MU	LMDR	0.3	Vacant	1-30	4	1	Lower
29	302-050-036	C-2-MU	LMDR	0.4	Vacant	1-30	4	2	Lower
30	237-140-006	C-2-MU, C-3-SR, R-1-MU	LMDR	58.1	Agricultural/open space	1-30	4	232	Lower
31	237-010-017	C-2-MU, R-1-MU	LMDR	20.1	Agricultural/open space	1-30	4	80	Lower
32	237-010-015	C-2-MU, R-1-MU	LMDR	94.2	Agricultural/open space	1-30	4	377	Lower
33	237-010-018	C-2-MU, R-1-MU	LMDR	38.5	Agricultural/open space	1-30	4	154	Lower
34	237-010-021	C-2-MU, R-1-MU	LMDR	35.4	Agricultural/open space	1-30	4	141	Lower
35	237-190-002	C-2-MU, R-2	LMDR	10.9	Agricultural/open space	1-30	4	44	Lower
36	237-050-018	C-2-MU, R-A-20	LMDR	8.2	Agricultural/open space	1-30	4	33	Lower
37	237-010-023	R-1-MU	LMDR	19.9	Agricultural/open space	1-8	4	80	Lower
38	237-010-022	R-1-MU	LMDR	19.7	Agricultural/open space	1-8	4	79	Lower
39	237-140-001	R-1-MU	LMDR	38.4	Agricultural/open space	1-8	4	154	Lower
40	237-140-024	R-1-MU	LMDR	19.7	Agricultural/open space	1-8	4	79	Lower
61	237-020-008	R-3	LMDR	4.1	Vacant	1-8	4	16	Lower
<b>Multi-Family Subtotal</b>				<b>848.7</b>				<b>2016</b>	
62	236-170-014	M-1	LI	29.4					Emergency Shelter
63	236-170-013	M-1-MU	LI	36.9					Emergency Shelter
64	236-140-040	M-1-MU	LI	19.8					Emergency Shelter
65	236-140-043	M-1-MU	LI	39.1					Emergency Shelter
66	300-310-023	M-1-MU	LI	17.0					Emergency Shelter
67	302-040-018	M-1-MU	LI	28.9					Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>171.1</b>					

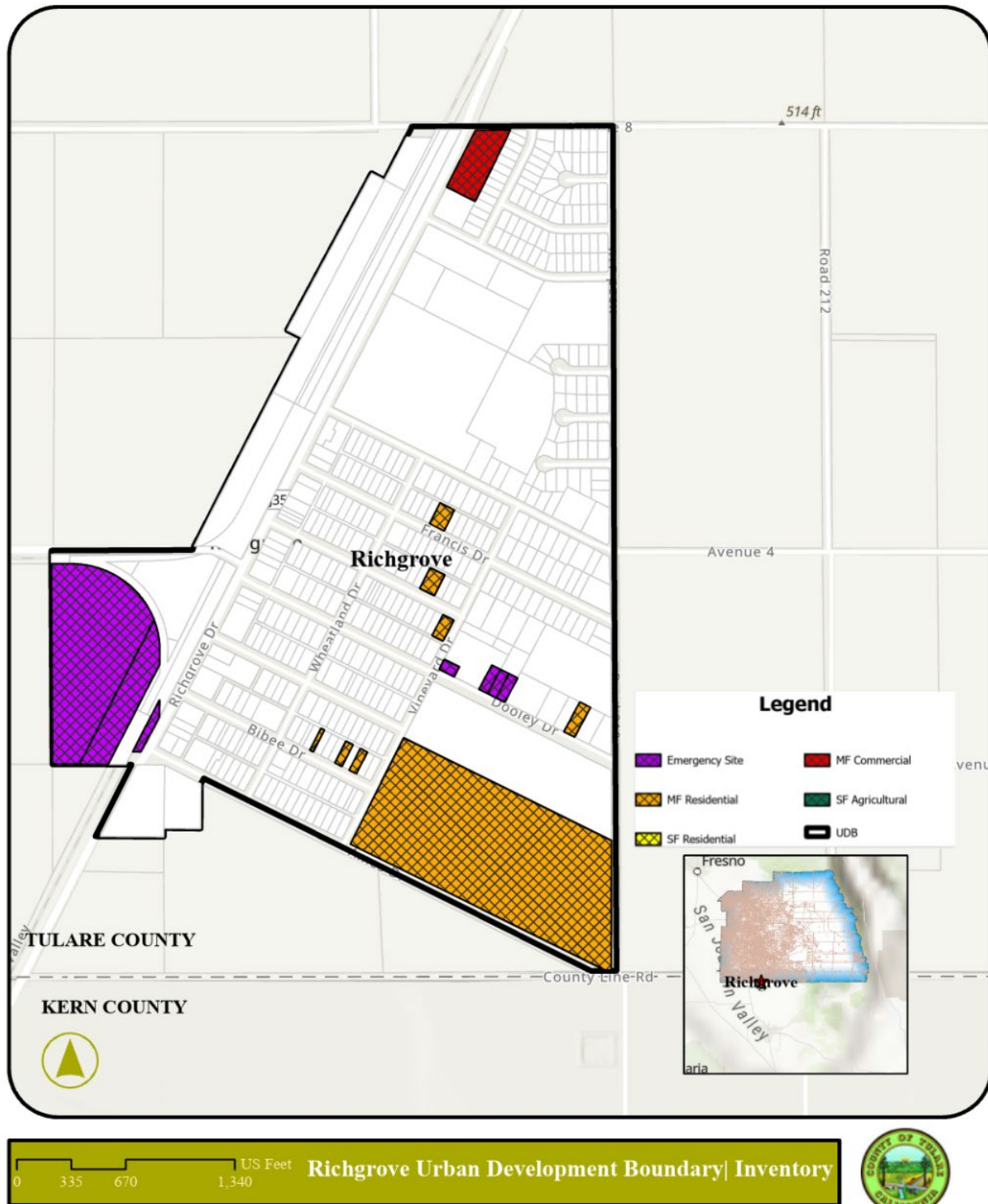
**Figure A-14**  
**Poplar - Cotton Center**



**Table A-14**  
**Richgrove Site Inventory**

Richgrove Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
6	340-052-015	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
7	340-042-012	R-2	MDR	0.3	Vacant	4-14	9	2	Moderate
8	340-032-015	R-2	MDR	0.3	Vacant	4-14	9	3	Moderate
9	340-052-017	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
10	340-120-017	R-2	MDR	0.4	Vacant	4-14	9	3	Moderate
11	340-033-019	R-2	MDR	0.3	Vacant	4-14	9	3	Moderate
12	340-052-021	R-2	MDR	0.1	Vacant	1-30	9	1	Moderate
<b>Single Family Subtotal</b>				<b>1.7</b>				<b>15</b>	
1	340-100-009	C-2-MU	C	2.0	Vacant	14-30	17	34	Lower
2	340-120-011	M-1-MU	MU	0.2	Vacant	1-30	17	4	Lower
3	340-120-010	M-1-MU	MU	0.2	Vacant	1-30	17	4	Lower
4	340-120-009	M-1-MU	MU	0.2	Vacant	1-30	17	4	Lower
5	340-120-012	M-1-MU	MU	0.2	Vacant	1-30	17	3	Lower
13	340-060-081	R-2-MU	MU	27.2	Agricultural/open space		17	463	Lower
<b>Multifamily Subtotal</b>				<b>30.1</b>				<b>512</b>	
14	340-070-002	M-1	LI	12.1	Agricultural/open space				Emergency Shelter
15	340-070-022	M-1	LI	0.3	Agricultural/open space				Emergency Shelter
16	340-070-017	M-1	LI	3.1	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>15.6</b>					

**Figure A-15**  
**Richgrove Site Inventory Map**



**Table A-15**  
**Springville Site Inventory**

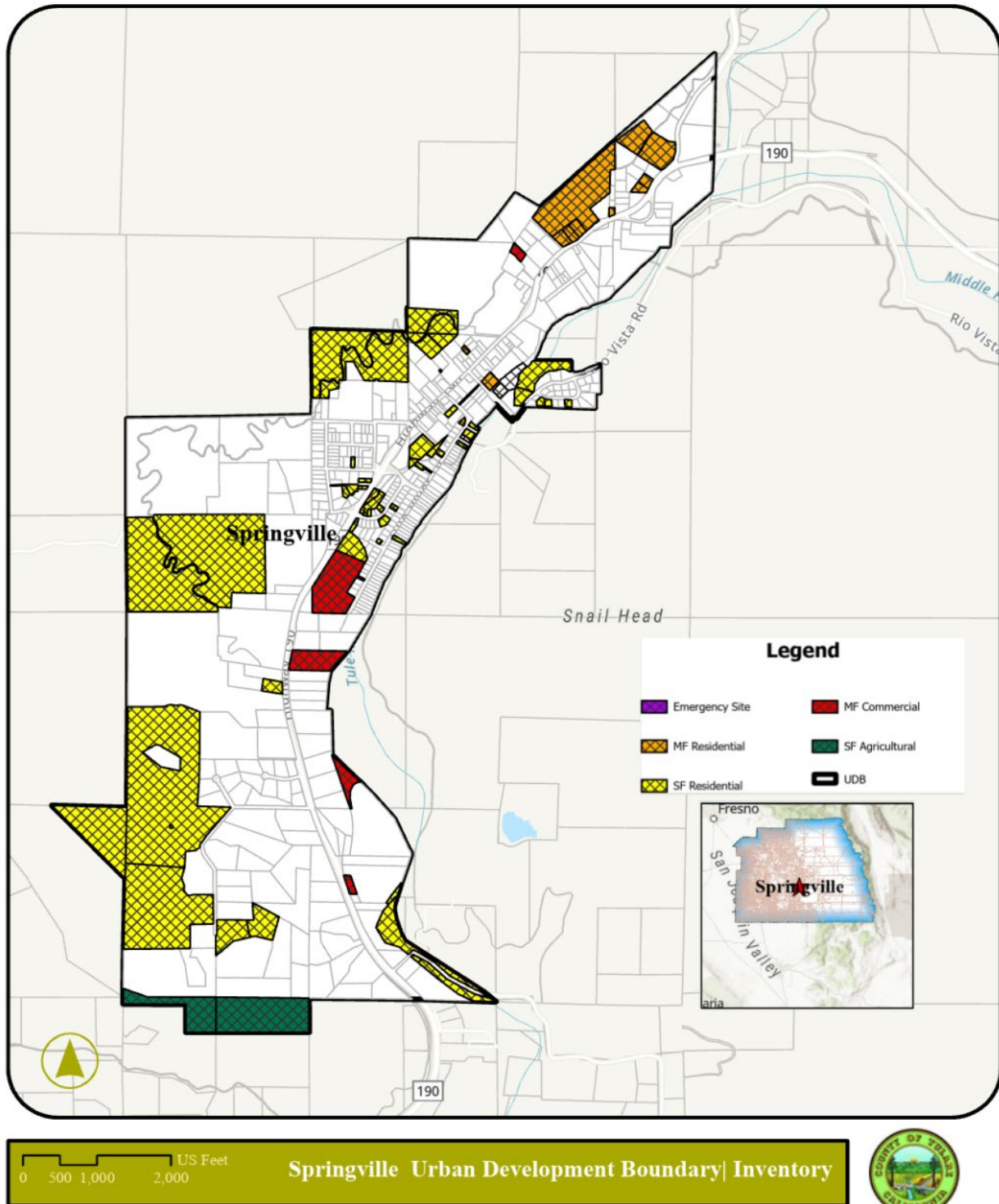
Springville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	284-112-059	R-A-43	MU	3.3	Vacant	1-30	17	56	Moderate
2	284-112-058	R-A-43	MU	48.4	Agricultural/open space	1-30	17	822	Moderate
3	284-112-060	R-A-43	MU	3.2	Vacant	1-30	17	55	Moderate
4	284-112-061	R-A-43	MU	1.0	Vacant	1-30	17	18	Moderate
5	284-100-043	R-A-43	MU	53.2	Agricultural/open space	1-30	17	904	Moderate
6	285-192-019	R-A	MU	0.5	Vacant	1-30	17	8	Moderate
7	285-020-010	R-A	MU	20.5	Vacant	1-30	17	348	Moderate
8	285-192-006	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
9	285-211-025	R-3-F-1	MU	0.1	Vacant	1-30	17	2	Moderate
10	285-192-008	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
11	285-194-019	R-A, R-A-F-1	MU	1.2	Vacant	1-30	17	20	Moderate
12	285-211-016	R-A, R-A-F-1	MU	0.2	Vacant	1-30	17	3	Moderate
13	285-180-010	R-A, R-A-F-1	MU	2.2	Vacant	1-30	17	37	Moderate
14	285-080-017	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
15	285-194-016	R-A, R-A-F-1	MU	0.1	Vacant	1-30	17	2	Moderate
16	285-080-013	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
17	285-180-011	CO, R-A, R-A-F-1	MU	9.3	Vacant	1-30	17	158	Moderate
18	285-195-009	R-A	MU	0.4	Vacant	1-30	17	6	Moderate
19	285-080-018	R-A	MU	0.3	Vacant	1-30	17	4	Moderate
20	285-080-022	R-A-F-1	MU	0.9	Vacant	1-30	17	15	Moderate

Springville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
21	285-194-013	R-A-F-1	MU	0.1	Vacant	1-30	17	2	Moderate
22	285-195-006	R-A, R-A-F-1	MU	0.1	Vacant	1-30	17	2	Moderate
23	285-030-002	R-A	MU	5.0	Vacant	1-30	17	85	Moderate
24	285-205-018	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
25	285-211-032	R-A-F-1	MU	0.4	Vacant	1-30	17	7	Moderate
26	285-040-006	R-A	MU	1.0	Vacant	1-30	17	18	Moderate
27	285-194-011	R-A-F-1	MU	0.2	Vacant	1-30	17	3	Moderate
28	284-140-002	CO	MU	0.6	Vacant	1-30	17	10	Moderate
29	285-211-035	R-A, R-A-F-1	MU	0.2	Vacant	1-30	17	4	Moderate
30	285-040-005	R-A	MU	1.9	Vacant	1-30	17	33	Moderate
31	284-112-055	R-A-43	MU	25.5	Agricultural/open space	1-30	17	433	Moderate
32	285-192-017	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
33	285-160-003	R-A	MU	0.1	Vacant	1-30	17	1	Moderate
<b>Single Family Subtotal</b>				<b>181.01</b>				<b>3077.19</b>	
34	219-230-035	R-3	MU	0.5	Vacant	1-30	17	8	Lower
35	219-130-088	R-3	MU	0.7	Vacant	1-30	17	12	Lower
36	219-230-034	R-3	MU	0.5	Vacant	1-30	17	9	Lower
37	219-230-031	R-3	MU	6.3	Agricultural/open space	1-30	17	107	Lower
38	219-130-090	R-3	MU	14.5	Vacant	1-30	17	246	Lower
39	219-130-086	R-3	MU	0.7	Vacant	1-30	17	13	Lower
40	284-171-042	AF, PD-F-M, R-A-43	MU	31.5	Agricultural/open space	1-30	17	535	Lower
41	284-171-016	AF, PD-F-M	MU	35.8	Agricultural/open space	1-30	17	609	Lower
42	284-430-002	AF, R-A-43	MU	69.1	Agricultural/open space	1-30	17	1175	Lower
43	285-100-019	C-2-SC, R-3		0.6	Vacant	1-30	17	10	Lower



Springville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
44	285-050-058	R-3	MU	0.1	Vacant	1-30	17	1.00	Lower
45	285-060-015	R-3	MU	0.7	Vacant	1-30	17	12	Lower
46	285-040-029	R-3	MU	0.2	Vacant	1-30	17	3	Lower
47	285-050-059	R-3	MU	0.1	Vacant	1-30	17	1	Lower
48	285-230-015	R-3	MU	0.0	Vacant	1-30	17	0	Lower
49	219-130-087	R-3	MU	0.6	Vacant	1-30	17	10	Lower
50	219-130-049	R-3	MU	0.2	Vacant	1-30	17	3	Lower
51	215-300-023	AE-20	UR	8.5	Agricultural/open space	0-0.1	1	8	Lower
52	215-330-008	AE-20	UR	19.6	Agricultural/open space	0-0.1	1	20	Lower
<b>Multi-Family Subtotal</b>				<b>190.09</b>				<b>2782.35</b>	

**Figure A-16**  
**Springville Site Inventory Map**

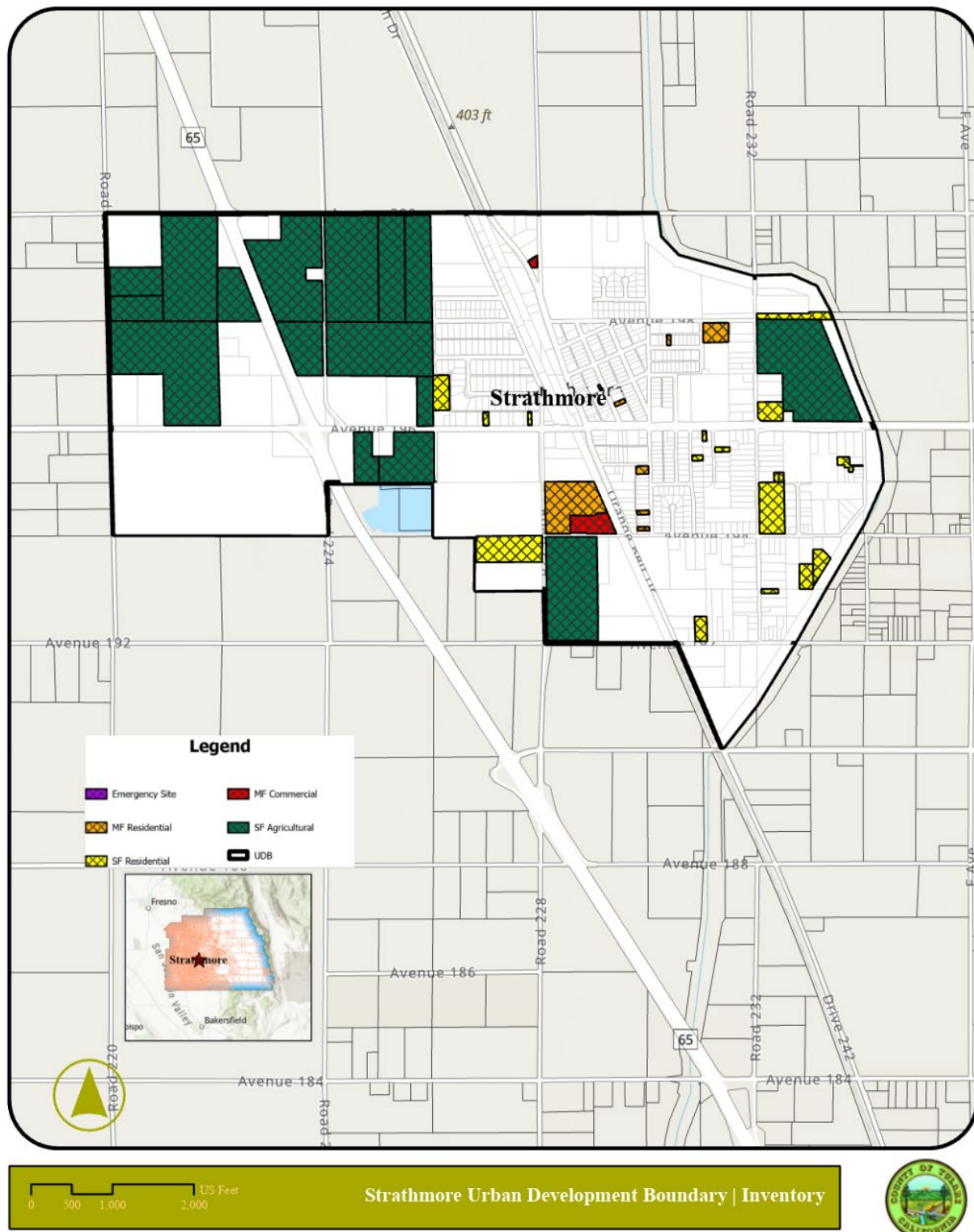


**Table A-16  
Strathmore Site Inventory**

Strathmore Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	215-330-010	AE-20	LMDR	9.7	Agricultural/open space	1-8	4	39	Moderate
2	215-060-013	AE-20	LMDR	25.1	Agricultural/open space	1-8	4	100	Moderate
3	215-260-006	AE-20	LMDR	18.3	Agricultural/open space	1-8	4	73	Moderate
4	215-123-017	R-1	LMDR	2.0	Agricultural/open space	1-8	4	8	Moderate
5	215-123-013	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
6	215-123-019	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
7	215-143-001	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
8	215-060-011	R-A	LMDR	1.6	Vacant	1-8	4	7	Moderate
9	215-270-006	R-A-43	LMDR	6.0	Agricultural/open space	1-8	4	24	Moderate
10	215-170-001	R-A-43	LMDR	0.2	Vacant	1-8	4	1	Moderate
11	215-170-031	R-A-43	URI	0.2	Vacant	0.2-30	17	3	Moderate
12	215-230-036	R-A-43	LMDR	1.3	Vacant	1-8	4	5	Moderate
13	215-144-019	R-A-43	LMDR	0.2	Vacant	1-8	4	1	Moderate
14	215-220-005	R-A-43	LMDR	0.3	Vacant	1-8	4	1	Moderate
15	215-230-034	R-A-43	LMDR	1.2	Vacant	1-8	4	5	Moderate
16	215-143-006	R-A-43	LMDR	0.1	Vacant	1-8	4	1	Moderate
17	215-160-001	R-A-43	LMDR	4.5	Vacant	1-8	4	18	Moderate
18	215-170-025	R-A-43	LMDR	0.5	Vacant	1-8	4	2	Moderate
19	215-250-011	R-A-43	LMDR	1.0	Vacant	1-8	4	4	Moderate
29	215-410-011	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
30	215-410-007	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower

Strathmore Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
31	215-093-007	R-2	LMDR	0.0	Vacant	1-8	4	0	Lower
32	215-071-014	R-2	LMDR	0.1	Vacant	1-8	4	1	Lower
33	215-095-001	R-2	LMDR	0.2	Vacant	1-8	4	1	Lower
34	215-400-025	R-2	LMDR	0.3	Vacant	1-8	4	1	Lower
<b>Single Family Subtotal</b>				<b>73.9</b>				<b>298</b>	
20	215-330-055	AE-20	UR	19.8	Agricultural/open space	0-0.1	1	20	Lower
21	215-300-027	AE-20	UR	3.8	Vacant	0-0.1	1	4	Lower
22	215-330-059	AE-20	C	20.4	Agricultural/open space	14-30	17	347	Lower
23	215-330-018	AE-20	C	6.8	Agricultural/open space	14-30	17	116	Lower
24	215-330-009	AE-20	UR	9.9	Agricultural/open space	0-0.1	1	10	Lower
25	021-210-068	AE-20	MU	85.6	Agricultural/open space	1-30	17	1456	Lower
26	021-170-058	AE-20	MU	0.2	Vacant	1-30	17	3	Lower
27	215-320-016	C-2-MU	C	0.3	Vacant	14-30	17	5	Lower
28	215-410-025	C-3-MU	C	2.7	Vacant	14-30	17	46	Lower
35	215-073-002	R-2-MU	LMDR	1.7	Vacant	1-8	4	7	Lower
36	215-410-024	R-3-MU	LMDR	8.0	Agricultural/open space	1-8	4	32	Lower
<b>Multi-Family Subtotal</b>				<b>159.3</b>				<b>2045</b>	
37	215-330-039	AE-20	LI	5.2	Agricultural/open space				Emergency Shelter
38	215-330-038	AE-20	LI	4.6	Agricultural/open space				Emergency Shelter
39	215-330-044	AE-20	LI	6.2	Agricultural/open space				Emergency Shelter
40	215-330-031	AE-20	LI	29.5	Agricultural/open space				Emergency Shelter
41	215-330-003	AE-20	LI	20.2	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>65.7</b>					

**Figure 17**  
**Strathmore Site Inventory Map**

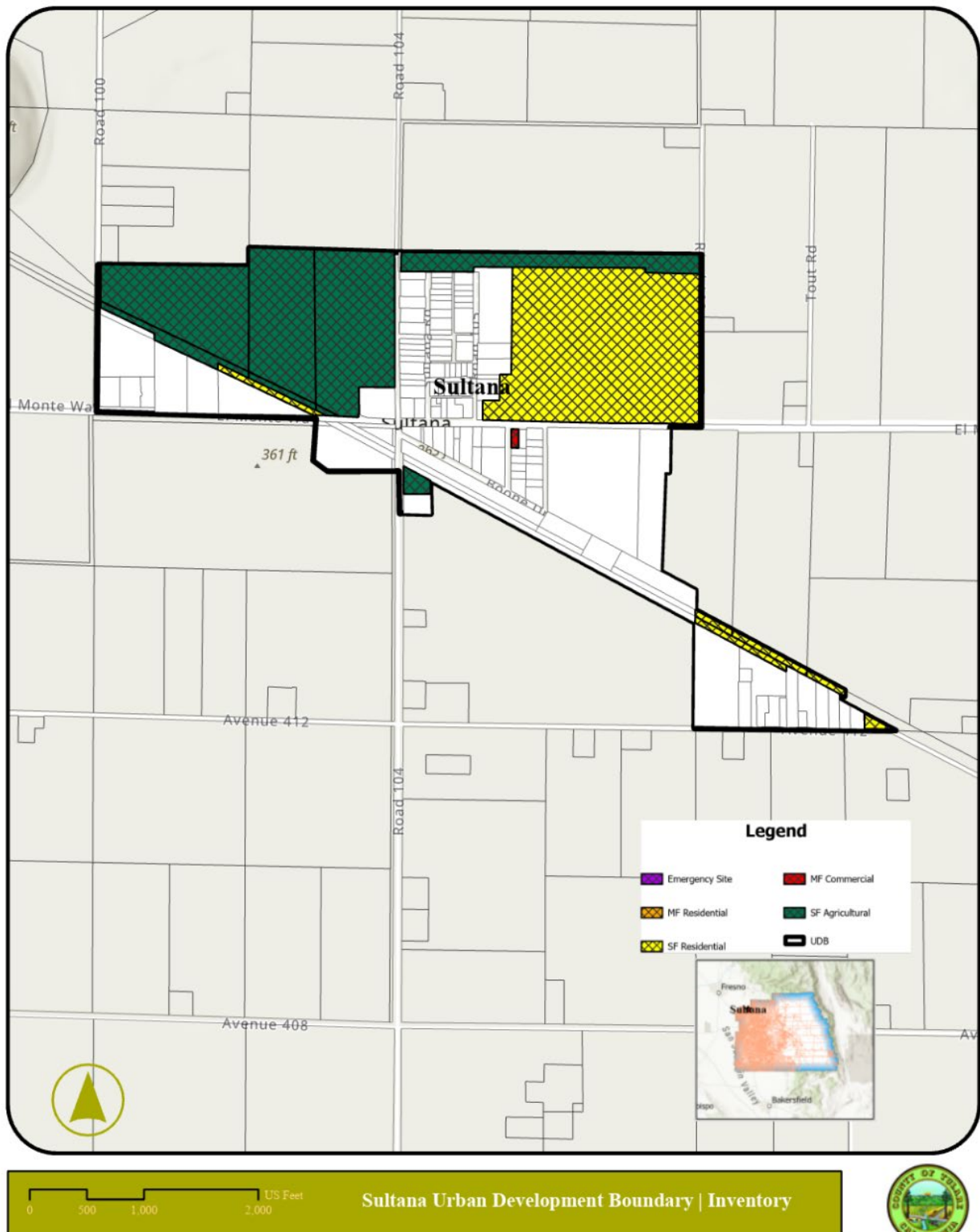


**Table A-17**  
**Sultana Site Inventory**

Sultana Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	021-210-082	R-A	MU	0.4	Agricultural/open space	1-30	17	7	Moderate
2	021-210-089	R-A	MU	0.9	Residential	1-30	17	15	Moderate
3	021-210-081	R-A	MU	0.4	Agricultural/open space	1-30	17	7	Moderate
4	021-210-091	R-A	MU	1.0	Vacant	1-30	17	18	Moderate
5	021-140-038	R-A	MU	52.0	Agricultural/open space	1-30	17	884	Moderate
6	021-280-014	R-A	MU	0.4	Residential	1-30	17	7	Moderate
7	021-170-056	R-A	MU	1.1	Agricultural/open space	1-30	17	19	Moderate
8	320-194-021	A-1	LMDR	1.0	Vacant	1-8	4	4	Moderate
9	320-194-036	A-1	LMDR	3.4	Vacant	1-8	4	14	Moderate
<b>Single Family Subtotal</b>				<b>60.7</b>				<b>974</b>	
10	021-170-066	AE-20	MU	21.1	Agricultural/open space	1-30	17	358	Lower
11	021-170-059	AE-20	MU	2.4	Agricultural/open space	1-30	17	41	Lower
12	021-170-009	AE-20	MU	16.2	Agricultural/open space	1-30	17	275	Lower
13	021-140-030	AE-20	MU	8.4	Agricultural/open space	1-30	17	144	Lower
14	021-170-057	AE-20	MU	0.7	Agricultural/open space	1-30	17	13	Lower
15	021-170-041	AE-20	MU	37.6	Agricultural/open space	1-30	17	639	Lower
16	021-200-037	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
<b>Multi-Family Subtotal</b>				<b>86.6</b>				<b>1473</b>	



**Figure A-18**  
**Sultana Site Inventory Map**





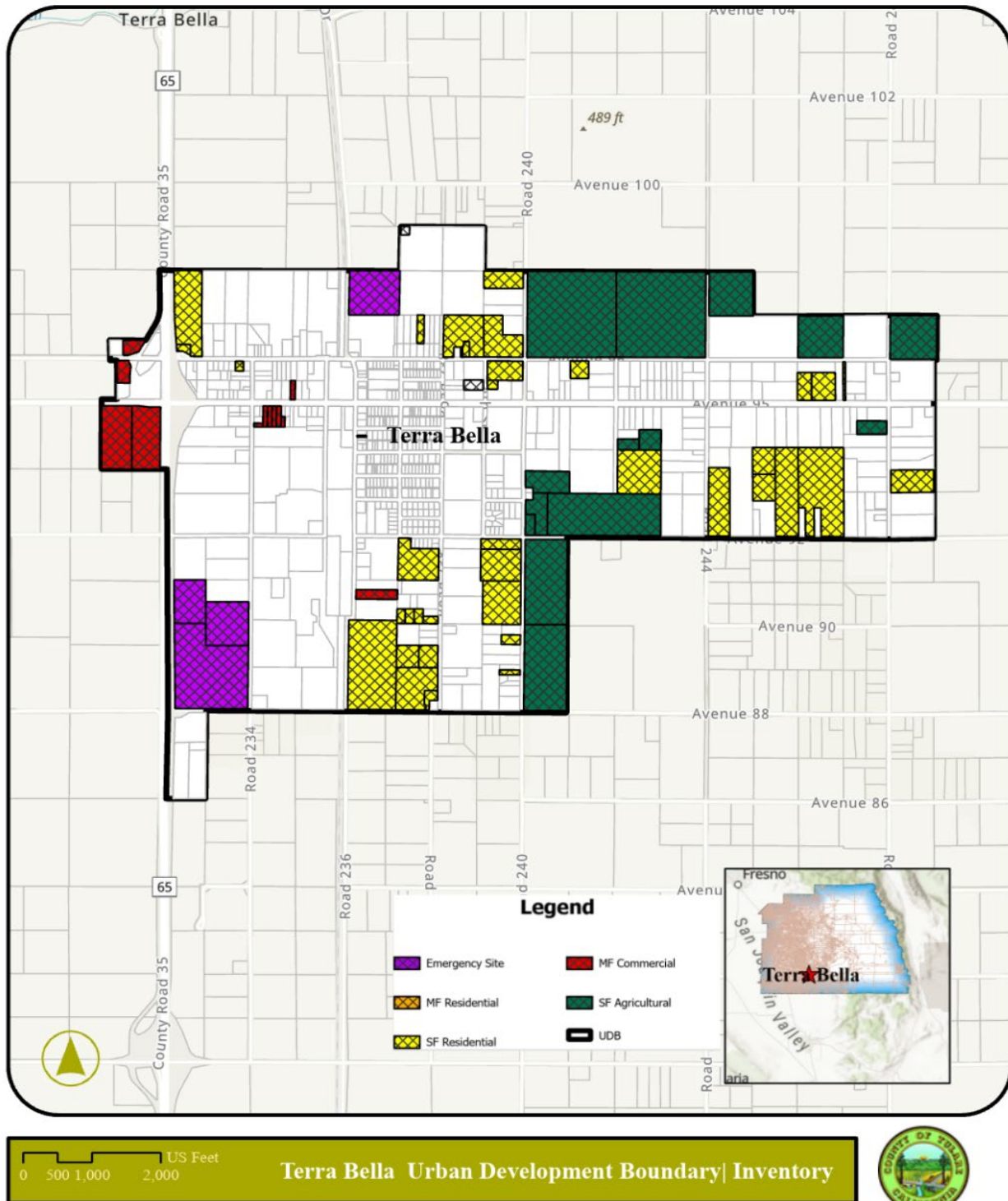
**Table A-18**  
**Terra Bella Site Inventory**

Terra Bella Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	320-193-010	A-1	LMDR	2.0	Vacant	1-8	4	8	Moderate
2	320-200-026	A-1	LMDR	18.4	Agricultural/open space	1-8	4	73	Moderate
3	320-194-038	A-1	LMDR	4.6	Vacant	1-8	4	19	Moderate
4	320-374-016	A-1	LMDR	1.2	Vacant	1-8	4	5	Moderate
5	320-374-009	A-1	LMDR	2.2	Vacant	1-8	4	9	Moderate
6	320-200-025	A-1	LMDR	18.0	Agricultural/open space	1-8	4	72	Moderate
7	320-194-019	A-1, R-A-100	LMDR	23.9	Agricultural/open space	1-8	4	95	Moderate
8	304-030-009	AE-10	LMDR	19.7	Agricultural/open space	1-8	4	79	Moderate
9	320-180-012	R-1	LMDR	3.4	Vacant	1-8	4	14	Moderate
10	320-400-026	R-1	LMDR	8.3	Agricultural/open space	1-8	4	33	Moderate
11	320-400-015	R-1	LMDR	7.1	Agricultural/open space	1-8	4	28	Moderate
12	320-400-035	R-1	LMDR	0.6	Vacant	1-8	4	2	Moderate
13	320-400-032	R-1	LMDR	0.6	Vacant	1-8	4	2	Moderate
14	320-400-025	R-1	LMDR	6.4	Agricultural/open space	1-8	4	26	Moderate
15	320-400-034	R-1	LMDR	0.7	Vacant	1-8	4	3	Moderate
16	320-400-024	R-1	LMDR	2.1	Agricultural/open space	1-8	4	8	Moderate
17	320-400-033	R-1	LMDR	0.7	Vacant	1-8	4	3	Moderate
18	320-180-038	R-1	LMDR	0.5	Vacant	1-8	4	2	Moderate
19	302-200-007	R-1, R-A	LMDR	0.5	Agricultural/open space	1-8	4	2	Moderate
20	302-200-006	R-1, R-A	LMDR	7.6	Agricultural/open space	1-8	4	30	Moderate
21	302-200-005	R-1, R-A	LMDR	6.2	Vacant	1-8	4	25	Moderate
22	302-210-027	R-A	LMDR	0.5	Vacant	1-8	4	2	Moderate

Terra Bella Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	302-200-015	R-A	LMDR	1.0	Vacant	1-8	4	4	Moderate
24	302-210-019	R-A	LMDR	10.8	Vacant	1-8	4	43	Moderate
25	320-390-024	R-A	LMDR	2.1	Vacant	1-8	4	8	Moderate
26	320-351-049	R-A	LMDR	0.4	Vacant	1-8	4	2	Moderate
27	320-390-025	R-A	LMDR	2.5	Vacant	1-8	4	10	Moderate
28	320-390-001	R-A	LMDR	21.6	Agricultural/open space	1-8	4	86	Moderate
29	320-390-002	R-A	LMDR	7.6	Agricultural/open space	1-8	4	30	Moderate
30	320-390-013	R-A	LMDR	0.5	Vacant	1-8	4	2	Moderate
31	320-390-003	R-A	LMDR	0.8	Agricultural/open space	1-8	4	3	Moderate
32	320-390-017	R-A	LMDR	0.9	Vacant	1-8	4	4	Moderate
33	302-200-042	R-A	LMDR	3.4	Vacant	1-8	4	14	Moderate
34	320-193-034	R-A-100	LMDR	7.3	Agricultural/open space	1-8	4	29	Moderate
35	320-193-021	R-A-100	LMDR	10.2	Agricultural/open space	1-8	4	41	Moderate
36	320-193-018	R-A-100	LMDR	18.3	Agricultural/open space	1-8	4	73	Moderate
37	320-193-047	R-A-100	LMDR	3.0	Vacant	1-8	4	12	Moderate
38	320-193-048	R-A-100	LMDR	3.0	Vacant	1-8	4	12	Moderate
39	320-230-030	R-A-100	LMDR	4.9	Vacant	1-8	4	19	Moderate
57	320-194-018	R-A-100	LMDR	9.6	Agricultural/open space	1-8	4	38	Moderate
58	320-180-009	R-2	LMDR	1.0	Vacant	1-8	4	4	Lower
Single Family Subtotal				244.1				977	
59	304-030-002	A-1, AE-10	UR	106.6	Agricultural/open space	0-0.1	1	107	Lower
60	304-030-016	A-1, AE-10	UR	39.3	Agricultural/open space	0-0.1	1	39	Lower
61	304-020-008	A-1, AE-10	UR	39.7	Agricultural/open space	0-0.1	1	40	Lower
62	304-030-001	A-1, AE-10	UR	38.5	Agricultural/open space	0-0.1	1	39	Lower
63	302-460-006	C-2-MU	C	1.3	Vacant	14-30	17	22	Lower

Terra Bella Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
64	320-164-018	C-2-MU	C	0.1	Vacant	14-30	17	1	Lower
65	320-060-009	C-2-MU	C	9.7	Agricultural/open space	14-30	17	165	Lower
66	320-060-035	C-2-MU	C	8.9	Agricultural/open space	14-30	17	152	Lower
67	320-060-040	C-2-MU	C	1.5	Vacant	14-30	17	25	Lower
68	320-355-023	C-2-MU	C	0.2	Vacant	14-30	17	3	Lower
69	320-355-004	C-2-MU	C	0.5	Vacant	14-30	17	8	Lower
70	320-355-027	C-2-MU	C	0.5	Vacant	14-30	17	9	Lower
71	320-355-005	C-2-MU	C	0.5	Vacant	14-30	17	8	Lower
72	320-355-026	C-2-MU	C	0.5	Vacant	14-30	17	8	Lower
73	320-355-001	C-2-MU	C	0.2	Vacant	14-30	17	3	Lower
74	320-352-013	C-2-MU	C	0.5	Vacant	14-30	17	8	Lower
75	320-400-027	C-2-MU-M	C	2.0	Agricultural/open space	14-30	17	34	Lower
76	302-190-037	R-A-M-100	LMDR	0.4	Agricultural/open space	1-8	4	1	Lower
77	320-371-011	R-A-M-43	LMDR	1.6	Agricultural/open space	1-8	4	6	Lower
78	320-192-027	R-A-M-87	LMDR	2.0	Vacant	1-8	4	8	Lower
79	320-192-026	R-A-M-87	LMDR	3.3	Vacant	1-8	4	13	Lower
80	320-192-006	R-A-M-87	LMDR	0.4	Vacant	1-8	4	2	Lower
<b>Multi-Family Subtotal</b>				<b>258.0</b>				<b>700</b>	
81	302-200-038	M-1	LI	11.2	Vacant				Emergency Shelter
82	320-121-004	M-2	HI	9.4	Vacant				Emergency Shelter
83	320-121-002	M-2	HI	6.9	Vacant				Emergency Shelter
84	320-121-003	M-2	HI	26.7	Vacant				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>54.2</b>					

**Figure A-19**  
**Terra Bella Site Inventory Map**



**Table A-19**  
**Three Rivers Site Inventory**

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	114-170-005	AF	FMU	55.3	Agricultural/open space	0-0.0125	4	221	Above moderate
2	114-180-016	AF	FMU	436.8	Agricultural/open space	0-0.0125	4	1747	Above moderate
3	114-170-027	AF	FMU	37.4	Agricultural/open space	0-0.0125	4	149	Above moderate
4	114-170-036	AF	FMU	30.7	Agricultural/open space	0-0.0125	4	123	Above moderate
5	114-170-003	AF	FMU	63.6	Agricultural/open space	0-0.0125	4	254	Above moderate
6	114-170-006	AF	FMU	63.4	Agricultural/open space	0-0.0125	4	253	Above moderate
7	114-170-029	AF	FMU	10.2	Agricultural/open space	0-0.0125	4	41	Above moderate
8	114-170-034	AF	FMU	103.6	Agricultural/open space	0-0.0125	4	414	Above moderate
9	114-040-007	AF	FMU	149.8	Agricultural/open space	0-0.0125	4	599	Above moderate
10	114-170-004	AF	FMU	40.4	Agricultural/open space	0-0.0125	4	162	Above moderate
11	114-170-035	AF	FMU	32.6	Agricultural/open space	0-0.0125	4	130	Above moderate
12	069-150-010	R-O-43	LDR	5.1	Vacant	1-4	4	20	Above Moderate
13	069-180-058	R-O-43	LDR	2.0	Vacant	1-4	4	8	Above Moderate
14	069-180-011	R-O-43	LDR	0.5	Vacant	1-4	4	2	Above Moderate
15	069-170-024	R-O-43	LDR	1.0	Vacant	1-4	4	4	Above Moderate
16	067-130-041	R-O-44	LDR	4.2	Vacant	1-4	4	17	Above Moderate
17	067-130-030	R-O-44	LDR	3.0	Vacant	1-4	4	12	Above Moderate
18	067-140-001	R-O-44	LDR	4.4	Vacant	1-4	4	18	Above Moderate
19	067-170-021	R-O-44	LDR	6.0	Vacant	1-4	4	24	Above Moderate
20	069-220-032	R-O-44	LDR	17.2	Vacant	1-4	4	69	Above Moderate
21	069-010-001	R-O-44	LDR	80.3	Agricultural/open space	1-4	4	321	Above Moderate
22	069-220-028	R-O-44	LDR	3.0	Vacant	1-4	4	12	Above Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	069-010-012	R-O-44	LDR	36.1	Vacant	1-4	4	144	Above Moderate
24	069-010-011	R-O-44	LDR	25.7	Agricultural/open space	1-4	4	103	Above Moderate
25	067-170-008	R-O-44	LDR	5.1	Agricultural/open space	1-4	4	21	Above Moderate
26	067-130-042	R-O-44	LDR	16.9	Vacant	1-4	4	68	Above Moderate
27	068-040-006	C-2-MU-SC, R-A-43	C	13.1	Vacant	14-30	17	223	Moderate
28	068-160-002	R-1-20	LDR	0.6	Vacant	1-4	4	2	Moderate
29	068-350-031	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
30	068-260-015	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
31	068-172-020	R-1-20	LDR	0.7	Vacant	1-4	4	3	Moderate
32	068-140-009	R-1-20	LDR	1.1	Vacant	1-4	4	5	Moderate
33	069-050-004	R-1-20	LDR	0.2	Vacant	1-4	4	1	Moderate
34	068-230-006	R-1-20	LDR	2.2	Vacant	1-4	4	9	Moderate
35	068-190-003	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
36	069-050-002	R-1-20	LDR	0.6	Vacant	1-4	4	2	Moderate
37	068-241-008	R-1-20	LDR	1.1	Vacant	1-4	4	4	Moderate
38	068-210-007	R-1-20	LDR	0.7	Vacant	1-4	4	3	Moderate
39	068-210-009	R-1-20	LDR	0.7	Vacant	1-4	4	3	Moderate
40	068-140-011	R-1-20	LDR	1.0	Vacant	1-4	4	4	Moderate
41	068-223-010	R-1-20	LDR	0.8	Vacant	1-4	4	3	Moderate
42	069-280-009	R-1-20	LDR	0.6	Vacant	1-4	4	3	Moderate
43	069-290-012	R-1-20	LDR	1.0	Vacant	1-4	4	4	Moderate
44	069-280-005	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
45	069-280-001	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
46	069-280-021	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
47	069-280-015	R-1-20	LDR	0.6	Vacant	1-4	4	3	Moderate
48	069-280-022	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
49	068-230-005	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
50	068-260-024	R-1-20	LDR	2.9	Vacant	1-4	4	12	Moderate
51	068-350-013	R-1-20	LDR	0.5	Vacant	1-4	4	2	Moderate
52	068-172-002	R-1-20	LDR	1.5	Vacant	1-4	4	6	Moderate
53	067-210-009	R-1-43	LDR	0.9	Vacant	1-4	4	3	Moderate
54	067-210-015	R-1-43	LDR	0.9	Vacant	1-4	4	4	Moderate
55	067-210-013	R-1-43	LDR	0.9	Vacant	1-4	4	4	Moderate
56	067-210-007	R-1-43	LDR	0.7	Vacant	1-4	4	3	Moderate
57	067-210-010	R-1-43	LDR	0.3	Vacant	1-4	4	1	Moderate
58	066-060-001	R-A-217	LDR	317.4	Vacant	1-4	4	1270	Moderate
59	066-080-014	R-A-217	LDR	28.5	Vacant	1-4	4	114	Moderate
60	068-290-016	R-A-217	LDR	32.3	Vacant	1-4	4	129	Moderate
61	069-110-038	R-A-217	LDR	315.4	Vacant	1-4	4	1262	Moderate
62	069-230-026	R-A-217	LDR	80.7	Agricultural/open space	1-4	4	323	Moderate
63	068-250-009	R-A-217	LDR	50.8	Agricultural/open space	1-4	4	203	Moderate
64	068-400-013	R-A-217	LDR	4.1	Agricultural/open space	1-4	4	16	Moderate
65	069-230-030	R-A-217	LDR	11.7	Agricultural/open space	1-4	4	47	Moderate
66	069-440-021	R-A-217	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
67	069-440-023	R-A-217	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
68	069-440-026	R-A-217	LDR	4.7	Vacant	1-4	4	19	Moderate
69	069-440-017	R-A-217	LDR	5.7	Vacant	1-4	4	23	Moderate
70	069-440-029	R-A-217	LDR	11.6	Vacant	1-4	4	46	Moderate
71	069-440-025	R-A-217	LDR	4.9	Vacant	1-4	4	20	Moderate



Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
72	069-440-005	R-A-217	LDR	10.1	Vacant	1-4	4	41	Moderate
73	069-440-002	R-A-217	LDR	4.9	Vacant	1-4	4	20	Moderate
74	069-440-004	R-A-217	LDR	8.1	Vacant	1-4	4	32	Moderate
75	069-440-013	R-A-217	LDR	28.2	Vacant	1-4	4	113	Moderate
76	069-410-010	R-A-217	LDR	4.6	Agricultural/open space	1-4	4	18	Moderate
77	069-440-003	R-A-217	LDR	4.4	Vacant	1-4	4	17	Moderate
78	069-440-015	R-A-217	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
79	069-440-027	R-A-217	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
80	069-400-001	R-A-217	LDR	19.2	Residential	1-4	4	77	Moderate
81	114-270-005	R-A-217	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
82	114-270-004	R-A-217	LDR	5.0	Vacant	1-4	4	20	Moderate
83	114-270-002	R-A-217	LDR	5.2	Vacant	1-4	4	21	Moderate
84	114-040-040	R-A-217	LDR	9.5	Agricultural/open space	1-4	4	38	Moderate
85	114-190-001	R-A-217	LDR	4.4	Vacant	1-4	4	18	Moderate
86	114-270-009	R-A-217	LDR	5.5	Vacant	1-4	4	22	Moderate
87	114-140-005	R-A-217	LDR	4.4	Vacant	1-4	4	17	Moderate
88	114-160-023	R-A-217	LDR	14.0	Vacant	1-4	4	56	Moderate
89	114-250-002	R-A-217	LDR	36.8	Vacant	1-4	4	147	Moderate
90	114-160-005	R-A-217	LDR	2.8	Vacant	1-4	4	11	Moderate
91	114-150-033	R-A-217	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
92	114-040-038	R-A-217	LDR	15.5	Agricultural/open space	1-4	4	62	Moderate
93	114-150-023	R-A-217	LDR	8.5	Agricultural/open space	1-4	4	34	Moderate
94	114-130-056	R-A-217	LDR	9.3	Vacant	1-4	4	37	Moderate
95	114-150-027	R-A-217	LDR	4.1	Vacant	1-4	4	17	Moderate
96	114-060-046	R-A-217	LDR	26.8	Agricultural/open space	1-4	4	107	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
97	114-270-003	R-A-217	LDR	5.1	Agricultural/open space	1-4	4	20	Moderate
98	114-130-048	R-A-217	LDR	11.5	Agricultural/open space	1-4	4	46	Moderate
99	114-270-010	R-A-217	LDR	5.2	Agricultural/open space	1-4	4	21	Moderate
100	114-260-007	R-A-217	LDR	9.0	Agricultural/open space	1-4	4	36	Moderate
101	114-160-008	R-A-217	LDR	0.7	Vacant	1-4	4	3	Moderate
102	114-060-001	R-A-217	LDR	20.6	Vacant	1-4	4	83	Moderate
103	114-130-065	R-A-217	LDR	6.7	Vacant	1-4	4	27	Moderate
104	114-060-044	R-A-217	LDR	5.8	Agricultural/open space	1-4	4	23	Moderate
105	069-120-004	R-A-217	LDR	144.8	Vacant	1-4	4	579	Moderate
106	069-300-021	R-A-217	LDR	5.1	Agricultural/open space	1-4	4	20	Moderate
107	069-440-016	R-A-217	LDR	5.2	Vacant	1-4	4	21	Moderate
108	067-180-004	R-A-217	LDR	6.0	Vacant	1-4	4	24	Moderate
109	114-270-008	R-A-217	LDR	8.4	Agricultural/open space	1-4	4	34	Moderate
110	069-440-014	R-A-217	LDR	5.7	Vacant	1-4	4	23	Moderate
111	114-160-003	R-A-217	LDR	1.1	Residential	1-4	4	4	Moderate
112	069-440-001	R-A-217	LDR	5.4	Agricultural/open space	1-4	4	22	Moderate
113	114-270-001	R-A-217	LDR	10.2	Vacant	1-4	4	41	Moderate
114	068-300-024	R-A-217, R-A-43	LDR	96.2	Vacant	1-4	4	385	Moderate
115	068-330-008	R-A-217, R-A-43	LDR	38.8	Vacant	1-4	4	155	Moderate
116	069-230-037	R-A-217, R-A-43	LDR	13.8	Agricultural/open space	1-4	4	55	Moderate
117	069-400-032	R-A-217, R-A-43	LDR	5.6	Vacant	1-4	4	22	Moderate
118	069-400-033	R-A-217, R-A-43	LDR	5.6	Agricultural/open space	1-4	4	23	Moderate
119	067-180-003	R-A-217, R-O-44	LDR	167.5	Agricultural/open space	1-4	4	670	Moderate
120	067-150-010	R-A-43	LDR	3.5	Agricultural/open space	1-4	4	14	Moderate
121	067-070-043	R-A-43	LDR	4.3	Vacant	1-4	4	17	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
122	067-230-019	R-A-43	LDR	0.3	Vacant	1-4	4	1	Moderate
123	067-060-014	R-A-43	LDR	0.3	Agricultural/open space	1-4	4	1	Moderate
124	067-200-024	R-A-43	LDR	1.1	Vacant	1-4	4	4	Moderate
125	067-070-044	R-A-43	LDR	3.3	Vacant	1-4	4	13	Moderate
126	067-200-022	R-A-43	LDR	1.1	Vacant	1-4	4	4	Moderate
127	067-190-027	R-A-43	LDR	2.7	Vacant	1-4	4	11	Moderate
128	067-010-018	R-A-43	LDR	13.2	Vacant	1-4	4	53	Moderate
129	067-010-028	R-A-43	LDR	1.8	Vacant	1-4	4	7	Moderate
130	067-230-022	R-A-43	LDR	2.9	Vacant	1-4	4	12	Moderate
131	067-030-033	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
132	067-090-046	R-A-43	LDR	2.9	Agricultural/open space	1-4	4	11	Moderate
133	067-030-029	R-A-43	LDR	7.2	Vacant	1-4	4	29	Moderate
134	067-140-017	R-A-43	LDR	4.7	Vacant	1-4	4	19	Moderate
135	067-090-037	R-A-43	LDR	4.3	Vacant	1-4	4	17	Moderate
136	067-150-015	R-A-43	LDR	5.0	Vacant	1-4	4	20	Moderate
137	067-030-027	R-A-43	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
138	067-160-037	R-A-43	LDR	7.6	Vacant	1-4	4	30	Moderate
139	067-070-033	R-A-43	LDR	1.0	Vacant	1-4	4	4	Moderate
140	067-200-021	R-A-43	LDR	1.1	Vacant	1-4	4	4	Moderate
141	067-090-039	R-A-43	LDR	6.1	Vacant	1-4	4	25	Moderate
142	067-160-045	R-A-43	LDR	3.3	Agricultural/open space	1-4	4	13	Moderate
143	066-090-011	R-A-43	LDR	1.8	Vacant	1-4	4	7	Moderate
144	067-070-047	R-A-43	LDR	40.9	Vacant	1-4	4	164	Moderate
145	067-070-046	R-A-43	LDR	11.2	Vacant	1-4	4	45	Moderate
146	067-200-023	R-A-43	LDR	3.8	Vacant	1-4	4	15	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
147	067-220-018	R-A-43	LDR	5.9	Vacant	1-4	4	23	Moderate
148	067-220-007	R-A-43	LDR	43.6	Agricultural/open space	1-4	4	174	Moderate
149	067-070-034	R-A-43	LDR	3.1	Vacant	1-4	4	13	Moderate
150	066-090-006	R-A-43	LDR	0.4	Vacant	1-4	4	1	Moderate
151	067-220-020	R-A-43	LDR	4.1	Vacant	1-4	4	17	Moderate
152	067-140-016	R-A-43	LDR	2.0	Agricultural/open space	1-4	4	8	Moderate
153	067-150-014	R-A-43	LDR	3.6	Vacant	1-4	4	15	Moderate
154	068-370-072	R-A-43	LDR	2.2	Vacant	1-4	4	9	Moderate
155	068-120-051	R-A-43	LDR	1.3	Vacant	1-4	4	5	Moderate
156	069-010-013	R-A-43	LDR	1.5	Vacant	1-4	4	6	Moderate
157	068-330-020	R-A-43	LDR	5.7	Vacant	1-4	4	23	Moderate
158	068-380-004	R-A-43	LDR	5.6	Vacant	1-4	4	23	Moderate
159	068-330-021	R-A-43	LDR	6.1	Agricultural/open space	1-4	4	24	Moderate
160	068-390-010	R-A-43	LDR	1.1	Residential	1-4	4	4	Moderate
161	069-050-038	R-A-43	LDR	2.3	Agricultural/open space	1-4	4	9	Moderate
162	068-320-050	R-A-43	LDR	6.2	Residential	1-4	4	25	Moderate
163	069-250-012	R-A-43	LDR	0.7	Agricultural/open space	1-4	4	3	Moderate
164	069-080-027	R-A-43	LDR	0.6	Vacant	1-4	4	2	Moderate
165	068-050-031	R-A-43	LDR	6.1	Vacant	1-4	4	24	Moderate
166	068-370-015	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
167	068-380-005	R-A-43	LDR	5.1	Vacant	1-4	4	21	Moderate
168	068-120-036	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
169	068-360-027	R-A-43	LDR	1.7	Agricultural/open space	1-4	4	7	Moderate
170	069-180-048	R-A-43	LDR	0.8	Vacant	1-4	4	3	Moderate
171	069-260-002	R-A-43	LDR	0.4	Vacant	1-4	4	2	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
172	068-180-003	R-A-43	LDR	3.0	Vacant	1-4	4	12	Moderate
173	068-370-071	R-A-43	LDR	0.9	Agricultural/open space	1-4	4	4	Moderate
174	068-120-052	R-A-43	LDR	11.5	Vacant	1-4	4	46	Moderate
175	069-060-006	R-A-43	LDR	1.3	Vacant	1-4	4	5	Moderate
176	069-180-039	R-A-43	LDR	1.0	Vacant	1-4	4	4	Moderate
177	068-360-015	R-A-43	LDR	25.0	Vacant	1-4	4	100	Moderate
178	069-020-041	R-A-43	LDR	2.3	Vacant	1-4	4	9	Moderate
179	069-250-003	R-A-43	LDR	0.6	Vacant	1-4	4	2	Moderate
180	068-110-011	R-A-43	LDR	1.5	Vacant	1-4	4	6	Moderate
181	068-320-030	R-A-43	LDR	0.4	Agricultural/open space	1-4	4	2	Moderate
182	069-050-037	R-A-43	LDR	2.4	Vacant	1-4	4	10	Moderate
183	068-120-023	R-A-43	LDR	0.2	Vacant	1-4	4	1	Moderate
184	069-050-029	R-A-43	LDR	8.5	Vacant	1-4	4	34	Moderate
185	069-180-042	R-A-43	LDR	0.9	Vacant	1-4	4	4	Moderate
186	068-330-026	R-A-43	LDR	5.3	Vacant	1-4	4	21	Moderate
187	068-380-007	R-A-43	LDR	12.4	Vacant	1-4	4	50	Moderate
188	069-020-042	R-A-43	LDR	2.6	Vacant	1-4	4	10	Moderate
189	069-200-042	R-A-43	LDR	2.0	Vacant	1-4	4	8	Moderate
190	068-050-032	R-A-43	LDR	4.9	Agricultural/open space	1-4	4	19	Moderate
191	069-210-020	R-A-43	LDR	8.4	Vacant	1-4	4	34	Moderate
192	068-110-007	R-A-43	LDR	2.8	Vacant	1-4	4	11	Moderate
193	069-050-034	R-A-43	LDR	2.0	Vacant	1-4	4	8	Moderate
194	068-110-013	R-A-43	LDR	2.0	Agricultural/open space	1-4	4	8	Moderate
195	069-210-008	R-A-43	LDR	11.6	Vacant	1-4	4	46	Moderate
196	069-250-011	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
197	069-020-039	R-A-43	LDR	3.2	Vacant	1-4	4	13	Moderate
198	068-180-004	R-A-43	LDR	1.3	Vacant	1-4	4	5	Moderate
199	069-010-007	R-A-43	LDR	4.2	Agricultural/open space	1-4	4	17	Moderate
200	069-070-036	R-A-43	LDR	4.9	Vacant	1-4	4	20	Moderate
201	068-390-015	R-A-43	LDR	2.1	Vacant	1-4	4	8	Moderate
202	068-370-027	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
203	069-260-003	R-A-43	LDR	0.4	Vacant	1-4	4	2	Moderate
204	068-320-051	R-A-43	LDR	1.6	Agricultural/open space	1-4	4	6	Moderate
205	069-040-030	R-A-43	LDR	1.1	Vacant	1-4	4	5	Moderate
206	068-090-012	R-A-43	LDR	10.6	Vacant	1-4	4	42	Moderate
207	069-010-004	R-A-43	LDR	0.1	Vacant	1-4	4	0	Moderate
208	069-050-040	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
209	069-200-017	R-A-43	LDR	0.9	Vacant	1-4	4	4	Moderate
210	069-450-004	R-A-43	LDR	3.0	Vacant	1-4	4	12	Moderate
211	069-450-002	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
212	069-310-017	R-A-43	LDR	1.1	Vacant	1-4	4	5	Moderate
213	069-340-004	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate
214	069-400-011	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
215	069-450-017	R-A-43	LDR	2.2	Vacant	1-4	4	9	Moderate
216	069-362-001	R-A-43	LDR	0.8	Vacant	1-4	4	3	Moderate
217	069-490-013	R-A-43	LDR	63.7	Vacant	1-4	4	255	Moderate
218	069-460-012	R-A-43	LDR	1.8	Vacant	1-4	4	7	Moderate
219	069-450-005	R-A-43	LDR	3.0	Vacant	1-4	4	12	Moderate
220	069-322-006	R-A-43	LDR	0.8	Vacant	1-4	4	3	Moderate
221	069-470-024	R-A-43	LDR	2.3	Vacant	1-4	4	9	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
222	069-362-006	R-A-43	LDR	0.7	Vacant	1-4	4	3	Moderate
223	069-323-003	R-A-43	LDR	0.6	Vacant	1-4	4	2	Moderate
224	069-300-002	R-A-43	LDR	10.4	Vacant	1-4	4	42	Moderate
225	069-260-009	R-A-43	LDR	0.3	Vacant	1-4	4	1	Moderate
226	069-400-019	R-A-43	LDR	4.2	Vacant	1-4	4	17	Moderate
227	069-470-022	R-A-43	LDR	2.7	Vacant	1-4	4	11	Moderate
228	069-400-029	R-A-43	LDR	1.5	Vacant	1-4	4	6	Moderate
229	069-490-016	R-A-43	LDR	2.1	Vacant	1-4	4	8	Moderate
230	069-373-006	R-A-43	LDR	0.7	Vacant	1-4	4	3	Moderate
231	069-260-006	R-A-43	LDR	0.3	Vacant	1-4	4	1	Moderate
232	069-450-001	R-A-43	LDR	2.1	Vacant	1-4	4	8	Moderate
233	069-372-009	R-A-43	LDR	1.7	Vacant	1-4	4	7	Moderate
234	069-490-017	R-A-43	LDR	2.3	Vacant	1-4	4	9	Moderate
235	069-340-005	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate
236	069-323-008	R-A-43	LDR	0.7	Vacant	1-4	4	3	Moderate
237	069-310-007	R-A-43	LDR	3.5	Vacant	1-4	4	14	Moderate
238	069-480-017	R-A-43	LDR	4.2	Vacant	1-4	4	17	Moderate
239	069-450-016	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
240	069-340-012	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate
241	069-490-018	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
242	069-490-021	R-A-43	LDR	2.4	Vacant	1-4	4	10	Moderate
243	069-400-018	R-A-43	LDR	3.3	Vacant	1-4	4	13	Moderate
244	069-340-017	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate
245	069-321-012	R-A-43	LDR	1.1	Vacant	1-4	4	4	Moderate
246	069-321-006	R-A-43	LDR	0.6	Vacant	1-4	4	2	Moderate



Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
247	069-420-005	R-A-43	LDR	0.3	Vacant	1-4	4	1	Moderate
248	069-450-018	R-A-43	LDR	2.8	Vacant	1-4	4	11	Moderate
249	069-310-008	R-A-43	LDR	3.2	Vacant	1-4	4	13	Moderate
250	069-323-005	R-A-43	LDR	0.5	Vacant	1-4	4	2	Moderate
251	069-321-013	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
252	069-362-002	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
253	069-361-004	R-A-43	LDR	1.0	Vacant	1-4	4	4	Moderate
254	069-323-001	R-A-43	LDR	0.6	Vacant	1-4	4	2	Moderate
255	069-300-012	R-A-43	LDR	2.4	Vacant	1-4	4	9	Moderate
256	069-300-009	R-A-43	LDR	0.6	Vacant	1-4	4	3	Moderate
257	069-322-007	R-A-43	LDR	0.7	Vacant	1-4	4	3	Moderate
258	069-322-011	R-A-43	LDR	1.4	Vacant	1-4	4	6	Moderate
259	067-030-034	R-A-43	LDR	1.2	Vacant	1-4	4	5	Moderate
260	068-300-023	R-A-43	LDR	86.2	Vacant	1-4	4	345	Moderate
261	069-490-019	R-A-43	LDR	2.8	Vacant	1-4	4	11	Moderate
262	069-480-016	R-A-43	LDR	6.2	Vacant	1-4	4	25	Moderate
263	067-150-016	R-A-43	LDR	1.5	Vacant	1-4	4	6	Moderate
264	069-070-040	R-A-43	LDR	14.1	Agricultural/open space	1-4	4	56	Moderate
265	068-330-006	R-A-43	LDR	15.0	Vacant	1-4	4	60	Moderate
266	069-450-009	R-A-43	LDR	2.8	Vacant	1-4	4	11	Moderate
267	068-370-041	R-A-43	LDR	3.1	Vacant	1-4	4	12	Moderate
268	067-070-042	R-A-43	LDR	3.1	Agricultural/open space	1-4	4	12	Moderate
269	069-250-007	R-A-43	LDR	0.4	Vacant	1-4	4	2	Moderate
270	068-330-030	R-A-43	LDR	4.2	Vacant	1-4	4	17	Moderate
271	069-460-008	R-A-43	LDR	1.3	Vacant	1-4	4	5	Moderate

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
272	067-100-023	R-A-43	LDR	6.1	Vacant	1-4	4	24	Moderate
273	069-490-009	R-A-43	LDR	5.7	Vacant	1-4	4	23	Moderate
274	067-030-035	R-A-43	LDR	4.7	Vacant	1-4	4	19	Moderate
275	068-330-022	R-A-43	LDR	5.1	Vacant	1-4	4	20	Moderate
276	068-330-029	R-A-43	LDR	2.6	Agricultural/open space	1-4	4	11	Moderate
277	300-030-001	AE-40	LDR	32.1	Agricultural/open space	1-4	4	128	Moderate
Single Family Subtotal				3740.1				15131	
278	067-120-012	AE-20, F-1, O, R-O-44	FMU	28.4	Agricultural/open space	0-0.0125	4	114	Lower
279	037-020-017	AE-80	FMU	74.0	Agricultural/open space	0-0.0125	4	296	Lower
280	037-080-007	AE-80	FMU	133.0	Agricultural/open space	0-0.0125	4	532	Lower
281	037-030-001	AE-80	FMU	63.2	Agricultural/open space	0-0.0125	4	253	Lower
282	037-020-018	AE-80	FMU	38.9	Agricultural/open space	0-0.0125	4	156	Lower
283	067-220-004	AE-80	FMU	38.6	Agricultural/open space	0-0.0125	4	154	Lower
284	067-220-006	AE-80	FMU	114.3	Agricultural/open space	0-0.0125	4	457	Lower
285	067-220-005	AE-80	FMU	43.3	Agricultural/open space	0-0.0125	4	173	Lower
286	067-080-007	AE-80	FMU	22.6	Agricultural/open space	0-0.0125	4	91	Lower
287	067-080-005	AE-80	FMU	121.8	Agricultural/open space	0-0.0125	4	487	Lower
288	067-060-001	AE-80	FMU	61.0	Agricultural/open space	0-0.0125	4	244	Lower
289	069-140-001	AE-80	FMU	311.5	Agricultural/open space	0-0.0125	4	1246	Lower
290	069-020-023	AE-80	FMU	41.4	Agricultural/open space	0-0.0125	4	165	Lower
291	069-030-014	AE-80	FMU	14.7	Agricultural/open space	0-0.0125	4	59	Lower
292	069-080-036	AE-80	FMU	50.1	Agricultural/open space	0-0.0125	4	200	Lower
293	069-210-017	AE-80	FMU	18.1	Agricultural/open space	0-0.0125	4	73	Lower
294	069-120-001	AE-80	FMU	142.3	Agricultural/open space	0-0.0125	4	569	Lower

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
295	069-060-012	AE-80	FMU	4.5	Vacant	0-0.0125	4	18	Lower
296	069-030-015	AE-80	FMU	45.8	Agricultural/open space	0-0.0125	4	183	Lower
297	069-160-005	AE-80	FMU	69.2	Agricultural/open space	0-0.0125	4	277	Lower
298	068-270-021	AE-80	FMU	71.6	Agricultural/open space	0-0.0125	4	286	Lower
299	069-070-025	AE-80	FMU	106.0	Agricultural/open space	0-0.0125	4	424	Lower
300	069-120-005	AE-80	FMU	73.3	Agricultural/open space	0-0.0125	4	293	Lower
301	069-130-002	AE-80	FMU	459.4	Agricultural/open space	0-0.0125	4	1837	Lower
302	068-300-006	AE-80	FMU	98.6	Agricultural/open space	0-0.0125	4	395	Lower
303	069-210-018	AE-80	FMU	4.2	Agricultural/open space	0-0.0125	4	17	Lower
304	069-010-006	AE-80	FMU	25.3	Agricultural/open space	0-0.0125	4	101	Lower
305	068-300-010	AE-80	FMU	233.0	Agricultural/open space	0-0.0125	4	932	Lower
306	069-030-016	AE-80	FMU	127.5	Agricultural/open space	0-0.0125	4	510	Lower
307	069-060-011	AE-80	FMU	4.9	Vacant	0-0.0125	4	19	Lower
308	069-030-017	AE-80	FMU	36.7	Agricultural/open space	0-0.0125	4	147	Lower
309	069-470-009	AE-80	FMU	4.9	Vacant	0-0.0125	4	20	Lower
310	114-240-004	AE-80	FMU	19.4	Agricultural/open space	0-0.0125	4	78	Lower
311	114-190-011	AE-80	FMU	18.2	Agricultural/open space	0-0.0125	4	73	Lower
312	114-040-041	AE-80	FMU	111.5	Agricultural/open space	0-0.0125	4	446	Lower
313	114-040-028	AE-80	FMU	19.1	Agricultural/open space	0-0.0125	4	77	Lower
314	114-240-005	AE-80	FMU	17.4	Vacant	0-0.0125	4	70	Lower
315	114-060-036	AE-80	FMU	5.2	Agricultural/open space	0-0.0125	4	21	Lower
316	114-130-049	AE-80	FMU	25.0	Agricultural/open space	0-0.0125	4	100	Lower
317	114-180-013	AE-80	FMU	105.1	Agricultural/open space	0-0.0125	4	420	Lower
318	114-180-015	AE-80	FMU	86.2	Agricultural/open space	0-0.0125	4	345	Lower
319	114-260-001	AE-80	FMU	14.4	Agricultural/open space	0-0.0125	4	58	Lower

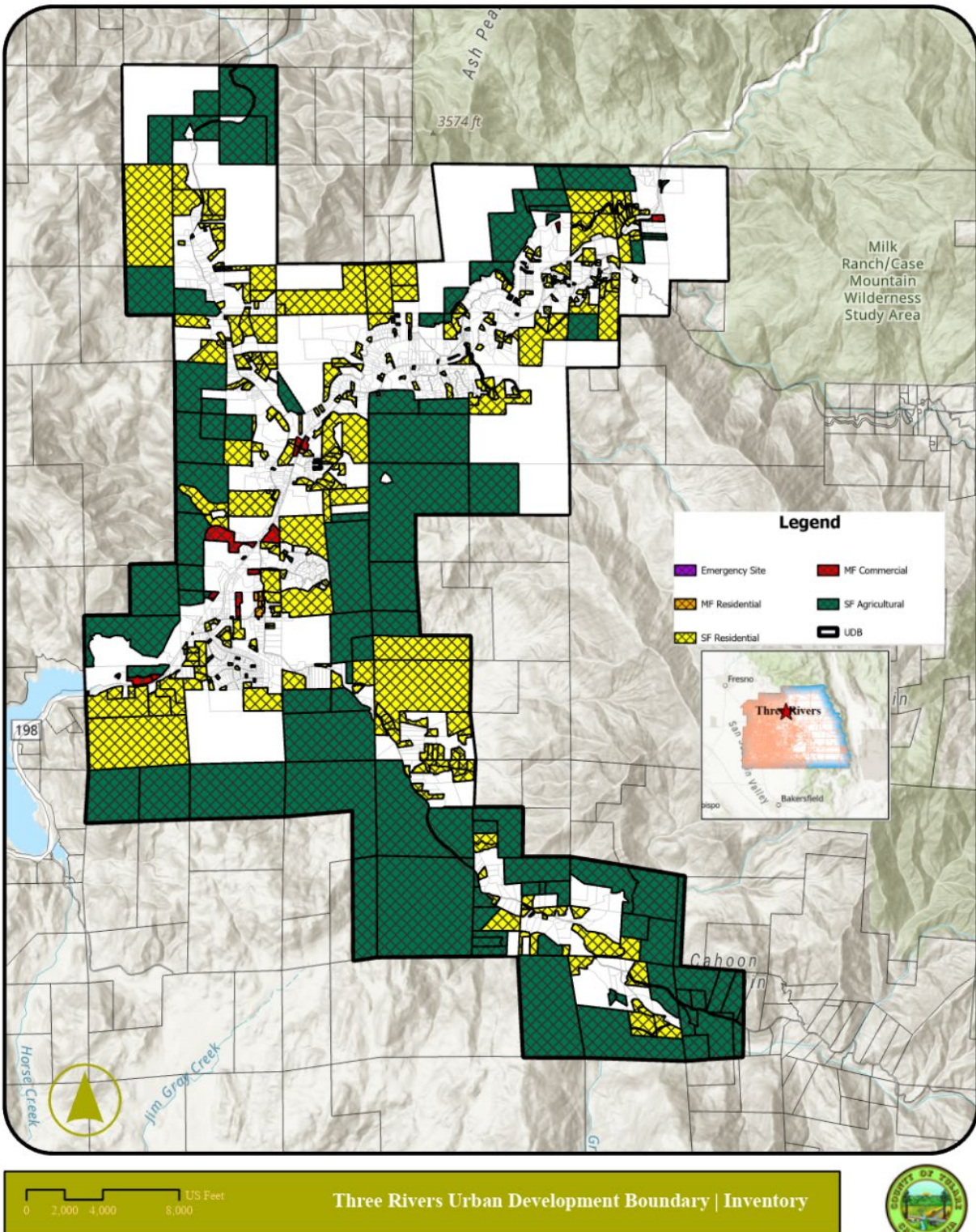
Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
320	114-140-007	AE-80	FMU	4.0	Agricultural/open space	0-0.0125	4	16	Lower
321	114-060-035	AE-80	FMU	5.0	Agricultural/open space	0-0.0125	4	20	Lower
322	114-180-012	AE-80	FMU	127.3	Agricultural/open space	0-0.0125	4	509	Lower
323	114-140-017	AE-80	FMU	101.7	Agricultural/open space	0-0.0125	4	407	Lower
324	114-040-042	AE-80	FMU	293.2	Agricultural/open space	0-0.0125	4	1173	Lower
325	114-260-003	AE-80	FMU	29.2	Agricultural/open space	0-0.0125	4	117	Lower
326	114-060-015	AE-80	FMU	70.5	Agricultural/open space	0-0.0125	4	282	Lower
327	114-240-006	AE-80	FMU	17.1	Vacant	0-0.0125	4	68	Lower
328	114-260-002	AE-80	FMU	4.7	Agricultural/open space	0-0.0125	4	19	Lower
329	114-050-070	AE-80	FMU	598.6	Agricultural/open space	0-0.0125	4	2394	Lower
330	114-180-007	AE-80	FMU	40.4	Agricultural/open space	0-0.0125	4	162	Lower
331	068-300-007	AE-80	FMU	32.0	Agricultural/open space	0-0.0125	4	128	Lower
332	069-310-005	AE-80	FMU	19.0	Vacant	0-0.0125	4	76	Lower
333	069-150-006	AE-80	FMU	47.5	Agricultural/open space	0-0.0125	4	190	Lower
334	068-070-001	AE-80	FMU	40.9	Agricultural/open space	0-0.0125	4	164	Lower
335	114-070-001	AE-80	FMU	228.2	Agricultural/open space	0-0.0125	4	913	Lower
336	066-010-007	AE-80	FMU	141.4	Agricultural/open space	0-0.0125	4	566	Lower
337	068-010-007	AE-80	FMU	123.8	Agricultural/open space	0-0.0125	4	495	Lower
338	114-250-001	AE-80	FMU	26.9	Agricultural/open space	0-0.0125	4	108	Lower
339	068-250-010	AE-80	FMU	277.9	Agricultural/open space	0-0.0125	4	1111	Lower
340	068-290-010	AE-80	FMU	8.8	Agricultural/open space	0-0.0125	4	35	Lower
341	068-300-012	AE-80	FMU	18.1	Vacant	0-0.0125	4	72	Lower
342	068-400-011	AE-80	FMU	39.1	Agricultural/open space	0-0.0125	4	156	Lower
343	037-080-006	AE-80, AF	FMU	440.6	Agricultural/open space	0-0.0125	4	1762	Lower
344	069-130-005	AE-80, AF	FMU	615.8	Agricultural/open space	0-0.0125	4	2463	Lower

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
345	114-030-009	AE-80, AF	FMU	735.4	Agricultural/open space	0-0.0125	4	2942	Lower
346	114-020-048	AE-80, AF	FMU	639.5	Agricultural/open space	0-0.0125	4	2558	Lower
347	114-040-029	AE-80, AF	FMU	246.9	Agricultural/open space	0-0.0125	4	988	Lower
348	114-030-011	AE-80, AF	FMU	1563.1	Agricultural/open space	0-0.0125	4	6252	Lower
349	114-020-007	AE-80, AF	FMU	510.5	Agricultural/open space	0-0.0125	4	2042	Lower
350	114-030-010	AE-80, AF	FMU	297.7	Agricultural/open space	0-0.0125	4	1191	Lower
351	114-020-006	AE-80, AF	FMU	537.5	Agricultural/open space	0-0.0125	4	2150	Lower
352	066-010-006	AE-80, AF, R-A-43	FMU	606.0	Agricultural/open space	0-0.0125	4	2424	Lower
353	069-080-043	AE-80, R-A-217	FMU	58.6	Vacant	0-0.0125	4	235	Lower
354	114-060-043	AE-80, R-A-217	FMU	4.8	Agricultural/open space	0-0.0125	4	19	Lower
355	114-130-064	AE-80, R-A-217	FMU	50.3	Agricultural/open space	0-0.0125	4	201	Lower
356	114-130-057	AE-80, R-A-217	FMU	4.7	Agricultural/open space	0-0.0125	4	19	Lower
357	114-070-004	AE-80, R-A-217	FMU	26.0	Agricultural/open space	0-0.0125	4	104	Lower
358	114-070-007	AE-80, R-A-217	FMU	35.1	Agricultural/open space	0-0.0125	4	140	Lower
359	114-180-014	AE-80, R-A-217	FMU	28.2	Agricultural/open space	0-0.0125	4	113	Lower
360	067-150-013	AE-80, R-A-43	FMU	106.6	Agricultural/open space	0-0.0125	4	426	Lower
361	067-070-027	AE-80, R-A-43	FMU	25.4	Vacant	0-0.0125	4	102	Lower
362	067-250-003	AE-80, R-A-43	FMU	26.0	Agricultural/open space	0-0.0125	4	104	Lower
363	067-070-029	AE-80, R-A-43	FMU	36.3	Agricultural/open space	0-0.0125	4	145	Lower
364	067-200-017	AE-80, R-A-43	FMU	40.4	Agricultural/open space	0-0.0125	4	161	Lower
365	067-070-050	AE-80, R-A-43	FMU	2.6	Vacant	0-0.0125	4	10	Lower
366	069-310-003	AE-80, R-A-43	FMU	21.0	Vacant	0-0.0125	4	84	Lower
367	069-070-026	AE-80, R-A-43	FMU	60.9	Agricultural/open space	0-0.0125	4	244	Lower
368	068-080-015	C-2-MU-SC	C	5.1	Vacant	14-30	17	87	Lower
369	068-080-014	C-2-MU-SC	C	2.4	Vacant	14-30	17	41	Lower

Three Rivers Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
370	068-360-030	C-2-MU-SC	C	3.7	Vacant	14-30	17	64	Lower
371	068-120-002	C-2-MU-SC	C	0.4	Vacant	14-30	17	7	Lower
372	068-120-049	C-2-MU-SC	C	0.5	Vacant	14-30	17	9	Lower
373	066-080-023	C-2-SC, O	C	10.4	Agricultural/open space	14-30	17	177	Lower
374	230-136-003	C-2-MU	C	0.3	Agricultural/open space	14-30	17	4	Lower
375	230-194-022	C-2-MU	C	0.1	Agricultural/open space	14-30	17	1	Lower
Multi-Family Subtotal				12141.9				48866	
376	228-170-005	AE-40, M-1-MU	LI	313.4	Agricultural/open space				Emergency Shelter
377	300-030-048	C-2-MU, M-2	HI	37.9	Agricultural/open space				Emergency Shelter
Emergency Shelter Subtotal				351.3					
378	066-070-025	O	CR	0.5	Vacant				Employee Housing
379	066-070-026	O	CR	0.5	Vacant				Employee Housing
380	068-050-029	O	CR	2.5	Vacant				Employee Housing
381	069-470-026	O	CR	1.6	Vacant				Employee Housing
382	068-050-012	O	CR	0.5	Vacant				Employee Housing
383	066-080-017	O, R-A-217	CR	10.8	Vacant				Employee Housing
384	066-080-016	O, R-A-217	CR	24.0	Vacant				Employee Housing
385	066-080-026	O, R-A-217	CR	87.9	Vacant				Employee Housing
386	066-080-019	O, R-A-217	CR	4.6	Vacant				Employee Housing
387	066-080-015	O, R-A-217	CR	23.8	Agricultural/open space				Employee Housing
388	069-470-006	O, R-A-43	CR	2.9	Agricultural/open space				Employee Housing
Employee Housing Subtotal				159.6					



**Figure A-20**  
**Three Rivers Site Inventory Map**



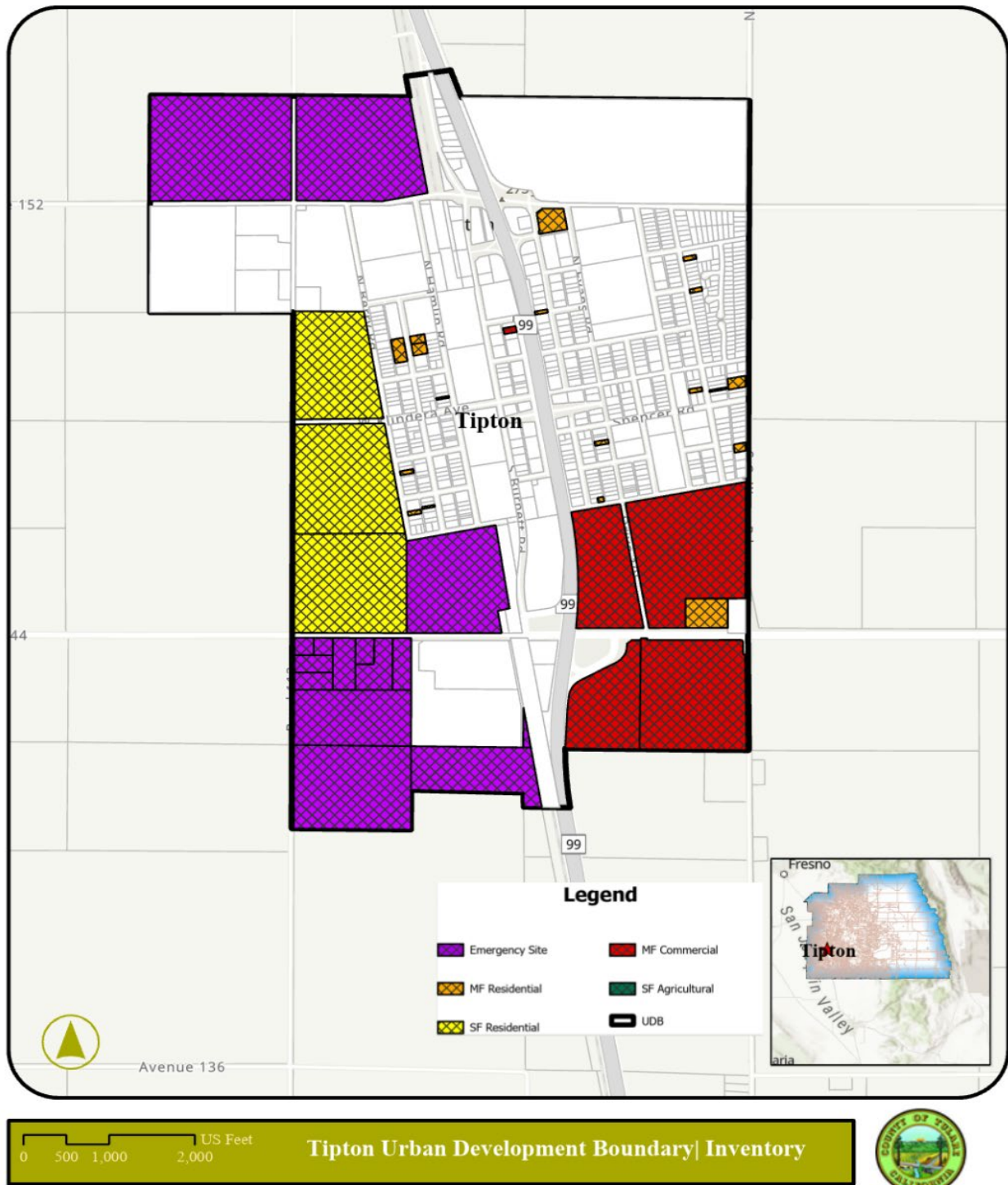


**Table A-20**  
**Tipton Site Inventory**

Tipton Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	230-240-008	R-A	UR	36.0	Vacant	0-0.1	1	36	Moderate
2	230-230-003	R-A	UR	27.7	Vacant	0-0.1	1	28	Moderate
3	230-240-009	R-A	UR	36.5	Vacant	0-0.1	1	37	Moderate
4	230-240-014	R-2	MDR	4.1	Vacant	4-14	9	37	Moderate
5	230-033-001	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
6	230-040-010	R-2	MDR	0.1	Agricultural/open space	4-14	9	1	Moderate
7	230-185-002	R-2	MDR	0.2	Agricultural/open space	4-14	9	2	Moderate
8	230-050-007	R-2	MDR	0.3	Agricultural/open space	4-14	9	3	Moderate
9	230-132-007	R-2	MDR	0.1	Vacant	4-14	9	1	Moderate
10	230-170-027	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
11	230-070-026	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
12	230-033-009	R-2	MDR	0.2	Vacant	4-14	9	1	Moderate
13	230-170-021	R-2	MDR	0.1	Vacant	4-14	9	1	Moderate
14	230-040-020	R-2	MDR	0.6	Vacant	4-14	9	6	Moderate
Single Family Subtotal				106.5				156	
15	230-200-033	R-3	MDR	0.4	Vacant	4-14	9	4	Lower
16	230-160-071	R-3	MDR	0.1	Vacant	4-14	9	1	Lower
17	230-150-021	R-3	MDR	0.2	Vacant	4-14	9	2	Lower
18	230-200-034	R-3	MDR	0.5	Vacant	4-14	9	5	Lower
19	230-200-006	R-3	MDR	1.0	Vacant	4-14	9	9	Lower
20	230-110-015	R-3-MU	MDR	2.1	Vacant	4-14	9	19	Lower
21	040-010-023	C-2-MU	MU	9.9	Agricultural/open space	1-30	17	1759	Lower
22	045-010-022	C-2-MU	MU	2.1	Agricultural/open space	1-30	17	168	Lower

Tipton Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	040-010-027	C-2-MU	MU	1.7	Agricultural/open space	1-30	17	36	Lower
24	043-133-020	C-2-MU	MU	2.0	Agricultural/open space	1-30	17	29	Lower
25	040-010-028	AE-40, R-2-MU	MU	103.5	Vacant	1-30	17	34	Lower
26	230-240-013	C-2-MU, R-2	C	64.9	Agricultural/open space	14-30	17	1103	Lower
27	300-030-007	C-3	C	19.8	Vacant	14-30	17	337	Lower
Multi-Family Subtotal				208.2				3505	
28	230-020-007	M-1-MU	LI	41.5	Vacant				Emergency Shelter
29	300-030-028	M-2	HI	18.9	Agricultural/open space				Emergency Shelter
30	300-330-001	M-2	HI	1.1	Agricultural/open space				Emergency Shelter
31	300-330-004	M-2	HI	2.2	Agricultural/open space				Emergency Shelter
32	300-330-002	M-2	HI	1.1	Agricultural/open space				Emergency Shelter
33	300-330-009	M-2	HI	1.6	Agricultural/open space				Emergency Shelter
34	300-030-004	M-2	HI	0.5	Agricultural/open space				Emergency Shelter
35	300-330-003	M-2	HI	2.2	Agricultural/open space				Emergency Shelter
36	300-030-047	M-2	HI	21.3	Agricultural/open space				Emergency Shelter
37	300-330-010	M-2	HI	4.7	Agricultural/open space				Emergency Shelter
38	300-330-008	M-2	HI	3.2	Vacant				
39	300-330-005	M-2	HI	3.9	Agricultural/open space				
40	230-240-010	M-2, R-A	LI	31.4	Agricultural/open space				
Emergency Shelter Subtotal				133.6					

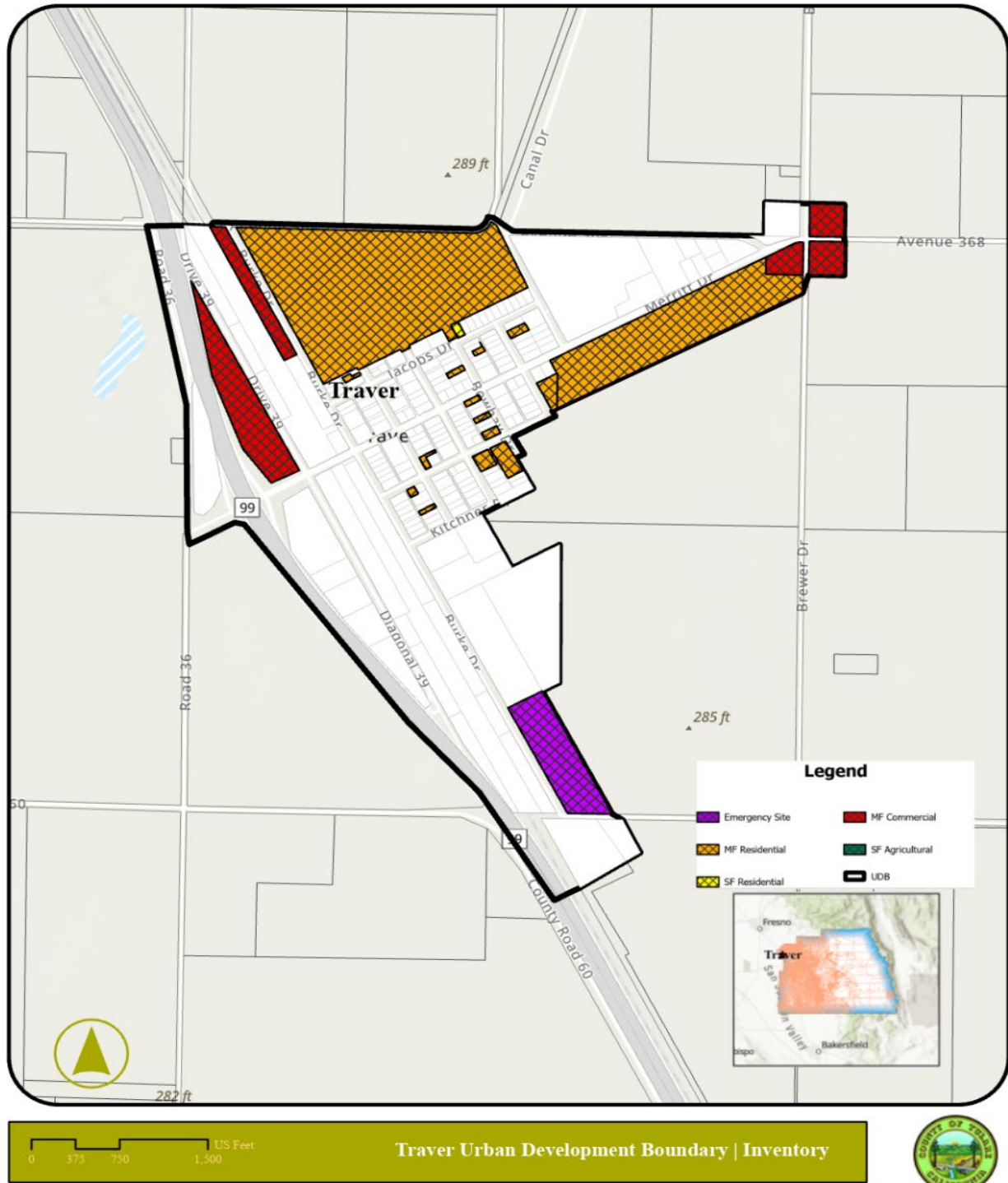
**Figure A-21**  
**Tipton Site Inventory Map**



**Table A-21**  
**Traver Site Inventory**

Traver Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	233-030-053	R-A	MU	7.7	Vacant	1-30	17	131	Moderate
2	233-030-044	R-A	MU	3.6	Vacant	1-30	17	62	Moderate
3	233-030-024	R-A	MU	1.0	Vacant	1-30	17	18	Moderate
4	040-070-014	R-1	MDR	0.2	Agricultural/open space	4-14	9	2	Moderate
5	040-035-003	R-2	MDR	0.2	Agricultural/open space	4-14	9	2	Moderate
6	040-041-007	R-2	MDR	0.2	Agricultural/open space	4-14	9	2	Moderate
7	040-054-008	R-2	MDR	0.1	Agricultural/open space	4-14	9	1	Moderate
8	040-010-031	R-2	MDR	49.2	Vacant	4-14	9	443	Moderate
9	040-043-021	R-2	MDR	0.1	Vacant	4-14	9	1	Moderate
10	040-031-014	R-2	MDR	0.1	Vacant	4-14	9	1	Moderate
11	040-060-027	R-2	MDR	0.3	Vacant	4-14	9	3	Moderate
12	040-060-007	R-2	MDR	0.8	Agricultural/open space	4-14	9	7	Moderate
13	040-033-011	R-2	MDR	0.5	Vacant	4-14	9	5	Moderate
14	040-034-018	R-2	MDR	0.2	Vacant	4-14	9	1	Moderate
15	040-034-004	R-2	MDR	0.2	Vacant	4-14	9	2	Moderate
16	040-043-002	R-2	MDR	0.1	Vacant	4-14	9	1	Moderate
17	040-033-009	R-2	MDR	1.0	Vacant	4-14	9	9	Moderate
<b>Single Family Subtotal</b>				<b>65.8</b>				<b>692</b>	
18	040-034-014	R-2-MU	MDR	0.2	Vacant	4-14	9	1	Lower
19	233-013-012	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
20	040-010-018	C-3-MU	MU	3.6	Agricultural/open space	1-30	17	62	Lower
21	233-060-013	AE, AE-40	MU	15.2	Vacant	1-30	17	258	Lower
<b>Multi-Family Subtotal</b>				<b>19.2</b>				<b>324</b>	
22	040-020-064	M-1	LI	9.0	Agricultural/open space	1-30	17		Emergency Shelter

**Figure A-22**  
**Traver Site Inventory Map**



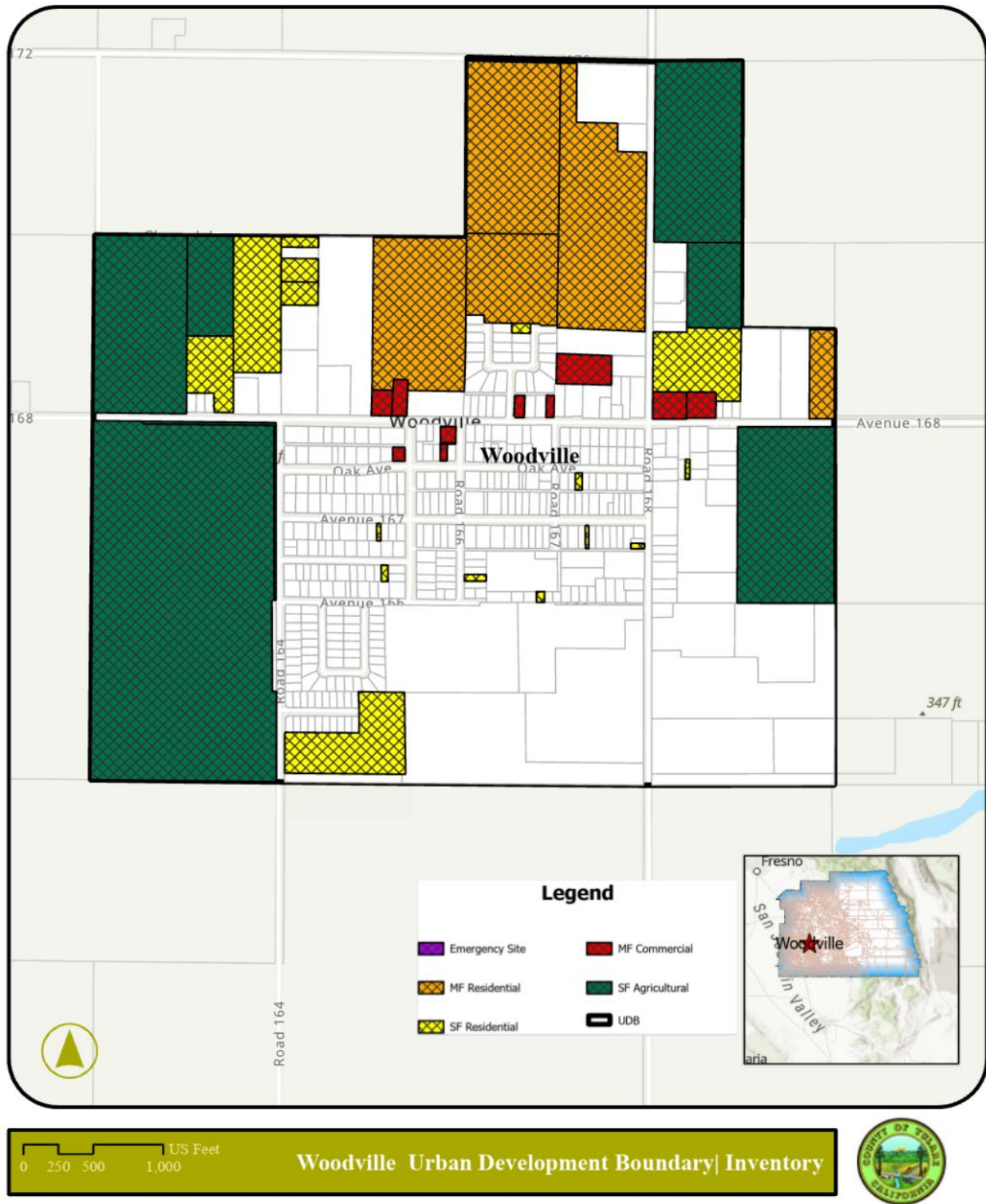
**Table A-22**  
**Woodville Site Inventory**

Woodville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	233-060-033	R-1	MU	6.8	Vacant	1-30	17	116	Moderate
2	233-190-021	R-1	MU	8.1	Vacant	1-30	17	138	Moderate
3	233-030-023	R-A	MU	1.0	Vacant	1-30	17	18	Moderate
4	233-122-004	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
5	233-100-042	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
6	233-124-022	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
7	233-113-003	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
8	233-124-001	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
9	233-122-013	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
10	233-141-024	R-A	MU	0.1	Vacant	1-30	17	1	Moderate
11	233-143-008	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
12	233-030-046	R-A	MU	0.5	Vacant	1-30	17	8	Moderate
13	233-012-003	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
<b>Single Family Subtotal</b>				<b>17.5</b>				<b>299</b>	
14	233-020-005	R-2-MU	MU	9.7	Vacant	1-30	17	164	Lower
15	233-030-032	R-2-MU	MU	16.8	Agricultural/open space	1-30	17	286	Lower
16	233-030-055	R-2-MU	MU	21.8	Vacant	1-30	17	370	Lower
17	233-060-015	R-2-MU	MU	2.6	Agricultural/open space	1-30	17	45	Lower
18	233-030-003	R-2-MU	MU	19.0	Agricultural/open space	1-30	17	323	Lower
19	233-030-017	C-2-MU	MU	0.6	Agricultural/open space	1-30	17	11	Lower
20	233-060-030	C-2-MU	MU	1.1	Vacant	1-30	17	19	Lower
21	233-014-001	C-2-MU	MU	2.0	Vacant	1-30	17	33	Lower

Woodville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
22	233-060-032	C-2-MU	MU	0.9	Agricultural/open space	1-30	17	16	Lower
23	233-132-006	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
24	333-170-010	C-2-MU	MU	3.8	Vacant	1-30	17	64	Lower
25	333-430-017	C-2-MU	MU	69.2	Agricultural/open space	1-30	17	1176	Lower
26	233-013-009	C-2-MU	MU	0.3	Agricultural/open space	1-30	17	5	Lower
27	233-030-033	C-2-MU	MU	0.6	Vacant	1-30	17	11	Lower
28	233-131-007	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
29	233-132-004	C-2-MU	MU	0.3	Vacant	1-30	17	5	Lower
30	233-132-014	C-2-MU	MU	0.0	Vacant	1-30	17	0	Lower
31	233-170-005	AE	MU	0.9	Vacant	1-30	17	15	Lower
32	233-030-035	AE	MU	5.5	Vacant	1-30	17	94	Lower
33	333-430-002	AE-40	MU	2.2	Vacant	1-30	17	37	Lower
34	333-430-001	AE-40	MU	73.4	Vacant	1-30	17	1248	Lower
35	333-170-027	AE-40	MU	47.8	Agricultural/open space	1-30	17	813	Lower
36	233-070-001	AE, AE-40	MU	56.0	Vacant	1-30	17	953	Lower
37	233-030-043	AE, AE-40	MU	57.1	Vacant	1-30	17	970	Lower
38	233-060-001	AE, AE-40	MU	79.4	Agricultural/open space	1-30	17	1350	Lower
39	233-170-004	AE, AE-40	MU	155.6	Vacant	1-30	17	2646	Lower
Multi-Family Subtotal				627.0				10660	



**Figure A-23**  
**Woodville Site Inventory Map**



**Table A-23**  
**Allensworth Site Inventory**

Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	333-400-008	R-2-MU	MU	2.4	Agricultural/open space	1-30	17	41	Lower
2	333-400-010	R-2-MU, R-A-M-12.5	MU	4.6	Agricultural/open space	1-30	17	78	Lower
3	331-050-011	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	3	Lower
4	331-050-013	R-A-M-12.5	MU	0.2	Vacant	1-30	17	3	Lower
5	331-010-010	R-A-M-12.5	MU	0.8	Vacant	1-30	17	14	Lower
6	331-010-012	R-A-M-12.5	MU	0.3	Agricultural/open space	1-30	17	6	Lower
7	331-050-007	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	3	Lower
8	331-010-006	R-A-M-12.5	MU	0.5	Agricultural/open space	1-30	17	8	Lower
9	331-010-008	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Lower
10	331-010-002	R-A-M-12.5	MU	0.6	Agricultural/open space	1-30	17	11	Lower
11	331-050-010	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	3	Lower
12	331-040-003	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Lower
13	331-050-005	R-A-M-12.5	MU	0.6	Agricultural/open space	1-30	17	10	Lower
14	331-040-005	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	6	Lower
15	331-010-011	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	4	Lower
16	331-040-009	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Lower
17	331-040-008	R-A-M-12.5	MU	1.5	Agricultural/open space	1-30	17	26	Lower
18	331-010-004	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Lower
19	331-010-007	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	4	Lower
20	331-010-001	R-A-M-12.5	MU	0.4	Agricultural/open space	1-30	17	6	Lower
21	331-010-016	R-A-M-12.5	MU	0.3	Agricultural/open space	1-30	17	6	Lower

Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
22	331-010-003	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	4	Lower
23	331-050-009	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	3	Lower
24	331-010-017	R-A-M-12.5	MU	0.6	Agricultural/open space	1-30	17	10	Lower
25	333-410-016	R-A-M-12.5	MU	2.4	Agricultural/open space	1-30	17	41	Lower
26	333-430-018	R-A-M-12.5	MU	9.8	Agricultural/open space	1-30	17	166	Lower
27	333-430-012	R-A-M-12.5	MU	9.7	Agricultural/open space	1-30	17	165	Lower
28	333-400-007	R-A-M-12.5	MU	4.9	Agricultural/open space	1-30	17	84	Lower
29	333-340-066	R-A-M-12.5	MU	1.1	Vacant	1-30	17	19	Lower
30	333-430-026	R-A-M-12.5	MU	3.9	Vacant	1-30	17	66	Lower
31	333-340-093	R-A-M-12.5	MU	1.3	Agricultural/open space	1-30	17	22	Lower
32	333-340-016	R-A-M-12.5	MU	19.6	Agricultural/open space	1-30	17	333	Lower
33	333-440-003	R-A-M-12.5	MU	9.9	Vacant	1-30	17	168	Lower
34	333-360-007	R-A-M-12.5	MU	2.2	Vacant	1-30	17	37	Lower
35	333-390-015	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
36	333-340-002	R-A-M-12.5	MU	14.2	Agricultural/open space	1-30	17	241	Lower
37	333-340-081	R-A-M-12.5	MU	4.9	Agricultural/open space	1-30	17	83	Lower
38	333-400-013	R-A-M-12.5	MU	4.4	Agricultural/open space	1-30	17	75	Lower
39	333-390-002	R-A-M-12.5	MU	9.9	Vacant	1-30	17	169	Lower
40	333-350-063	R-A-M-12.5	MU	7.2	Agricultural/open space	1-30	17	123	Lower
41	333-410-009	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
42	333-340-062	R-A-M-12.5	MU	0.8	Agricultural/open space	1-30	17	14	Lower
43	333-340-069	R-A-M-12.5	MU	1.4	Agricultural/open space	1-30	17	23	Lower
44	333-390-001	R-A-M-12.5	MU	9.2	Vacant	1-30	17	156	Lower

Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
45	333-340-097	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
46	333-340-004	R-A-M-12.5	MU	3.9	Vacant	1-30	17	66	Lower
47	333-360-008	R-A-M-12.5	MU	4.1	Vacant	1-30	17	70	Lower
48	333-410-015	R-A-M-12.5	MU	2.4	Agricultural/open space	1-30	17	41	Lower
49	333-340-009	R-A-M-12.5	MU	5.8	Vacant	1-30	17	99	Lower
50	333-420-006	R-A-M-12.5	MU	5.1	Vacant	1-30	17	86	Lower
51	333-390-021	R-A-M-12.5	MU	1.9	Agricultural/open space	1-30	17	32	Lower
52	333-420-005	R-A-M-12.5	MU	4.9	Vacant	1-30	17	83	Lower
53	333-360-014	R-A-M-12.5	MU	4.0	Agricultural/open space	1-30	17	69	Lower
54	333-450-001	R-A-M-12.5	MU	10.0	Vacant	1-30	17	170	Lower
55	333-340-017	R-A-M-12.5	MU	9.9	Vacant	1-30	17	168	Lower
56	333-410-010	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
57	333-450-003	R-A-M-12.5	MU	4.9	Agricultural/open space	1-30	17	84	Lower
58	333-400-006	R-A-M-12.5	MU	5.0	Agricultural/open space	1-30	17	85	Lower
59	333-410-012	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
60	333-410-011	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
61	333-340-088	R-A-M-12.5	MU	1.2	Agricultural/open space	1-30	17	21	Lower
62	333-340-077	R-A-M-12.5	MU	5.9	Agricultural/open space	1-30	17	100	Lower
63	333-410-006	R-A-M-12.5	MU	10.0	Vacant	1-30	17	169	Lower
64	333-390-004	R-A-M-12.5	MU	9.8	Vacant	1-30	17	166	Lower
65	333-450-020	R-A-M-12.5	MU	1.3	Vacant	1-30	17	22	Lower
66	333-450-008	R-A-M-12.5	MU	1.2	Vacant	1-30	17	21	Lower
67	333-340-023	R-A-M-12.5	MU	4.9	Vacant	1-30	17	83	Lower

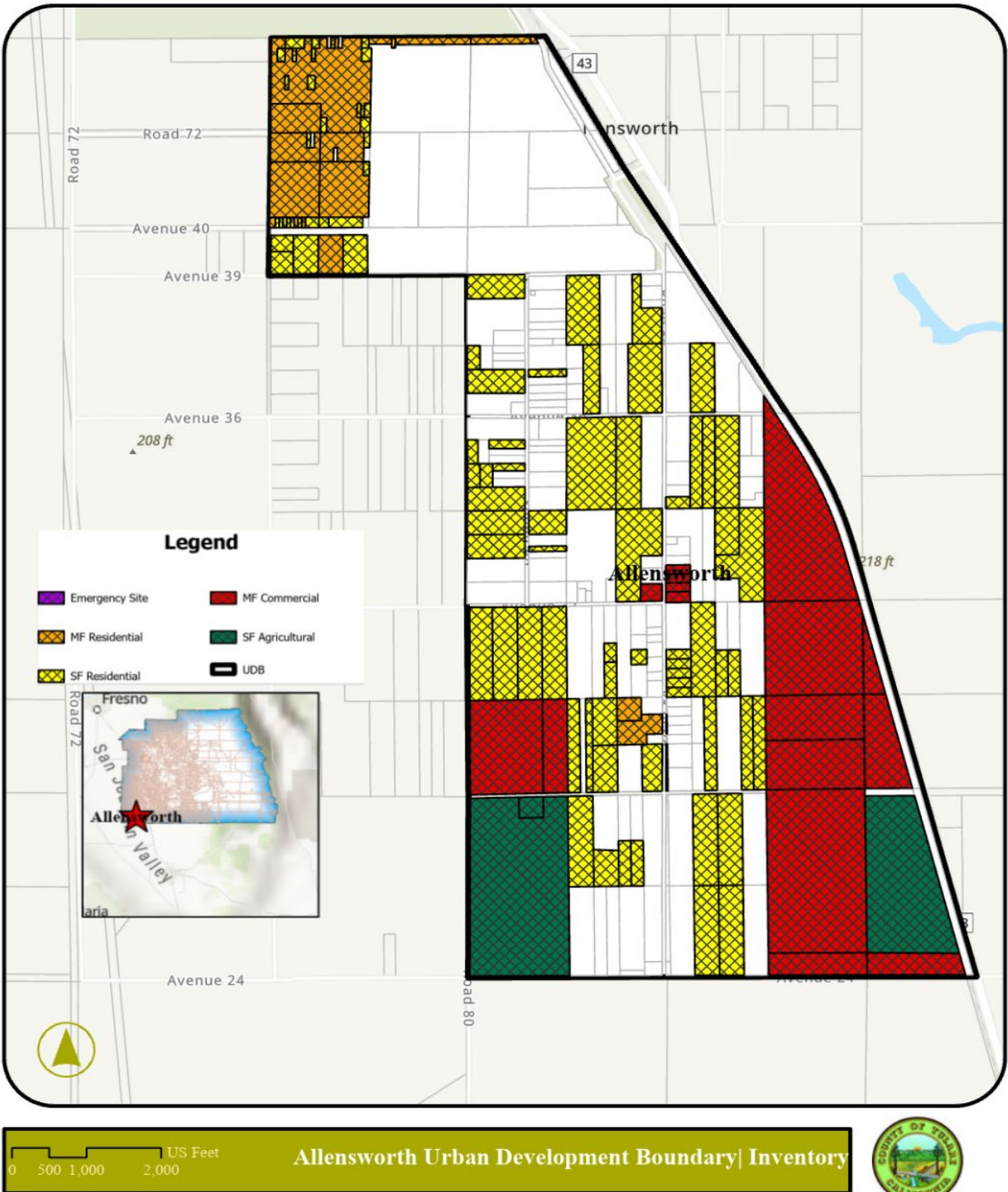
Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
68	333-430-029	R-A-M-12.5	MU	2.4	Agricultural/open space	1-30	17	41	Lower
69	333-410-008	R-A-M-12.5	MU	1.0	Vacant	1-30	17	17	Lower
70	333-400-003	R-A-M-12.5	MU	5.0	Vacant	1-30	17	86	Lower
71	333-360-006	R-A-M-12.5	MU	1.6	Agricultural/open space	1-30	17	27	Lower
72	333-440-008	R-A-M-12.5	MU	5.9	Vacant	1-30	17	101	Lower
73	333-340-094	R-A-M-12.5	MU	1.3	Vacant	1-30	17	22	Lower
74	333-340-076	R-A-M-12.5	MU	5.9	Vacant	1-30	17	100	Lower
75	333-340-038	R-A-M-12.5	MU	12.5	Agricultural/open space	1-30	17	213	Lower
76	333-430-010	R-A-M-12.5	MU	9.5	Agricultural/open space	1-30	17	161	Lower
77	333-430-009	R-A-M-12.5	MU	9.7	Vacant	1-30	17	164	Lower
78	333-340-022	R-A-M-12.5	MU	4.9	Residential	1-30	17	83	Lower
79	333-390-020	R-A-M-12.5	MU	1.0	Agricultural/open space	1-30	17	17	Lower
80	333-340-080	R-A-M-12.5	MU	9.6	Agricultural/open space	1-30	17	163	Lower
81	333-450-007	R-A-M-12.5	MU	5.8	Agricultural/open space	1-30	17	99	Lower
82	333-430-014	R-A-M-12.5	MU	9.5	Agricultural/open space	1-30	17	161	Lower
83	331-010-014	R-A-M-12.5	MU	0.2	Vacant	1-30	17	3	Lower
84	331-050-002	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	4	Lower
85	333-400-005	R-A-M-12.5	MU	2.7	Agricultural/open space	1-30	17	46	Lower
86	333-430-030	R-A-M-12.5	MU	2.4	Vacant	1-30	17	41	Lower
87	333-440-007	R-A-M-12.5	MU	5.7	Agricultural/open space	1-30	17	98	Lower
88	333-390-003	R-A-M-12.5	MU	9.7	Vacant	1-30	17	166	Lower
89	333-420-003	R-A-M-12.5	MU	4.9	Vacant	1-30	17	84	Lower
90	331-050-012	R-A-M-12.5	MU	0.2	Vacant	1-30	17	3	Lower

Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
91	331-010-009	R-A-M-12.5	MU	0.2	Agricultural/open space	1-30	17	4	Lower
92	333-170-008	C-2-MU	MU	14.0	Agricultural/open space	1-30	17	239	Lower
93	333-430-008	C-2-MU	MU	9.4	Agricultural/open space	1-30	17	159	Lower
94	333-410-004	C-2-MU	MU	39.6	Agricultural/open space	1-30	17	673	Lower
95	333-340-050	C-2-MU	MU	1.6	Agricultural/open space	1-30	17	27	Lower
96	333-340-027	C-2-MU	MU	48.8	Agricultural/open space	1-30	17	829	Lower
97	333-340-082	C-2-MU	MU	1.1	Agricultural/open space	1-30	17	19	Lower
98	333-340-083	C-2-MU	MU	0.9	Agricultural/open space	1-30	17	16	Lower
99	333-400-002	C-2-MU	MU	9.9	Vacant	1-30	17	169	Lower
100	333-400-001	C-2-MU	MU	29.3	Agricultural/open space	1-30	17	498	Lower
101	333-340-085	C-2-MU	MU	0.9	Vacant	1-30	17	16	Lower
102	333-340-084	C-2-MU	MU	0.9	Vacant	1-30	17	16	Lower
103	333-420-007	C-2-MU	MU	19.0	Agricultural/open space	1-30	17	322	Lower
104	333-170-028	C-2-MU	MU	8.9	Agricultural/open space	1-30	17	152	Lower
105	333-420-008	C-2-MU	MU	20.8	Vacant	1-30	17	354	Lower
106	029-170-036	C-2-MU	MU	1.3	Agricultural/open space	1-30	17	22	Lower
107	029-060-021	AE-40, C-2-MU	MU	37.6	Agricultural/open space	1-30	17	639	Lower
108	331-010-038	O	MU	28.5	Vacant	1-30	17	485	Lower
109	331-050-008	O	MU	0.2	Agricultural/open space	1-30	17	3	Lower
110	331-050-003	O	MU	5.7	Agricultural/open space	1-30	17	97	Lower
111	331-050-014	O	MU	0.3	Agricultural/open space	1-30	17	5	Lower
112	331-010-018	O	MU	0.2	Agricultural/open space	1-30	17	3	Lower
113	331-040-006	O	MU	11.4	Agricultural/open space	1-30	17	194	Lower

Allensworth Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
114	331-100-027	O	MU	1.8	Agricultural/open space	1-30	17	31	Lower
115	331-010-039	O	MU	0.6	Agricultural/open space	1-30	17	11	Lower
116	331-010-005	O	MU	6.2	Agricultural/open space	1-30	17	106	Lower
117	331-010-040	O	MU	2.3	Agricultural/open space	1-30	17	39	Lower
118	331-050-006	O	MU	0.2	Agricultural/open space	1-30	17	3	Lower
119	331-040-002	O	MU	5.2	Agricultural/open space	1-30	17	89	Lower
120	331-050-004	O	MU	11.8	Agricultural/open space	1-30	17	201	Lower
121	331-100-025	O	MU	0.2	Agricultural/open space	1-30	17	3	Lower
122	333-360-013	O	MU	4.1	Agricultural/open space	1-30	17	69	Lower
<b>Multi-Family Subtotal</b>				<b>670.0</b>				<b>11390</b>	
123	029-181-026	R-A	MU	0.5	Agricultural/open space	1-30	17	8	Moderate
124	029-170-033	R-A	MU	27.2	Vacant	1-30	17	462	Moderate
125	029-194-016	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
<b>Single Family Subtotal</b>				<b>27.8</b>				<b>473</b>	



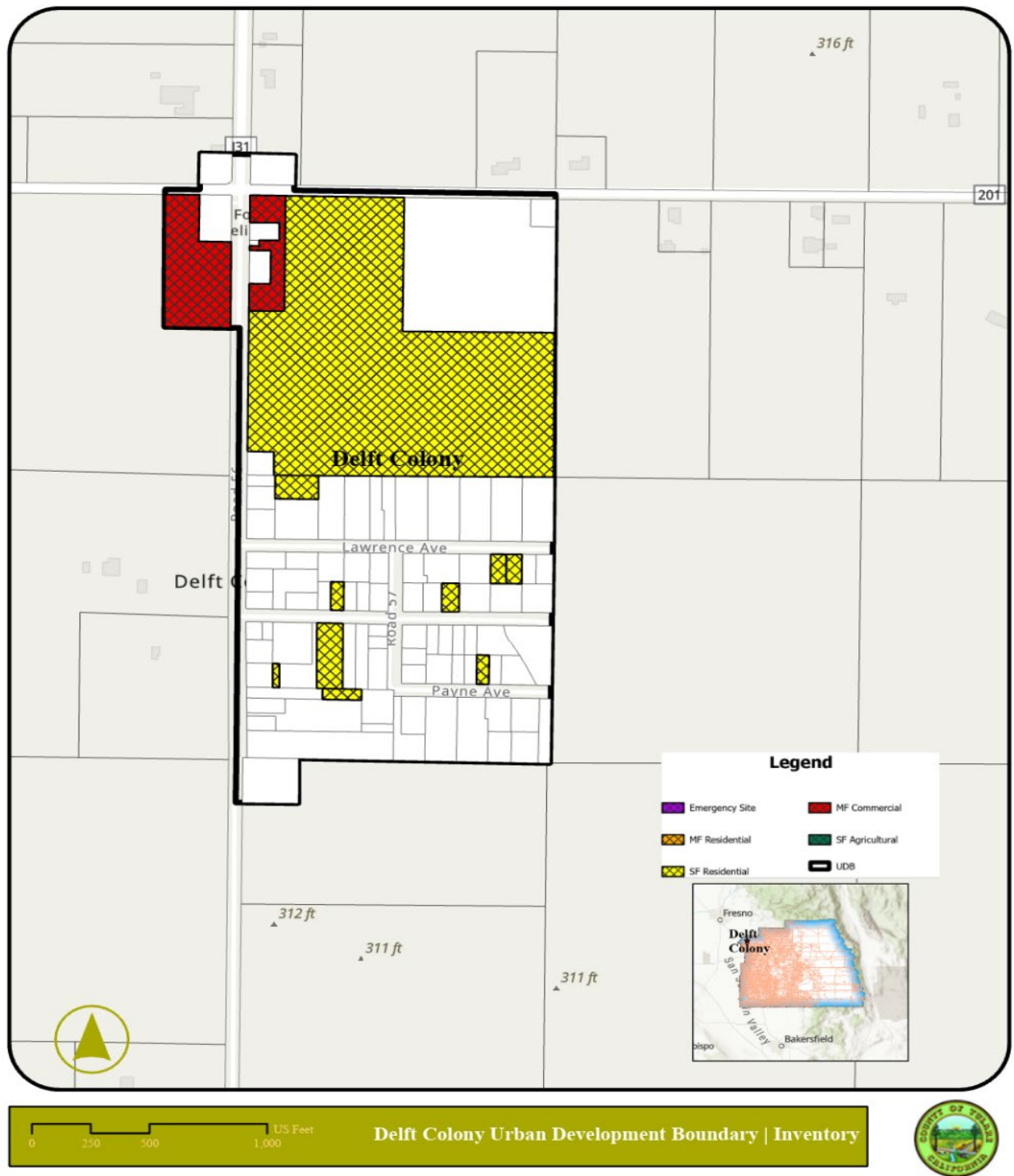
**Figure A-24**  
**Allensworth Site Inventory Map**



**Table A-24**  
**Delft Colony Site Inventory**

Delft Colony Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	029-182-021	R-A	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
2	029-183-023	R-A	MU	0.2	SF (vac lot)	1-30	17	4	Moderate
3	029-191-008	R-A	MU	0.8	Agricultural/open space	1-30	17	13	Moderate
4	029-192-011	R-A	MU	0.2	Vacant	1-30	17	3	Moderate
5	029-183-019	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
6	029-183-020	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
7	029-191-006	R-A	MU	0.1	Vacant	1-30	17	1	Moderate
8	184-140-011	R-A-65	MU	3.3	Vacant	1-30	17	57	Moderate
9	184-040-064	R-A-65	MU	3.9	Vacant	1-30	17	66	Moderate
10	184-040-070	R-A-65	MU	1.8	Vacant	1-30	17	31	Moderate
11	184-040-046	R-A-65	MU	1.1	Vacant	1-30	17	18	Moderate
12	184-040-068	R-A-65	MU	1.7	Vacant	1-30	17	30	Moderate
<b>Single Family Subtotal</b>				<b>13.6</b>				<b>231</b>	

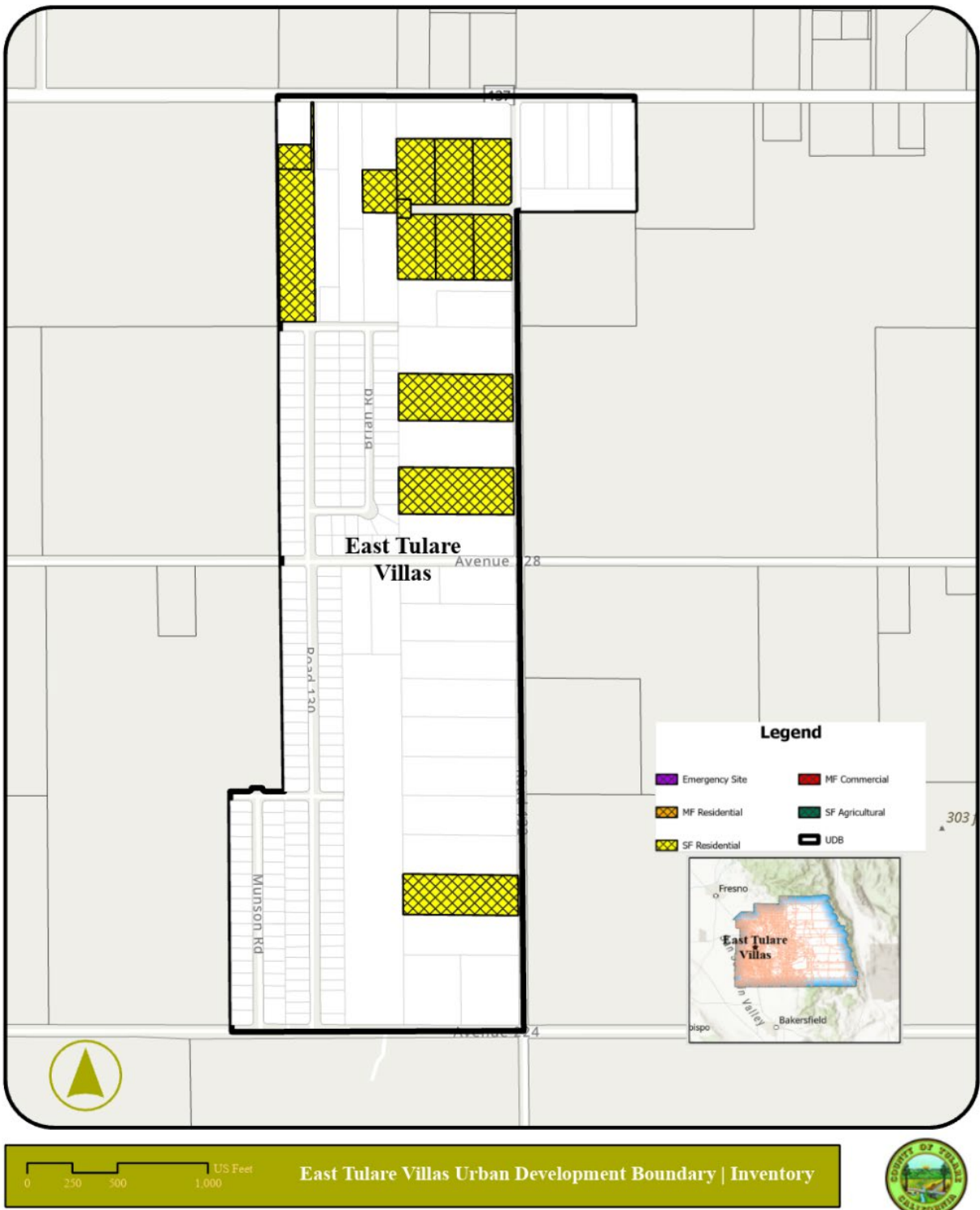
**Figure A-25**  
**Delft Colony Site Inventory Map**



**Table A-25  
East Tulare Villa Site Inventory**

East Tulare Villa Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	184-040-071	R-A-65	MU	1.7	Vacant	1-30	17	30	Moderate
2	184-040-073	R-A-65	MU	1.8	Vacant	1-30	17	30	Moderate
3	184-040-069	R-A-65	MU	1.8	Vacant	1-30	17	31	Moderate
4	184-040-062	R-A-65	MU	3.9	Vacant	1-30	17	66	Moderate
5	184-040-018	R-A-65	MU	0.6	Vacant	1-30	17	10	Moderate
6	184-040-074	R-A-65	MU	0.2	Vacant	1-30	17	3	Moderate
7	184-040-072	R-A-65	MU	1.8	Vacant	1-30	17	30	Moderate
8	184-040-041	R-A-65	MU	4.0	Vacant	1-30	17	68	Moderate
9	113-310-030	R-A-43	MU	6.2	Vacant	1-30	17	105	Moderate
10	113-310-025	R-A-43	MU	0.3	Vacant	1-30	17	6	Moderate
11	113-320-029	R-A-43	MU	0.2	Agricultural/open space	1-30	17	4	Moderate
<b>Single Family Subtotal</b>				<b>22.5</b>				<b>383</b>	
12	113-320-030	C-2-MU	MU	2.5	Vacant	1-30	17	42	Lower
13	113-320-070	C-2-MU	MU	0.4	Vacant	1-30	17	6	Lower
<b>Multi-Family Subtotal</b>				<b>2.8</b>				<b>48</b>	

**Figure A-26**  
**East Tulare Villa Site Inventory Map**

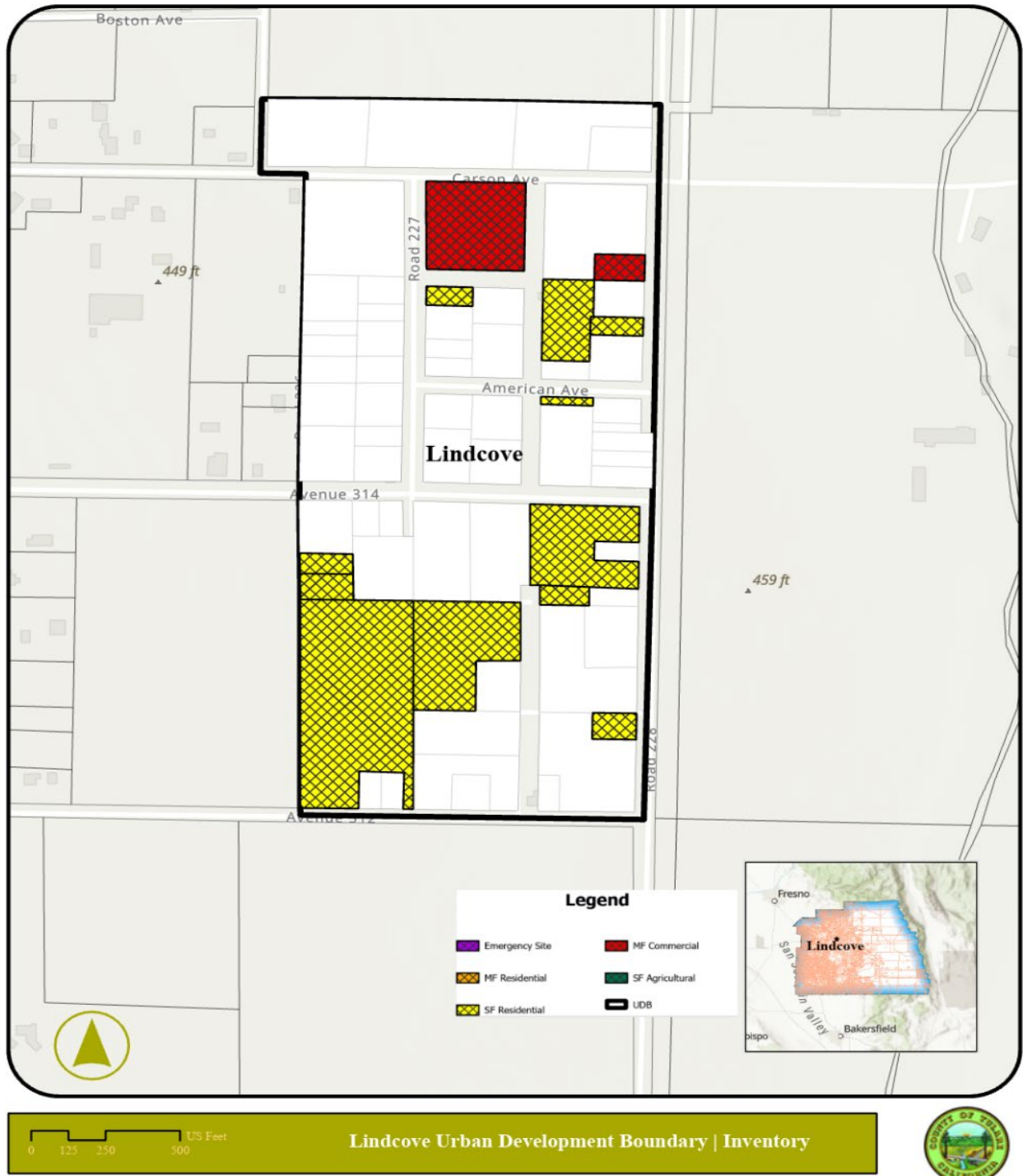


**Table A-26  
Lindcove Site Inventory**

Lindcove Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	113-310-037	R-A-43	MU	0.3	Vacant	1-30	17	5	Moderate
2	113-310-021	R-A-43	MU	0.3	Agricultural/open space	1-30	17	5	Moderate
3	113-310-016	R-A-43	MU	2.7	Vacant	1-30	17	45	Moderate
4	113-320-061	R-A-43	MU	0.3	Vacant	1-30	17	5	Moderate
5	113-320-072	R-A-43	MU	1.1	Vacant	1-30	17	19	Moderate
6	113-310-038	R-A-43	MU	0.4	Vacant	1-30	17	7	Moderate
7	113-310-019	R-A-43	MU	2.3	Agricultural/open space	1-30	17	38	Moderate
8	113-320-034	R-A-43	MU	0.1	Vacant	1-30	17	2	Moderate
<b>Single Family Subtotal</b>				<b>7.4</b>				<b>126</b>	
9	033-050-002	AE-10	MU	18.2	Vacant	1-30	17	309	Lower
10	033-040-036	AE-10	MU	12.0	Vacant	1-30	17	204	Lower
11	030-200-005	AE-40, C-2-MU	MU	12.5	Agricultural/open space	1-30	17	212	Lower
12	033-060-010	C-2-MU	MU	1.9	Vacant	1-30	17	32	Lower
13	033-050-013	M-1-MU	MU	22.6	Agricultural/open space	1-30	17	384	Lower
<b>Multi-Family Subtotal</b>				<b>67.1</b>				<b>1141</b>	



**Figure A-27**  
**Lindcove Site Inventory Map**

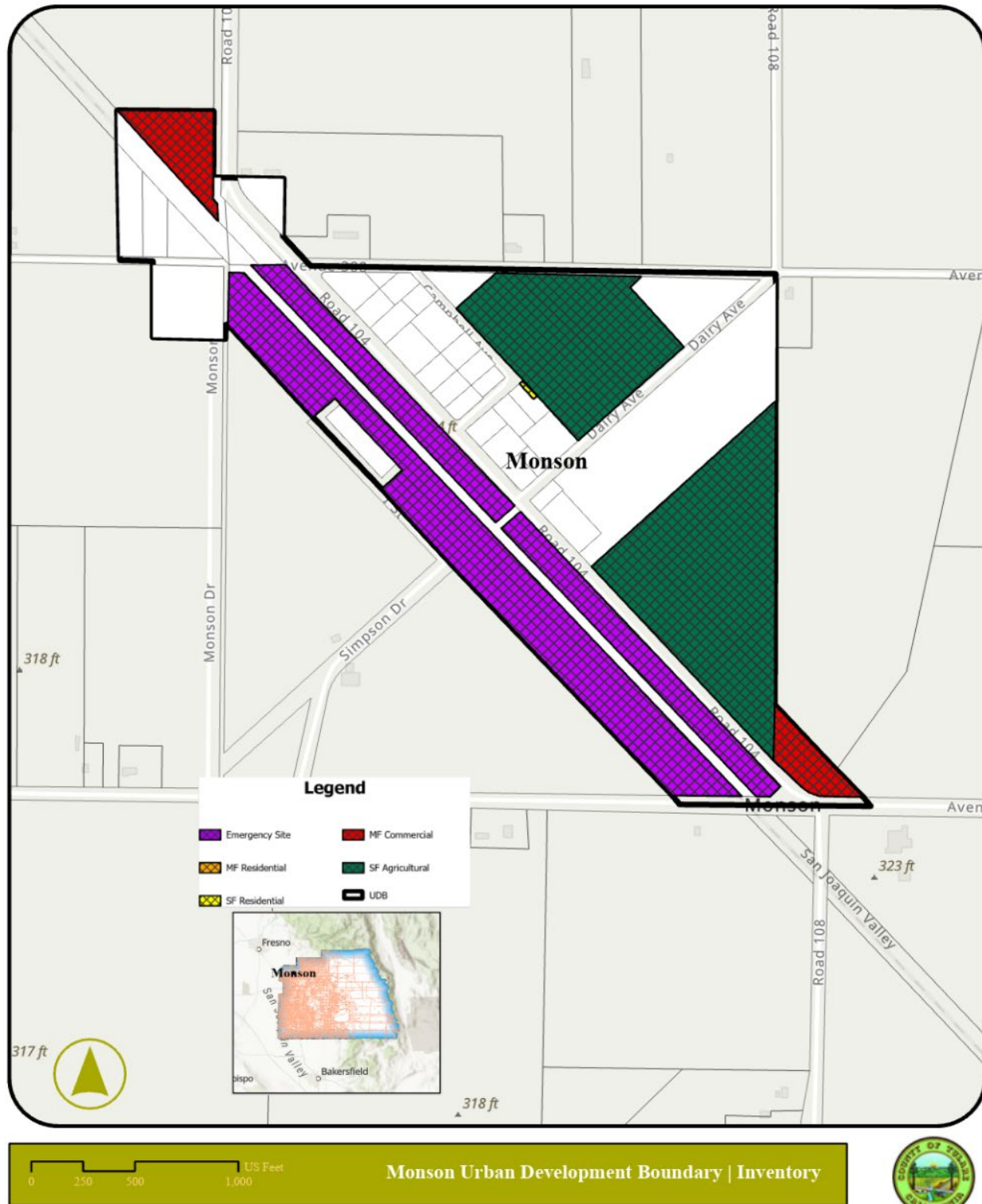




**Table A-27  
Monson Site Inventory**

Monson Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	033-040-035	R-A-43	MU	0.1	Agricultural/open space	1-30	17	1	Moderate
2	079-230-046	R-A	MU	0.4	Vacant	1-30	17	6	Moderate
3	079-210-032	R-A	MU	0.4	Vacant	1-30	17	7	Moderate
<b>Single Family Subtotal</b>				<b>0.8</b>				<b>14</b>	
4	033-050-011	M-1-MU	MU	4.8	Agricultural/open space	1-30	17	81	Lower
5	079-320-014	AE-20	MU	19.0	Vacant	1-30	17	323.2	Lower
6	079-140-011	AE-40	MU	34.3	Agricultural/open space	1-30	17	582.4	Lower
7	079-250-059	AE-40, R-A-M	MU	2.2	Agricultural/open space	1-30	17	38.0	Lower
<b>Multi-Family Subtotal</b>				<b>60.3</b>				<b>1025</b>	

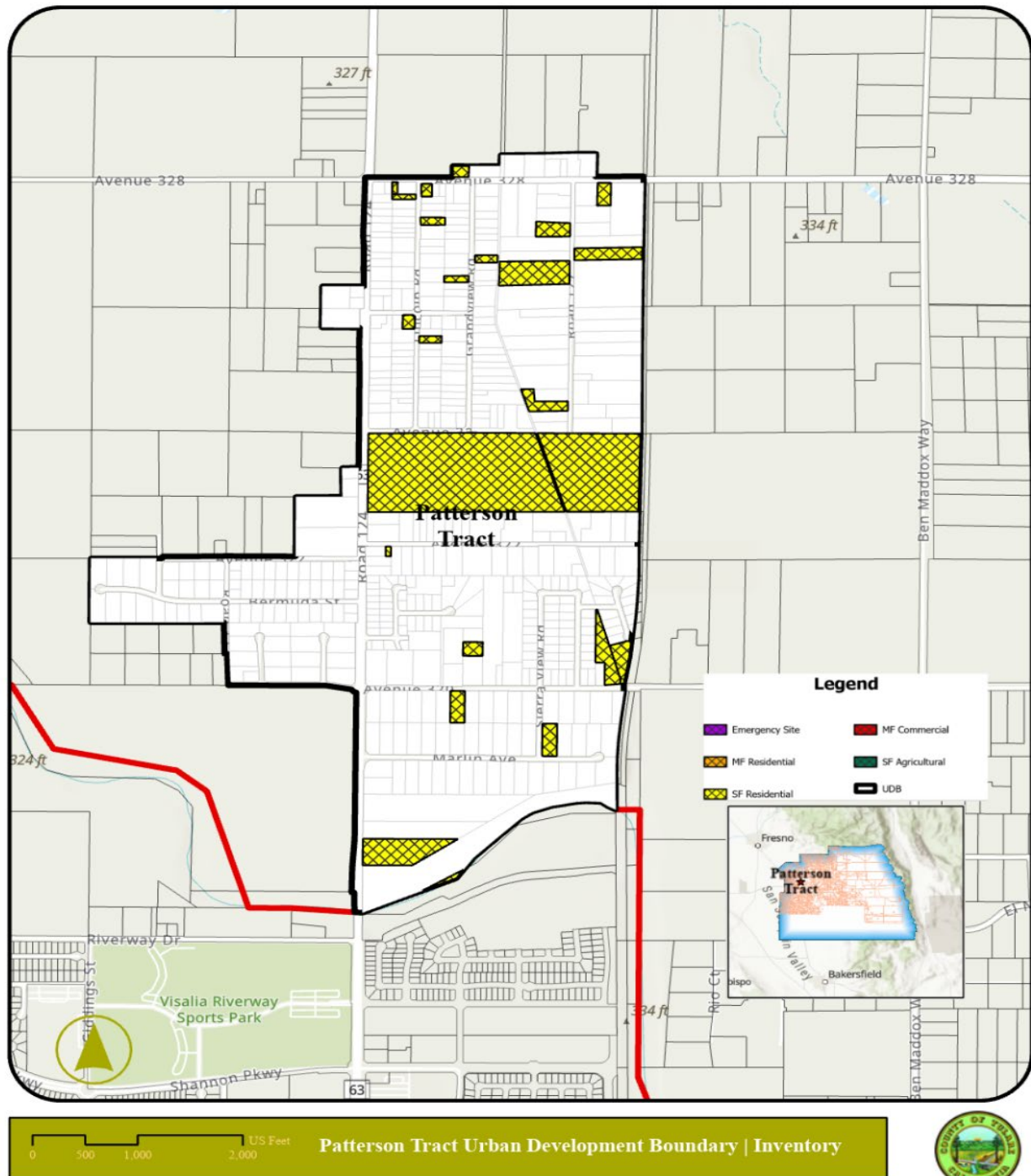
**Figure A-28**  
**Monson Site Inventory Map**



**Table A-28  
Patterson Tract Site Inventory**

Patterson Tract Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density	Realistic Capacity	Income Group
1	079-100-023	R-O	MU	48.5	Vacant	1-30	17	825	Above Moderate
2	079-210-008	R-A	MU	0.4	Agricultural/open space	1-30	17	6	Moderate
3	079-115-003	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
4	079-210-029	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
5	079-115-002	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
6	079-210-023	R-A	MU	0.4	Vacant	1-30	17	6	Moderate
7	079-230-012	R-A	MU	0.4	Vacant	1-30	17	7	Moderate
8	079-260-021	R-A-43	MU	1.1	Vacant	1-30	17	19	Moderate
9	079-260-007	R-A-43	MU	1.0	Vacant	1-30	17	18	Moderate
10	079-320-001	R-A-43	MU	4.4	Vacant	1-30	17	75	Moderate
<b>Single Family Subtotal</b>				<b>56.9</b>				<b>968</b>	
11	079-120-019	R-A-M	MU	3.8	Vacant	1-30	17	64	Lower
12	079-250-061	R-A-M	MU	2.0	Vacant	1-30	17	33	Lower
13	079-120-055	R-A-M	MU	0.7	Vacant	1-30	17	12	Lower
14	079-120-072	R-A-M	MU	1.1	Vacant	1-30	17	19	Lower
15	079-120-074	R-A-M	MU	1.9	Vacant	1-30	17	32	Lower
16	079-120-034	R-A-M	MU	1.2	Vacant	1-30	17	21	Lower
17	079-091-028	R-A-M	MU	0.6	Vacant	1-30	17	11	Lower
18	079-171-040	R-A-M	MU	0.1	Vacant	1-30	17	2	Lower
<b>Multi-Family Subtotal</b>				<b>11.4</b>				<b>193</b>	

**Figure A-29**  
**Patterson Tract Site Inventory Map**

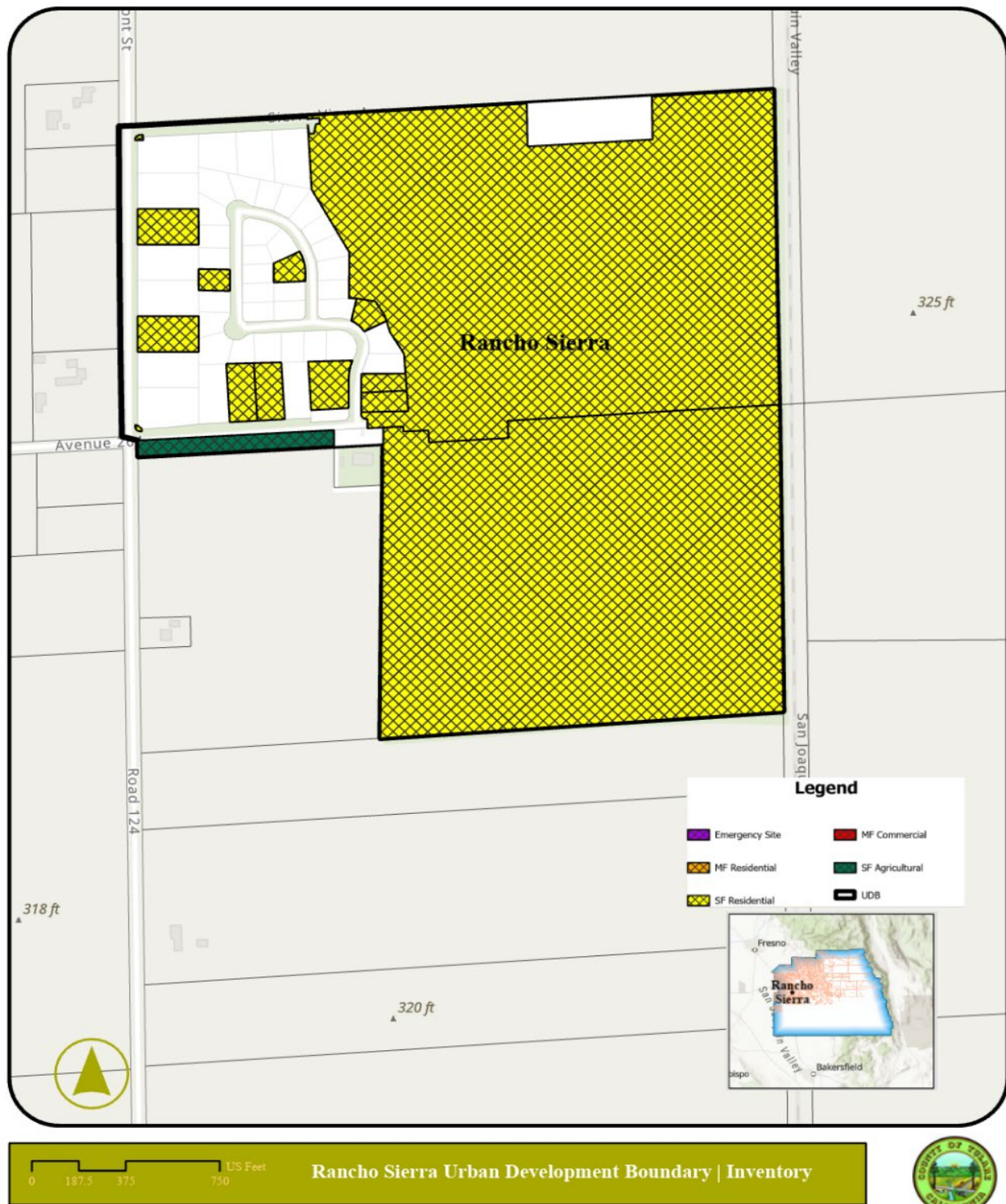


**Table A-29**  
**Rancho Sierra Site Inventory**

Rancho Sierra Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	126-170-018	PD-R-A	MU	49.7	Vacant	1-30	17	845	Moderate
2	126-910-009	PD-R-A	MU	0.7	Vacant	1-30	17	12	Moderate
3	126-910-010	PD-R-A	MU	0.3	Agricultural/open space	1-30	17	5	Moderate
4	126-910-029	PD-R-A	MU	0.0	Agricultural/open space	1-30	17	0	Moderate
5	126-910-007	PD-R-A	MU	0.6	Agricultural/open space	1-30	17	10	Moderate
6	126-910-013	PD-R-A	MU	0.3	Vacant	1-30	17	5	Moderate
7	126-910-030	PD-R-A	MU	0.4	Vacant	1-30	17	6	Moderate
8	126-900-025	PD-R-A	MU	0.0	Vacant	1-30	17	0	Moderate
9	126-900-006	PD-R-A	MU	0.8	Vacant	1-30	17	14	Moderate
10	126-910-002	PD-R-A	MU	0.8	Vacant	1-30	17	14	Moderate
11	150-060-008	PD-R-A	MU	46.8	Vacant	1-30	17	795	Moderate
12	126-910-006	PD-R-A	MU	0.6	Vacant	1-30	17	10	Moderate
13	126-900-020	R-A	MU	0.3	Vacant	1-30	17	5	Moderate
14	126-900-008	R-A	MU	0.3	Vacant	1-30	17	4	Moderate
<b>Single Family Subtotal</b>				<b>101.6</b>				<b>1728</b>	
15	150-060-011	AE-40	MU	27.4		1-30	17	466	Lower
<b>Multi-Family Subtotal</b>				<b>27.4</b>				<b>466</b>	



**Figure A-30**  
**Rancho Sierra Site Inventory Map**



**Table A-30  
Seville Site Inventory**

Seville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	050-164-001	C-2-MU, R-1	MU	0.7	Vacant	1-30	17	13	Moderate
2	050-193-002	C-2-MU, R-1	MU	2.0	Agricultural/open space	1-30	17	34	Moderate
3	050-070-003	C-2-MU, R-A-12.5	MU	3.7	Vacant	1-30	17	63	Moderate
4	050-174-006	R-1	MU	0.3	Vacant	1-30	17	6	Moderate
5	050-165-003	R-1	MU	0.3	Vacant	1-30	17	5	Moderate
6	050-171-005	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
7	050-053-024	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
8	050-191-005	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
9	050-193-001	R-1	MU	0.1	Vacant	1-30	17	2	Moderate
10	050-053-006	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
11	050-171-012	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
12	050-183-019	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
13	050-183-024	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
14	050-174-009	R-1	MU	0.8	Vacant	1-30	17	14	Moderate
15	050-183-025	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
16	050-174-004	R-1	MU	0.3	Vacant	1-30	17	6	Moderate
17	050-192-007	R-1	MU	0.6	Vacant	1-30	17	11	Moderate
18	050-194-001	R-1	MU	1.1	Vacant	1-30	17	18	Moderate
19	050-183-015	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
20	050-193-004	R-1	MU	1.6	Vacant	1-30	17	27	Moderate
21	050-171-004	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
22	050-061-011	R-1	MU	0.2	Agricultural/open space	1-30	17	3	Moderate



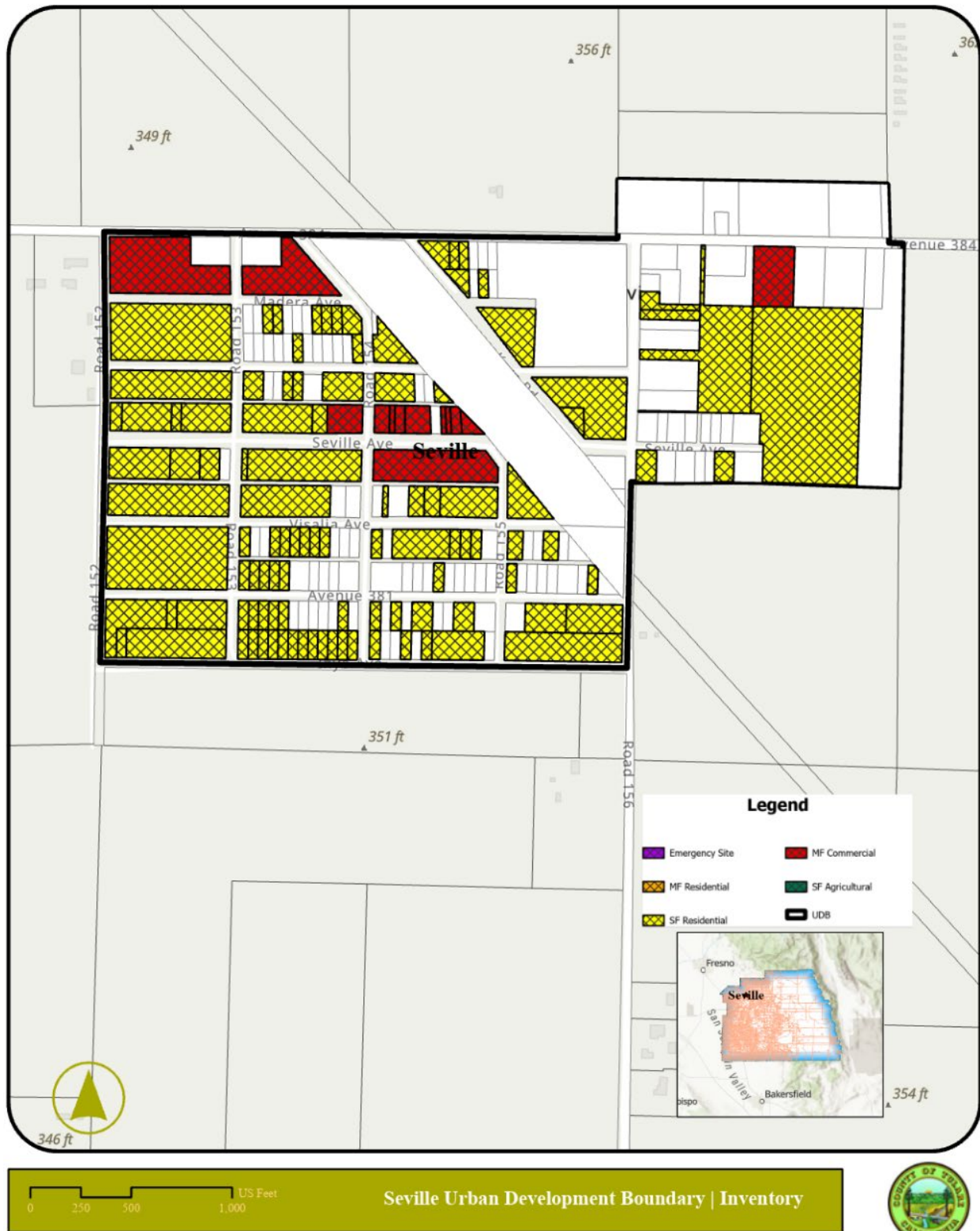
Seville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	050-172-025	R-1	MU	0.2	Vacant	1-30	17	4	Moderate
24	050-171-006	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
25	050-182-024	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
26	050-054-001	R-1	MU	3.9	Vacant	1-30	17	66	Moderate
27	050-194-005	R-1	MU	0.3	Vacant	1-30	17	6	Moderate
28	050-171-001	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
29	050-182-019	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
30	050-183-014	R-1	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
31	050-191-004	R-1	MU	0.8	Vacant	1-30	17	13	Moderate
32	050-165-002	R-1	MU	1.0	Vacant	1-30	17	17	Moderate
33	050-174-014	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
34	050-161-001	R-1	MU	0.6	Vacant	1-30	17	10	Moderate
35	050-194-004	R-1	MU	2.2	Agricultural/open space	1-30	17	37	Moderate
36	050-182-021	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
37	050-191-003	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
38	050-174-015	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
39	050-184-002	R-1	MU	1.2	Agricultural/open space	1-30	17	20	Moderate
40	050-183-028	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
41	050-191-001	R-1	MU	1.9	Vacant	1-30	17	33	Moderate
42	050-182-010	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
43	050-184-004	R-1	MU	0.8	Agricultural/open space	1-30	17	14	Moderate
44	050-053-007	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
45	050-183-018	R-1	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
46	050-192-010	R-1	MU	1.1	Vacant	1-30	17	19	Moderate
47	050-053-005	R-1	MU	0.3	Agricultural/open space	1-30	17	5	Moderate

Seville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
48	050-192-001	R-1	MU	0.3	Vacant	1-30	17	5	Moderate
49	050-182-012	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
50	050-183-026	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
51	050-194-002	R-1	MU	0.5	Vacant	1-30	17	9	Moderate
52	050-061-013	R-1	MU	0.2	Vacant	1-30	17	4	Moderate
53	050-172-007	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
54	050-172-015	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
55	050-182-009	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
56	050-063-003	R-1	MU	0.6	Vacant	1-30	17	10	Moderate
57	050-061-010	R-1	MU	0.1	Vacant	1-30	17	3	Moderate
58	050-162-003	R-1	MU	2.1	Vacant	1-30	17	36	Moderate
59	050-183-007	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
60	050-053-013	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
61	050-182-022	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
62	050-184-005	R-1	MU	1.6	Vacant	1-30	17	28	Moderate
63	050-192-004	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
64	050-183-020	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
65	050-192-013	R-1	MU	0.2	Vacant	1-30	17	4	Moderate
66	050-061-022	R-1	MU	1.2	Agricultural/open space	1-30	17	20	Moderate
67	050-182-027	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
68	050-183-017	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
69	050-182-011	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
70	050-183-021	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
71	050-053-008	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
72	050-183-016	R-1	MU	0.2	Vacant	1-30	17	3	Moderate

Seville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
73	050-172-001	R-1	MU	0.2	Vacant	1-30	17	4	Moderate
74	050-192-005	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
75	050-161-003	R-1	MU	0.1	Vacant	1-30	17	2	Moderate
76	050-171-003	R-1	MU	1.0	Vacant	1-30	17	16	Moderate
77	050-174-020	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
78	050-183-027	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
79	050-173-004	R-1	MU	0.9	Vacant	1-30	17	16	Moderate
80	050-061-015	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
81	050-174-002	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
82	050-162-002	R-1	MU	0.2	Vacant	1-30	17	4	Moderate
83	050-173-007	R-1	MU	0.7	Vacant	1-30	17	11	Moderate
84	050-182-013	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
85	050-165-006	R-1	MU	0.1	Vacant	1-30	17	2	Moderate
86	050-183-013	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
87	050-182-023	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
88	050-184-003	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
89	050-181-001	R-1	MU	4.3	Vacant	1-30	17	73	Moderate
90	050-191-002	R-1	MU	0.8	Vacant	1-30	17	14	Moderate
91	050-184-001	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
92	050-173-005	R-1	MU	1.9	Vacant	1-30	17	32	Moderate
93	050-053-021	R-1	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
94	050-183-022	R-1	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
95	050-061-012	R-1	MU	0.3	Vacant	1-30	17	5	Moderate
96	050-183-023	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
97	050-182-020	R-1	MU	0.2	Vacant	1-30	17	3	Moderate

Seville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
98	050-165-004	R-1	MU	0.3	Vacant	1-30	17	4	Moderate
99	050-174-010	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
100	050-183-006	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
101	050-053-012	R-1	MU	0.2	Vacant	1-30	17	3	Moderate
102	050-070-023	R-A-12.5	MU	0.3	Vacant	1-30	17	6	Moderate
103	050-070-006	R-A-12.5	MU	0.3	Vacant	1-30	17	6	Moderate
104	050-070-030	R-A-12.5	MU	0.3	Vacant	1-30	17	6	Moderate
105	050-080-008	R-A-12.5	MU	10.4	Agricultural/open space	1-30	17	176	Moderate
106	050-070-011	R-A-12.5	MU	0.4	Vacant	1-30	17	6	Moderate
Single Family Subtotal				64.8				1101	
107	050-161-012	C-2-MU	MU	0.1	Agricultural/open space	1-30	17		Lower
108	050-080-003	C-2-MU	MU	1.4	Vacant	1-30	17	1	Lower
109	050-161-007	C-2-MU	MU	0.1	Vacant	1-30	17	23	Lower
110	050-161-011	C-2-MU	MU	0.2	Vacant	1-30	17	1	Lower
111	050-192-008	C-2-MU	MU	0.6	Vacant	1-30	17	3	Lower
112	050-161-006	C-2-MU	MU	0.1	Vacant	1-30	17	10	Lower
113	050-052-002	C-2-MU	MU	1.8	Vacant	1-30	17	1	Lower
114	050-161-013	C-2-MU	MU	0.2	Vacant	1-30	17	30	Lower
115	050-165-001	C-2-MU	MU	2.2	Vacant	1-30	17	4	Lower
116	050-161-016	C-2-MU	MU	0.4	Vacant	1-30	17	37	Lower
117	050-051-001	C-2-MU	MU	3.2	Vacant	1-30	17	7	Lower
118	050-161-005	C-2-MU	MU	0.2	Vacant	1-30	17	55	Lower
119	050-161-004	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
Multi-Family Subtotal				10.5				175	

**Figure A-31**  
**Seville Site Inventory Map**



**Table A-31**  
**Teviston Site Inventory**

Teviston Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	314-020-016	C-2-MU, R-A-12.5	MU	50.1	Vacant	1-30	17	851	Moderate
2	316-130-004	R-A	MU	9.1	Agricultural/open space	1-30	17	154	Moderate
3	314-031-019	R-A-12.5	MU	0.3	Agricultural/open space	1-30	17	6	Moderate
4	314-031-002	R-A-12.5	MU	0.8	Vacant	1-30	17	14	Moderate
5	314-020-013	R-A-12.5	MU	5.1	Agricultural/open space	1-30	17	87	Moderate
6	314-031-029	R-A-12.5	MU	16.9	Agricultural/open space	1-30	17	287	Moderate
7	314-031-017	R-A-12.5	MU	0.3	Residential	1-30	17	4	Moderate
8	316-160-005	R-A-12.5	MU	0.9	Residential	1-30	17	16	Moderate
9	316-100-023	R-A-12.5	MU	1.5	Residential	1-30	17	25	Moderate
10	316-170-001	R-A-12.5	MU	1.2	Agricultural/open space	1-30	17	20	Moderate
11	316-080-007	R-A-12.5	MU	1.4	Vacant	1-30	17	24	Moderate
12	316-170-026	R-A-12.5	MU	9.9	Vacant	1-30	17	169	Moderate
13	316-140-010	R-A-12.5	MU	4.7	Vacant	1-30	17	80	Moderate
14	316-100-056	R-A-12.5	MU	4.6	Vacant	1-30	17	77	Moderate
15	316-150-012	R-A-12.5	MU	0.5	Vacant	1-30	17	9	Moderate
16	316-160-001	R-A-12.5	MU	48.8	Agricultural/open space	1-30	17	830	Moderate
17	316-150-024	R-A-12.5	MU	4.7	Agricultural/open space	1-30	17	80	Moderate
18	316-170-012	R-A-12.5	MU	4.9	Agricultural/open space	1-30	17	83	Moderate
19	316-140-001	R-A-12.5	MU	4.4	SF (vac lot)	1-30	17	76	Moderate
20	316-080-002	R-A-12.5	MU	3.5	Agricultural/open space	1-30	17	60	Moderate
21	316-110-019	R-A-12.5	MU	4.8	Vacant	1-30	17	81	Moderate
22	316-070-009	R-A-12.5	MU	4.9	Vacant	1-30	17	84	Moderate

Appendix A. Sites Inventory

No.	Teviston Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	316-170-014	R-A-12.5	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
24	316-150-016	R-A-12.5	MU	4.8	Vacant	1-30	17	82	Moderate
25	316-070-028	R-A-12.5	MU	4.7	Vacant	1-30	17	80	Moderate
26	316-160-008	R-A-12.5	MU	0.8	Vacant	1-30	17	14	Moderate
27	316-140-014	R-A-12.5	MU	9.5	Vacant	1-30	17	161	Moderate
28	316-170-023	R-A-12.5	MU	4.9	Vacant	1-30	17	84	Moderate
29	316-080-011	R-A-12.5	MU	14.8	Agricultural/open space	1-30	17	252	Moderate
30	316-140-002	R-A-12.5	MU	4.7	Vacant	1-30	17	80	Moderate
31	316-100-020	R-A-12.5	MU	3.0	Agricultural/open space	1-30	17	51	Moderate
32	316-110-020	R-A-12.5	MU	4.8	Agricultural/open space	1-30	17	81	Moderate
33	316-100-030	R-A-12.5	MU	1.0	Agricultural/open space	1-30	17	16	Moderate
34	316-140-008	R-A-12.5	MU	4.8	Agricultural/open space	1-30	17	81	Moderate
35	316-100-005	R-A-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Moderate
36	316-170-006	R-A-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
37	316-080-004	R-A-12.5	MU	9.0	Vacant	1-30	17	154	Moderate
38	316-160-014	R-A-12.5	MU	1.3	Vacant	1-30	17	22	Moderate
39	316-140-004	R-A-12.5	MU	9.2	Vacant	1-30	17	156	Moderate
40	316-160-015	R-A-12.5	MU	1.2	Vacant	1-30	17	21	Moderate
41	316-160-006	R-A-12.5	MU	0.9	Agricultural/open space	1-30	17	15	Moderate
42	316-170-009	R-A-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
43	316-100-013	R-A-12.5	MU	0.1	Agricultural/open space	1-30	17	2	Moderate
44	316-170-005	R-A-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
45	316-170-007	R-A-12.5	MU	0.1	Vacant	1-30	17	2	Moderate
46	316-140-013	R-A-12.5	MU	9.2	Vacant	1-30	17	156	Moderate
47	316-100-022	R-A-12.5	MU	0.3	Vacant	1-30	17	5	Moderate



Appendix A. Sites Inventory

Teviston Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
48	316-150-001	R-A-12.5	MU	4.8	Vacant	1-30	17	81	Moderate
49	316-140-003	R-A-12.5	MU	9.1	Vacant	1-30	17	155	Moderate
50	316-110-004	R-A-12.5	MU	37.0	Agricultural/open space	1-30	17	629	Moderate
51	316-170-004	R-A-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
52	316-170-003	R-A-12.5	MU	0.2	Vacant	1-30	17	3	Moderate
53	314-031-013	R-A-12.5	MU	0.4	Agricultural/open space	1-30	17	7	Moderate
54	316-170-020	R-A-12.5	MU	5.0	Agricultural/open space	1-30	17	84	Moderate
<b>Single Family Subtotal</b>				<b>330.3</b>				<b>5616</b>	
55	316-170-019	AE-10	MU	14.8	Vacant	1-30	17	252	Lower
56	316-130-010	AE-20	MU	19.5	Vacant	1-30	17	331	Lower
57	316-080-001	AE-40	MU	37.8	Agricultural/open space	1-30	17	643	Lower
58	316-120-006	AE-40	MU	33.9	Vacant	1-30	17	576	Lower
59	316-120-007	AE-40	MU	37.9	Agricultural/open space	1-30	17	645	Lower
60	316-130-009	AE-40	MU	33.2	Agricultural/open space	1-30	17	564	Lower
61	314-032-014	C-2-MU	MU	6.6	Agricultural/open space	1-30	17	113	Lower
62	314-032-002	C-2-MU	MU	0.6	Agricultural/open space	1-30	17	11	Lower
63	316-010-001	C-2-MU	MU	4.7	Agricultural/open space	1-30	17	79	Lower
64	316-020-002	C-2-MU	MU	7.1	Agricultural/open space	1-30	17	121	Lower
65	316-040-011	C-2-MU	MU	0.9	Agricultural/open space	1-30	17	16	Lower
66	316-020-011	C-2-MU	MU	4.3	Vacant	1-30	17	73	Lower
67	316-020-017	C-2-MU	MU	1.1	Agricultural/open space	1-30	17	19	Lower
68	316-010-019	C-2-MU	MU	2.2	Agricultural/open space	1-30	17	37	Lower
69	316-010-017	C-2-MU	MU	6.8	Vacant	1-30	17	116	Lower
70	316-040-020	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
71	316-020-012	C-2-MU	MU	3.4	Vacant	1-30	17	57	Lower

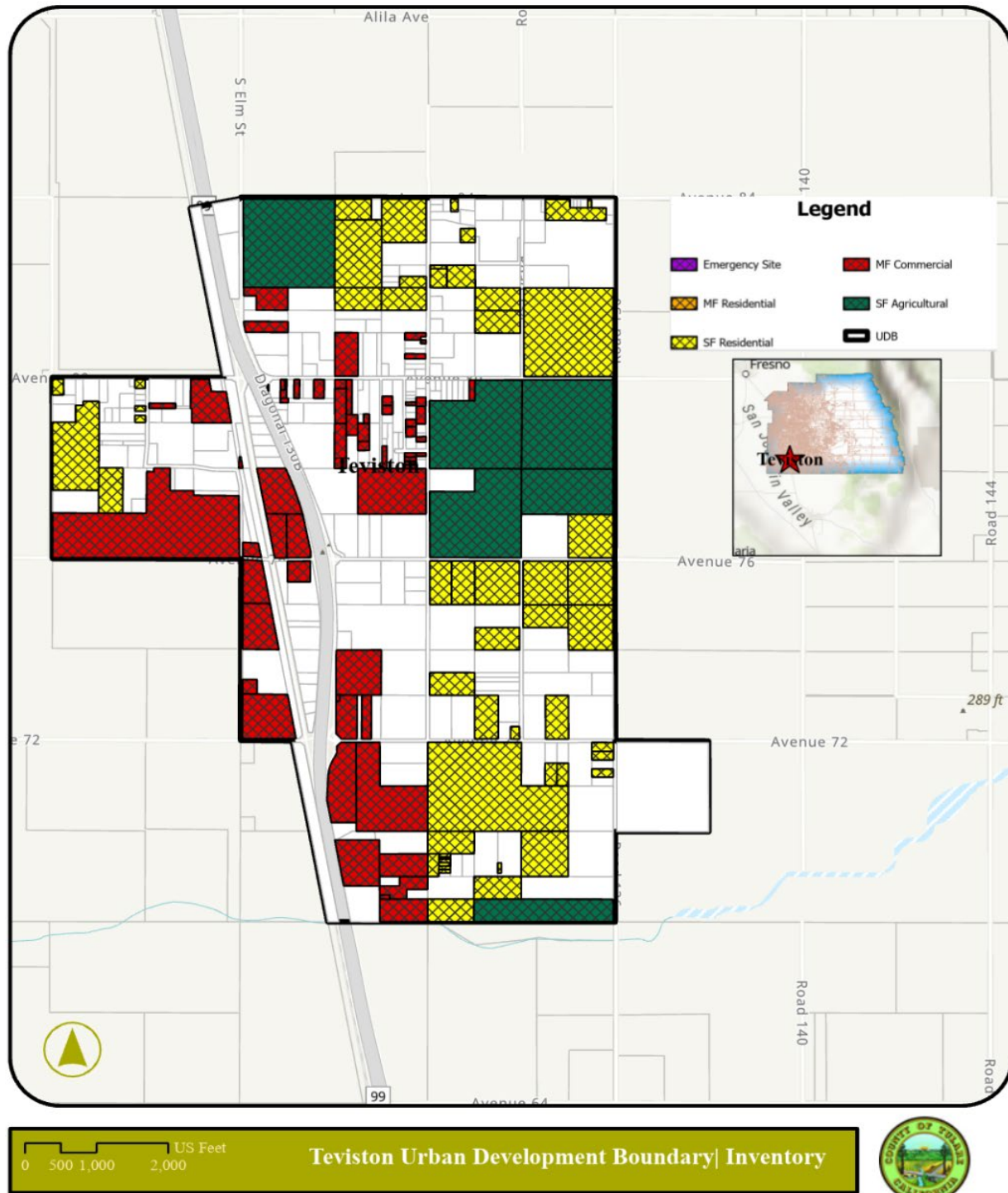
Appendix A. Sites Inventory

No.	Teviston Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
72	316-040-019	C-2-MU	MU	0.3	Vacant	1-30	17	6	Lower
73	316-040-003	C-2-MU	MU	0.0	Agricultural/open space	1-30	17	1	Lower
74	316-020-004	C-2-MU	MU	14.5	Vacant	1-30	17	247	Lower
75	316-210-014	C-2-MU	MU	10.3	Vacant	1-30	17	175	Lower
76	316-070-001	C-2-MU	MU	2.2	Vacant	1-30	17	38	Lower
77	316-050-031	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
78	316-190-002	C-2-MU	MU	8.6	Agricultural/open space	1-30	17	147	Lower
79	316-060-031	C-2-MU	MU	0.5	Agricultural/open space	1-30	17	8	Lower
80	316-200-006	C-2-MU	MU	19.9	Vacant	1-30	17	339	Lower
81	316-190-009	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
82	316-050-006	C-2-MU	MU	1.0	Agricultural/open space	1-30	17	17	Lower
83	316-050-005	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
84	316-190-004	C-2-MU	MU	5.1	Agricultural/open space	1-30	17	87	Lower
85	316-210-001	C-2-MU	MU	1.0	Vacant	1-30	17	17	Lower
86	316-060-021	C-2-MU	MU	0.4	Vacant	1-30	17	7	Lower
87	316-050-051	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
88	316-060-011	C-2-MU	MU	0.4	Vacant	1-30	17	8	Lower
89	316-050-008	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
90	316-040-025	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
91	316-050-044	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
92	316-220-009	C-2-MU	MU	0.6	Vacant	1-30	17	11	Lower
93	316-050-048	C-2-MU	MU	1.1	Vacant	1-30	17	19	Lower
94	316-050-052	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
95	316-210-012	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
96	316-060-022	C-2-MU	MU	0.8	Vacant	1-30	17	13	Lower

Appendix A. Sites Inventory

Teviston Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
97	316-060-034	C-2-MU	MU	0.4	Vacant	1-30	17	6	Lower
98	316-050-037	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
99	316-060-010	C-2-MU	MU	0.4	Vacant	1-30	17	8	Lower
100	316-200-020	C-2-MU	MU	9.6	Vacant	1-30	17	164	Lower
101	316-220-002	C-2-MU	MU	0.1	Vacant	1-30	17	2	Lower
102	316-060-007	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
103	316-050-040	C-2-MU	MU	0.3	Vacant	1-30	17	4	Lower
104	316-190-006	C-2-MU	MU	3.0	Agricultural/open space	1-30	17	52	Lower
105	316-220-006	C-2-MU	MU	4.7	Vacant	1-30	17	80	Lower
106	316-230-008	C-2-MU	MU	0.6	Vacant	1-30	17	9	Lower
107	316-050-027	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
108	316-220-012	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
109	316-070-004	C-2-MU	MU	3.8	Vacant	1-30	17	65	Lower
110	316-060-033	C-2-MU	MU	0.9	Vacant	1-30	17	16	Lower
111	316-060-014	C-2-MU	MU	0.2	Vacant	1-30	17	3	Lower
112	316-210-009	C-2-MU	MU	2.0	Vacant	1-30	17	33	Lower
113	316-210-005	C-2-MU	MU	9.5	Vacant	1-30	17	162	Lower
114	316-040-008	C-2-MU	MU	0.5	Vacant	1-30	17	8	Lower
115	316-060-032	C-2-MU	MU	1.9	Vacant	1-30	17	32	Lower
116	316-050-001	C-2-MU	MU	2.5	Vacant	1-30	17	42	Lower
117	316-190-008	C-2-MU	MU	5.1	Agricultural/open space	1-30	17	86	Lower
118	316-210-011	C-3-MU	MU	4.1	Vacant	1-30	17	70	Lower
Multi-Family Subtotal				335.3				5700	
119	316-030-006	M-1	MU	0.1					Emergency Shelter
Emergency Shelter Subtotal				0.1					

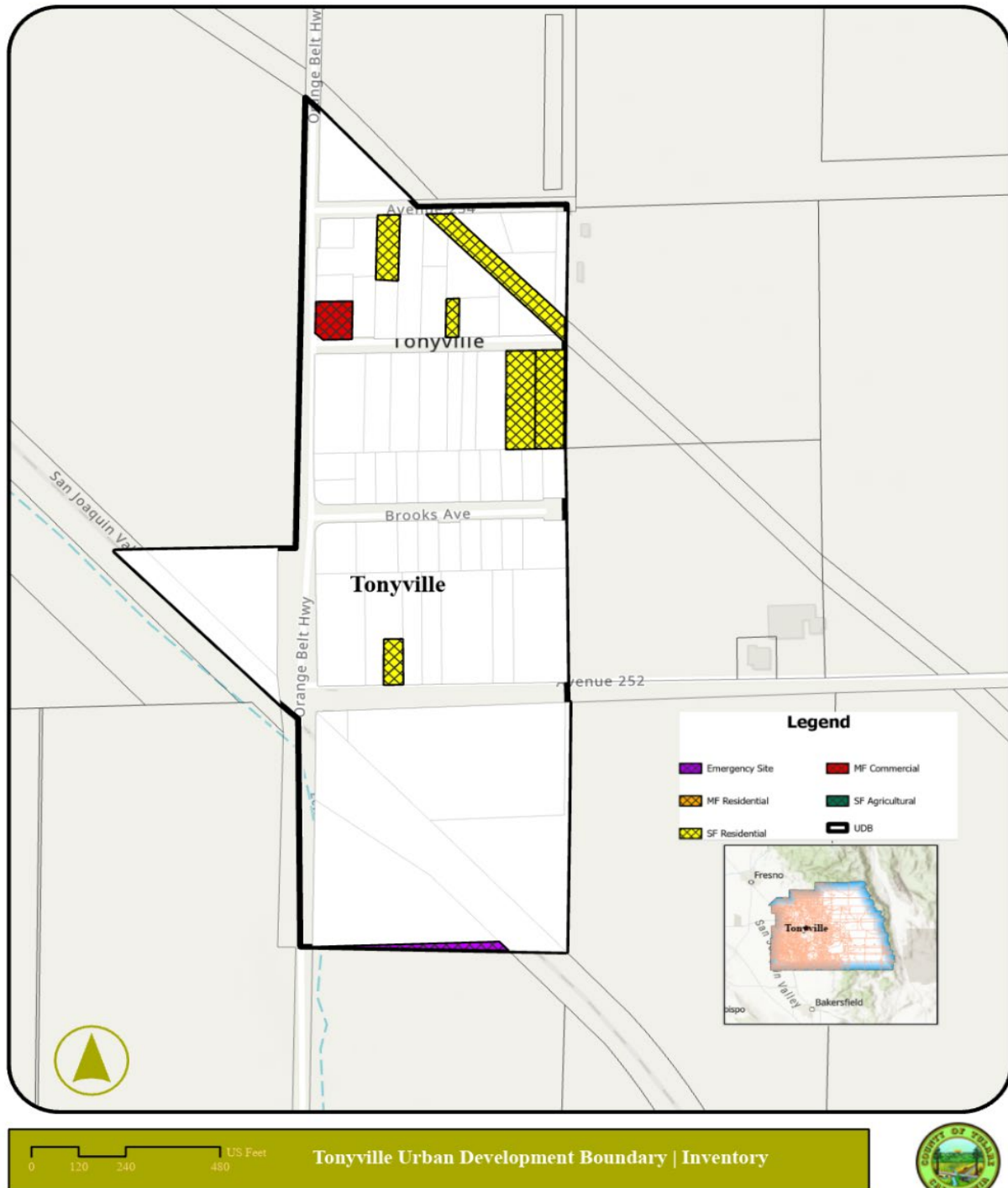
**Figure A-32**  
**Teviston Site Inventory Map**



**Table A-33**  
**Tonyville Site Inventory**

Tonyville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	142-150-036	R-A	MU	0.5	Vacant	1-30	17	8	Moderate
2	142-150-027	R-A	MU	0.1	Agricultural/open space	1-30	17	1	Moderate
3	142-150-015	R-A	MU	0.5	Agricultural/open space	1-30	17	8	Moderate
4	142-150-004	R-A	MU	0.2	Vacant	1-30	17	4	Moderate
5	142-140-034	R-A	MU	0.1	Vacant	1-30	17	2	Moderate
6	142-150-016	R-A	MU	0.5	Vacant	1-30	17	8	Moderate
<b>Single Family Subtotal</b>				<b>1.9</b>				<b>32</b>	
7	142-130-044	AE-10, M-1-MU	MU	8.7	Vacant	1-30	17	147	Lower
8	142-150-001	C-2-MU	MU	0.2	Vacant	1-30	17	4	Lower
<b>Multi-Family Subtotal</b>				<b>8.9</b>				<b>151</b>	

**Figure A-33**  
**Tonyville Site inventory Map**

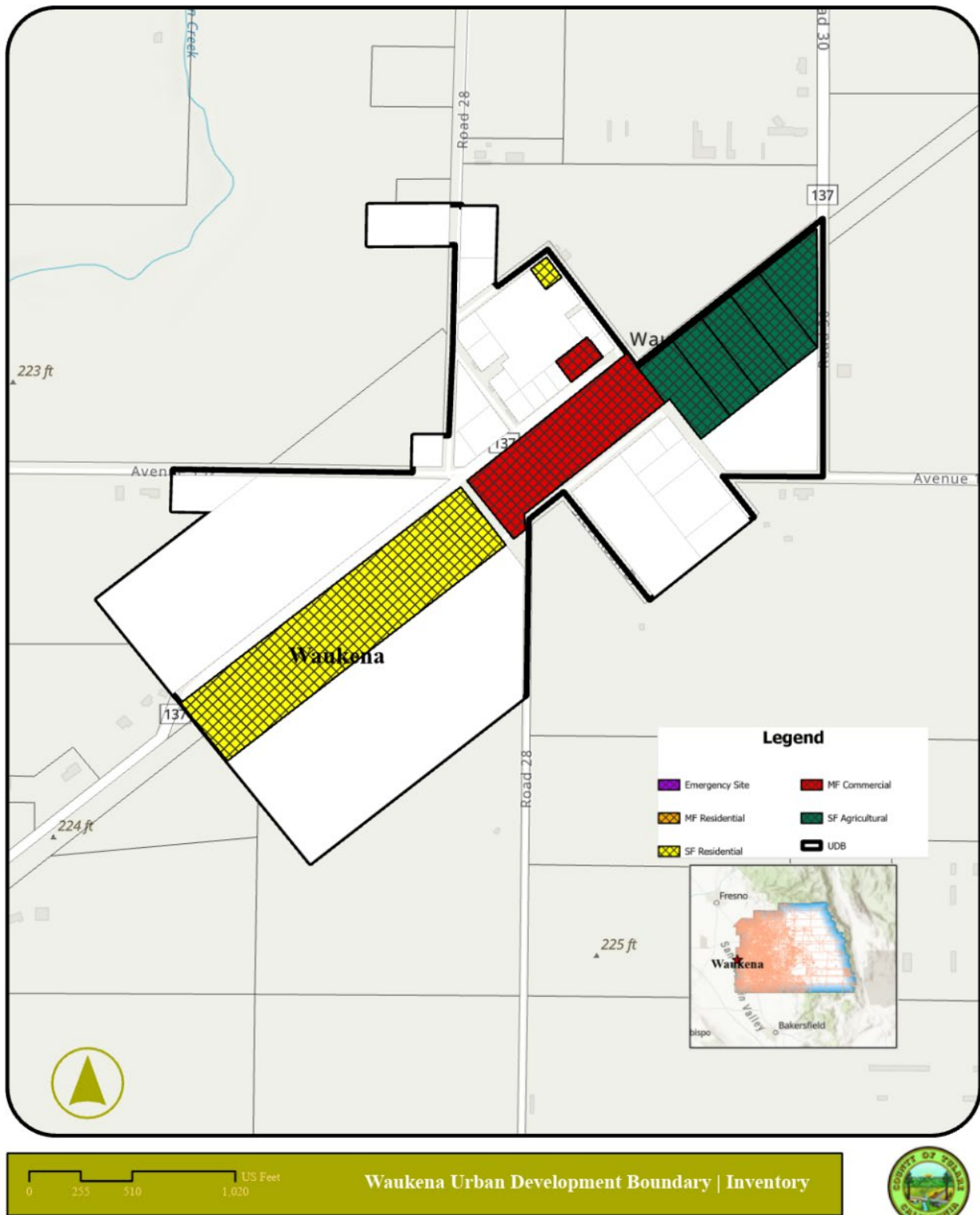


**Table A-33**  
**Waukena Site Inventory**

Waukena Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	225-060-004	R-A-12.5	MU	0.3	Agricultural/open space	1-30	17	5	Moderate
2	200-080-028	R-A-12.5	MU	14.9	Agricultural/open space	1-30	17	253	Moderate
<b>Single Family Subtotal</b>				<b>15.2</b>				<b>258</b>	
3	225-050-018	AE-40	MU	2.0	Vacant	1-30	17	33	Lower
4	225-050-014	AE-40	MU	2.2	Vacant	1-30	17	37	Lower
5	225-050-017	AE-40	MU	2.0	Vacant	1-30	17	33	Lower
6	225-050-015	AE-40	MU	2.0	Vacant	1-30	17	34	Lower
7	225-050-016	AE-40	MU	2.0	Agricultural/open space	1-30	17	34	Lower
8	225-060-019	C-2-MU	MU	0.6	Agricultural/open space	1-30	17	10	Lower
9	225-050-011	C-2-MU	MU	7.4	Agricultural/open space	1-30	17	125	Lower
<b>Multi-Family Subtotal</b>				<b>18.0</b>				<b>306</b>	



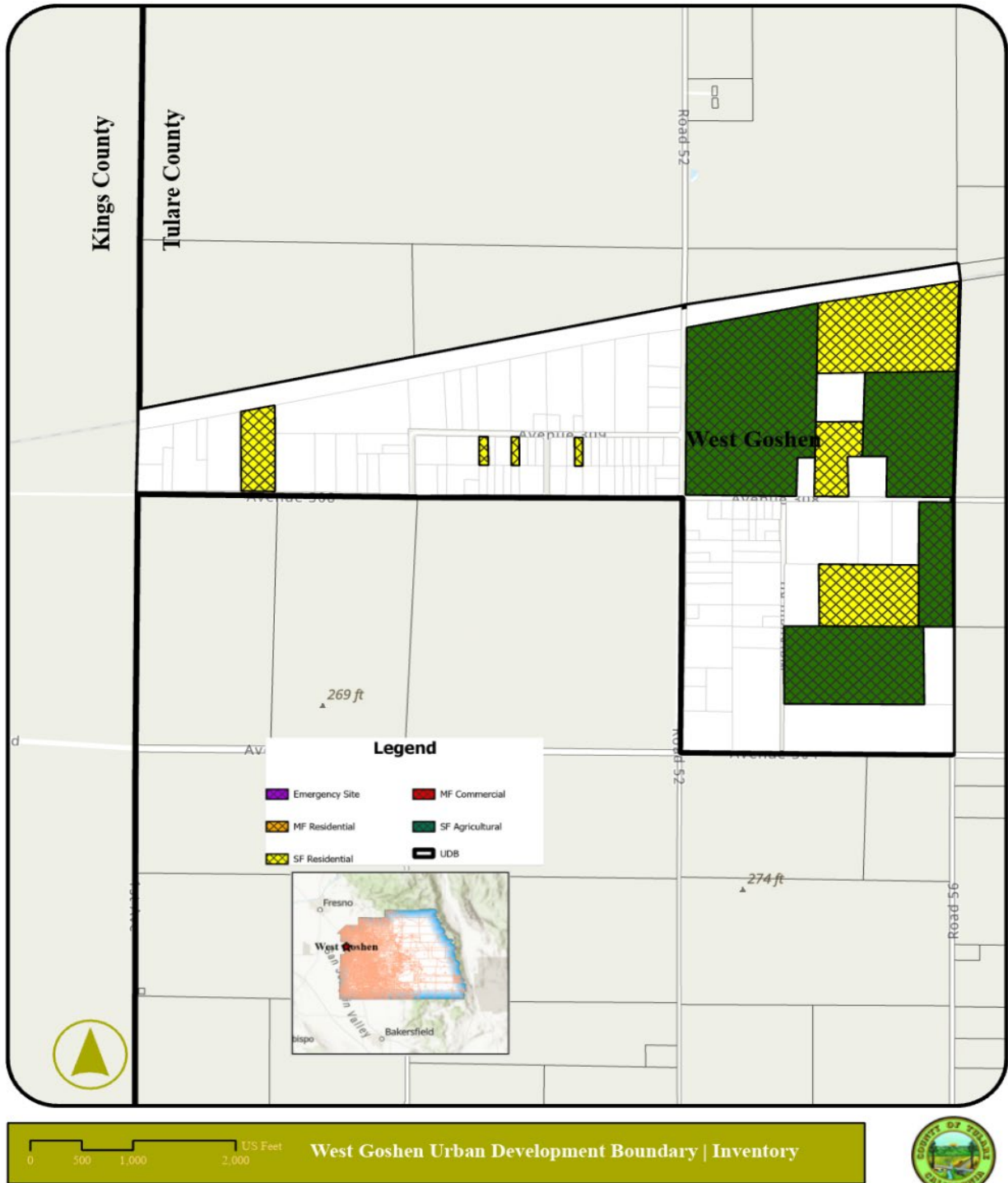
**Figure A-34**  
**Waukena Site Inventory Map**



**Table A-34**  
**West Goshen Site Inventory**

West Goshen Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	073-060-003	R-A-12.5	MU	26.1	Agricultural/open space	1-30	17	443	Moderate
2	073-060-028	R-A-12.5	MU	6.9	Agricultural/open space	1-30	17	118	Moderate
3	073-024-017	R-A-12.5	MU	0.5	Agricultural/open space	1-30	17	9	Moderate
4	073-040-015	R-A-12.5	MU	14.3	Agricultural/open space	1-30	17	243	Moderate
5	073-024-024	R-A-12.5	MU	0.6	Agricultural/open space	1-30	17	10	Moderate
6	073-023-003	R-A-12.5	MU	0.5	Agricultural/open space	1-30	17	9	Moderate
7	073-150-006	R-A-12.5	MU	6.6	Vacant	1-30	17	112	Moderate
<b>Single Family Subtotal</b>				<b>55.6</b>				<b>945</b>	
8	073-050-013	AE-40	MU	25.3	Vacant	1-30	17	431	Lower
9	073-060-031	AE-40	MU	67.7	Agricultural/open space	1-30	17	1151	Lower
10	073-060-021	AE-40	MU	24.3	Agricultural/open space	1-30	17	413	Lower
11	073-060-024	AE-40	MU	52.9	Agricultural/open space	1-30	17	899	Lower
<b>Multi-Family Subtotal</b>				<b>170.2</b>				<b>2893</b>	

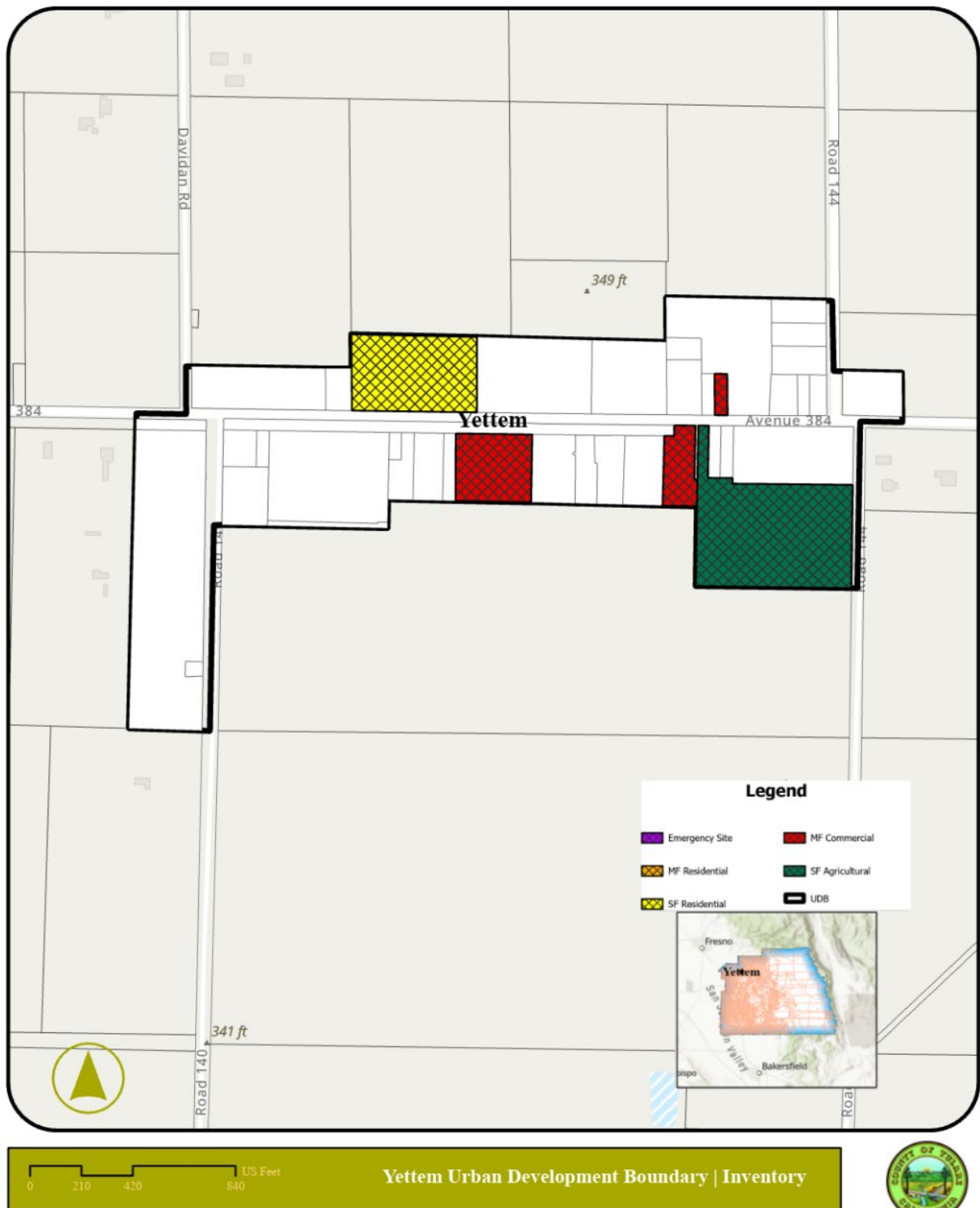
**Figure A-35**  
**West Goshen Site Inventory Map**



**Table A-35**  
**Yettem Site Inventory**

Yettem Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	050-020-039	AE-40, C-2-MU	MU	6.5	Agricultural/open space	1-30	17	111	Lower
2	035-150-018	AE-40, R-A	MU	18.4	Vacant	1-30	17	314	Lower
3	050-200-009	C-2-MU	MU	2.0	Vacant	1-30	17	34	Lower
4	050-210-002	C-2-MU	MU	1.0	Agricultural/open space	1-30	17	17	Lower
5	035-150-013	C-2-MU	MU	0.2	Agricultural/open space	1-30	17	3	Lower
<b>Multi-Family Subtotal</b>				<b>28.2</b>				<b>479</b>	

**Figure 36**  
**Yettem Site Inventory Map**



**Table A-36**  
**Dinuba UDB Site Inventory**

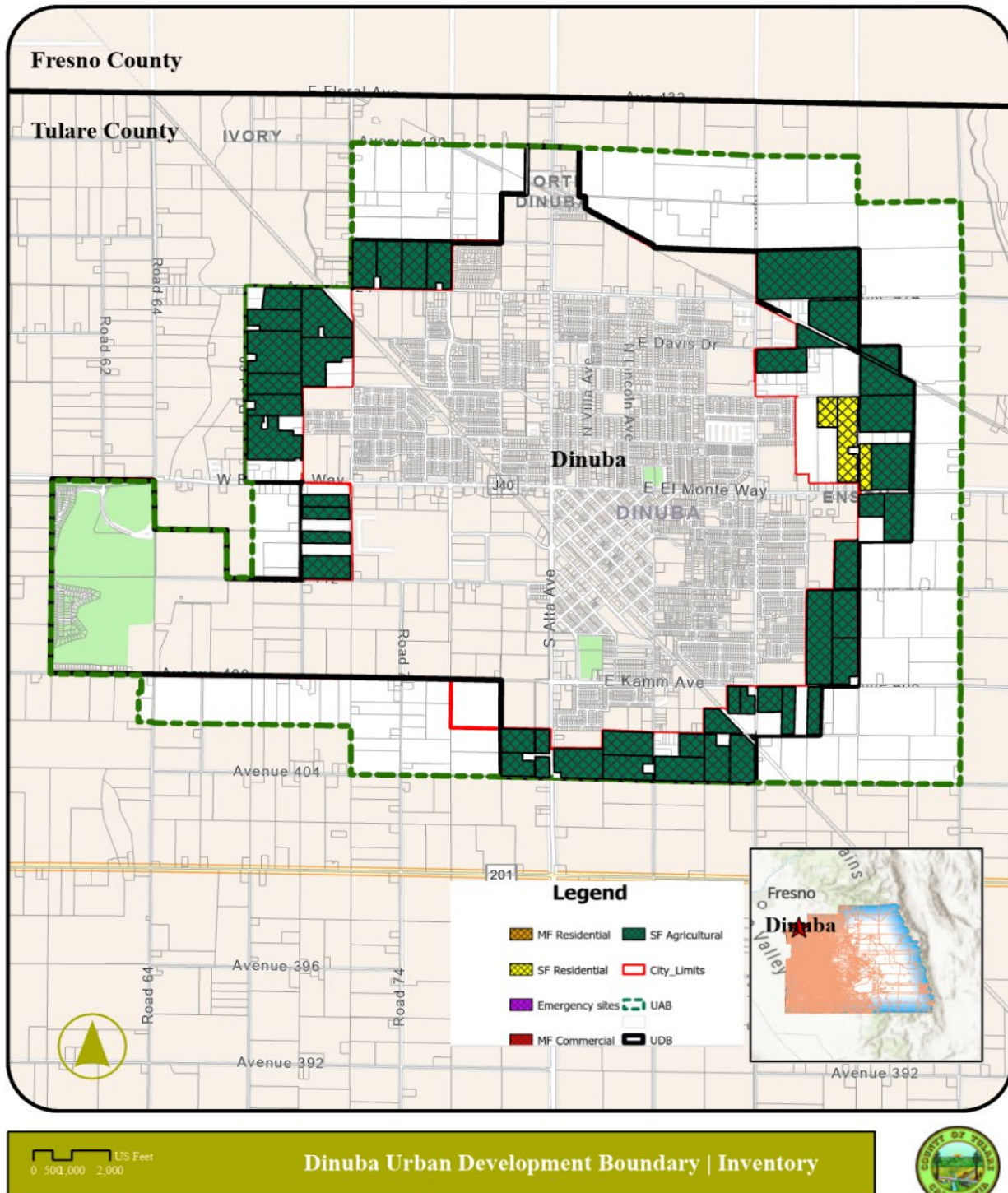
Dinuba Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	013-080-006	A-1	LDR	9.5	Agricultural/open space	1-4	4	38	Moderate
2	013-080-065	A-1	LDR	0.4	Vacant	1-4	4	2	Moderate
3	013-080-068	A-1	LDR	0.7	Vacant	1-4	4	3	Moderate
4	013-080-072	A-1	LDR	0.4	Vacant	1-4	4	2	Moderate
5	018-190-003	A-1	LDR	20.0	Agricultural/open space	1-4	4	80	Moderate
6	018-190-027	A-1	LDR	38.8	Vacant	1-4	4	155	Moderate
7	018-190-042	A-1	LDR	18.3	Vacant	1-4	4	73	Moderate
8	030-120-026	A-1	LDR	19.6	Vacant	1-4	4	78	Moderate
9	030-130-018	A-1	LDR	9.9	Agricultural/open space	1-4	4	40	Moderate
10	030-130-002	A-1	LDR	9.9	Agricultural/open space	1-4	4	40	Moderate
11	030-120-069	A-1	LDR	5.4	Agricultural/open space	1-4	4	22	Moderate
12	030-120-090	A-1	LDR	5.4	Agricultural/open space	1-4	4	22	Moderate
13	030-120-023	A-1	LDR	18.4	Agricultural/open space	1-4	4	74	Moderate
14	030-120-094	A-1	LDR	18.2	Agricultural/open space	1-4	4	73	Moderate
15	030-130-030	A-1	LDR	10.0	Agricultural/open space	1-4	4	40	Moderate
16	030-120-101	A-1	LDR	17.1	Vacant	1-4	4	68	Moderate
17	030-120-053	A-1	LDR	10.3	Agricultural/open space	1-4	4	41	Moderate
18	030-120-030	A-1	LDR	19.3	Agricultural/open space	1-4	4	77	Moderate
19	030-120-025	A-1	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
20	012-320-010	A-1, AE-20	LDR	9.2	Agricultural/open space	1-4	4	37	Moderate
21	013-080-053	A-1, AE-20	LDR	68.7	Agricultural/open space	1-4	4	275	Moderate
22	013-080-007	A-1, AE-20	LDR	30.1	Agricultural/open space	1-4	4	121	Moderate

Dinuba Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	030-010-046	A-1, AE-20	LDR	30.6	Agricultural/open space	1-4	4	123	Moderate
24	030-010-044	A-1, AE-20	LDR	38.2	Agricultural/open space	1-4	4	153	Moderate
25	013-070-009	A-1, AE-20	LDR	79.7	Agricultural/open space	1-4	4	319	Moderate
26	012-320-009	A-1, AE-20	LDR	9.3	Agricultural/open space	1-4	4	37	Moderate
27	013-080-023	A-1, R-A	LDR	19.0	Agricultural/open space	1-4	4	76	Moderate
28	012-282-033	AE-20	LDR	18.0	Agricultural/open space	1-4	4	72	Moderate
29	012-290-009	AE-20	LDR	9.4	Agricultural/open space	1-4	4	38	Moderate
30	012-272-013	AE-20	LDR	29.2	Agricultural/open space	1-4	4	117	Moderate
31	012-272-010	AE-20	LDR	13.5	Agricultural/open space	1-4	4	54	Moderate
32	012-282-032	AE-20	LDR	31.8	Agricultural/open space	1-4	4	127	Moderate
33	012-272-022	AE-20	LDR	17.8	Agricultural/open space	1-4	4	71	Moderate
34	012-272-017	AE-20	LDR	36.5	Agricultural/open space	1-4	4	146	Moderate
35	012-272-015	AE-20	LDR	30.8	Agricultural/open space	1-4	4	123	Moderate
36	012-272-001	AE-20	LDR	18.5	Agricultural/open space	1-4	4	74	Moderate
37	012-290-011	AE-20	LDR	18.0	Agricultural/open space	1-4	4	72	Moderate
38	013-020-044	AE-20	LDR	18.2	Agricultural/open space	1-4	4	73	Moderate
39	013-050-043	AE-20	LDR	0.8	Agricultural/open space	1-4	4	3	Moderate
40	013-090-076	AE-20	LDR	35.2	Agricultural/open space	1-4	4	141	Moderate
41	013-080-070	AE-20	LDR	4.7	Agricultural/open space	1-4	4	19	Moderate
42	013-020-045	AE-20	LDR	18.6	Agricultural/open space	1-4	4	74	Moderate
43	013-020-042	AE-20	LDR	18.0	Agricultural/open space	1-4	4	72	Moderate
44	013-080-073	AE-20	LDR	0.3	Agricultural/open space	1-4	4	1	Moderate
45	018-180-013	AE-20	LDR	57.7	Vacant	1-4	4	231	Moderate
46	030-010-042	AE-20	LDR	4.7	Agricultural/open space	1-4	4	19	Moderate
47	030-120-095	AE-20	LDR	22.8	Agricultural/open space	1-4	4	91	Moderate



Dinuba Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
48	013-020-043	AE-20	LDR	19.3	Vacant	1-4	4	77	Moderate
49	013-090-019	AE-20, R-A	LDR	67.7	Agricultural/open space	1-4	4	271	Moderate
50	013-090-056	AE-20, R-A	LDR	29.0	Agricultural/open space	1-4	4	116	Moderate
51	018-180-020	AE-20, R-A	LDR	9.4	Agricultural/open space	1-4	4	38	Moderate
52	018-180-009	AE-20, R-A	LDR	38.1	Agricultural/open space	1-4	4	153	Moderate
53	013-090-078	R-1, R-A	LDR	26.7	Agricultural/open space	1-4	4	107	Moderate
54	013-090-008	R-A	LDR	9.8	Agricultural/open space	1-4	4	39	Moderate
55	013-090-055	R-A	LDR	8.9	Vacant	1-4	4	36	Moderate
<b>Single Family Subtotal</b>				<b>1139.7</b>				<b>4559</b>	
56	013-080-067	M-1		0.4					Emergency Shelter
57	013-080-066	M-1		0.3					Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>0.7</b>					

**Figure A-37**  
**Dinuba UDB Site Inventory Map**

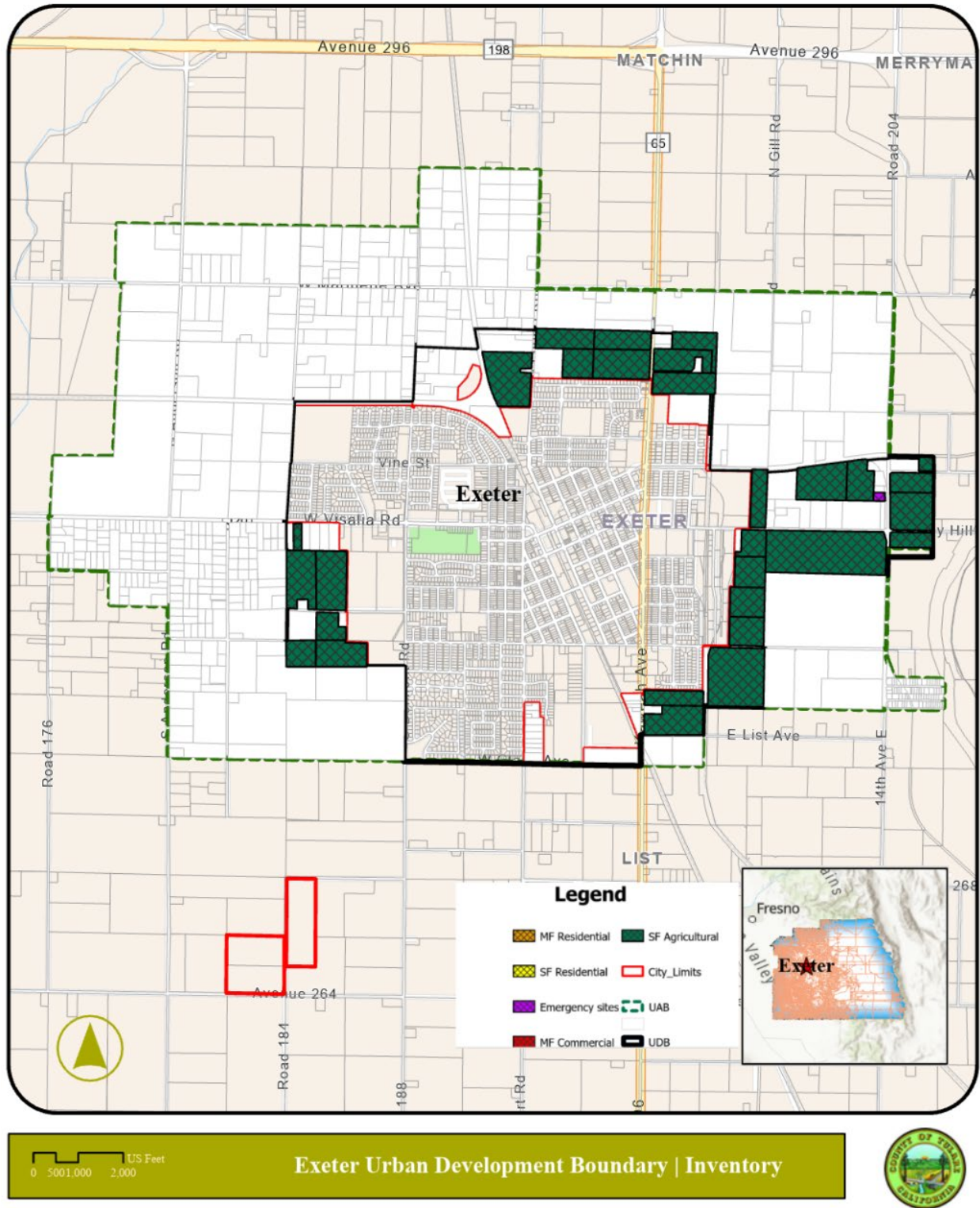


**Table A-37  
Exeter UDB Site Inventory**

Exeter Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	133-080-046	A-1	LDR	34.3	Vacant	1-4	4	137	Moderate
2	136-190-008	A-1	LDR	11.7	Agricultural/open space	1-4	4	47	Moderate
3	136-030-011	A-1	LDR	17.9	Vacant	1-4	4	72	Moderate
4	136-060-029	A-1	LDR	11.3	Agricultural/open space	1-4	4	45	Moderate
5	133-072-017	A-1	LDR	8.2	Agricultural/open space	1-4	4	33	Moderate
6	136-170-021	A-1	LDR	10.1	Agricultural/open space	1-4	4	40	Moderate
7	134-040-063	A-1	LDR	1.1	Vacant	1-4	4	4	Moderate
8	134-040-071	A-1	LDR	20.1	Agricultural/open space	1-4	4	80	Moderate
9	134-040-013	A-1	LDR	10.3	Agricultural/open space	1-4	4	41	Moderate
10	134-010-049	A-1	LDR	13.2	Agricultural/open space	1-4	4	53	Moderate
11	138-010-084	A-1	LDR	10.1	Vacant	1-4	4	41	Moderate
12	136-100-047	A-1	LDR	7.8	Agricultural/open space	1-4	4	31	Moderate
13	133-280-007	A-1	LDR	2.5	Agricultural/open space	1-4	4	10	Moderate
14	134-040-070	A-1	LDR	11.7	Agricultural/open space	1-4	4	47	Moderate
15	138-010-026	A-1	LDR	25.7	Agricultural/open space	1-4	4	103	Moderate
16	138-010-010	A-1	LDR	19.0	Agricultural/open space	1-4	4	76	Moderate
17	133-072-041	A-1	LDR	20.5	Vacant	1-4	4	82	Moderate
18	133-072-020	A-1	LDR	18.5	Agricultural/open space	1-4	4	74	Moderate
19	136-110-003	A-1	LDR	158.8	Agricultural/open space	1-4	4	635	Moderate
20	136-180-009	A-1	LDR	10.7	Agricultural/open space	1-4	4	43	Moderate
21	136-040-014	A-1, AE-20	LDR	37.3	Agricultural/open space	1-4	4	149	Moderate

Exeter Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
22	134-030-043	A-1, AE-20	LDR	9.6	Agricultural/open space	1-4	4	39	Moderate
23	134-010-051	A-1, AE-20	LDR	28.4	Agricultural/open space	1-4	4	114	Moderate
24	134-030-042	A-1, AE-20	LDR	18.1	Agricultural/open space	1-4	4	73	Moderate
25	136-120-017	A-1, AE-20	LDR	60.4	Agricultural/open space	1-4	4	242	Moderate
26	133-080-031	AE-10	LDR	32.7	Agricultural/open space	1-4	4	131	Moderate
27	134-010-050	AE-20	LDR	36.0	Agricultural/open space	1-4	4	144	Moderate
28	134-030-014	AE-20	LDR	4.6	Agricultural/open space	1-4	4	18	Moderate
29	138-010-081	AE-20	LDR	37.1	Agricultural/open space	1-4	4	148	Moderate
30	138-010-009	AE-20	LDR	19.1	Agricultural/open space	1-4	4	76	Moderate
<b>Single Family Subtotal</b>				<b>706.9</b>				<b>2828</b>	
31	134-040-043	M-1	LDR	1.1	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>1.1</b>					

**Figure A-38**  
**Exeter UDB Site Inventory Map**

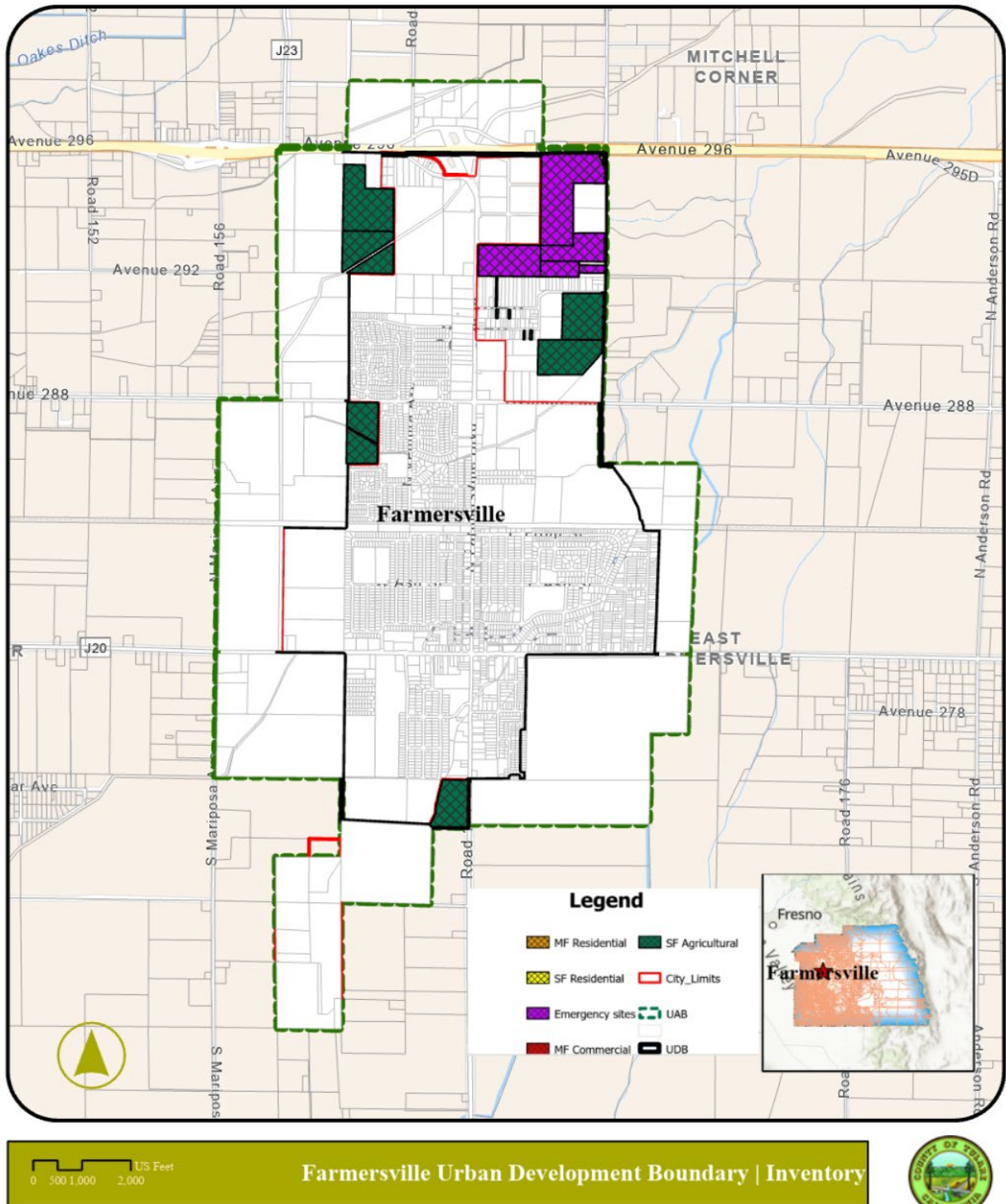




**Table A-38**  
**Farmersville UDB Site Inventory**

Farmersville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	130-030-017	A-1	LDR	14.4	Agricultural/open space	1-4	4	57	Moderate
2	111-203-016	A-1	LDR	0.2	Agricultural/open space	1-4	4	1	Moderate
3	111-202-012	A-1	LDR	0.2	Agricultural/open space	1-4	4	1	Moderate
4	111-201-007	A-1	LDR	0.5	Vacant	1-4	4	2	Moderate
5	111-203-021	A-1	LDR	0.1	Agricultural/open space	1-4	4	1	Moderate
6	111-203-024	A-1	LDR	18.8	Vacant	1-4	4	75	Moderate
7	111-290-003	A-1	LDR	20.0	Vacant	1-4	4	80	Moderate
8	111-202-008	A-1	LDR	0.2	Vacant	1-4	4	1	Moderate
9	128-030-036	A-1	LDR	18.4	Vacant	1-4	4	74	Moderate
10	111-190-037	A-1, C-3	LDR	19.2	Agricultural/open space	1-4	4	77	Moderate
11	128-260-010	AE-20	LDR	19.7	Agricultural/open space	1-4	4	79	Moderate
12	128-260-009	AE-20	LDR	26.2	Vacant	1-4	4	105	Moderate
13	111-190-014	AE-40	LDR	38.0	Agricultural/open space	1-4	4	152	Moderate
<b>Single Family Subtotal</b>				<b>175.9</b>				<b>704</b>	
14	111-190-022	C-3	C	13.9	Agricultural/open space	14-30	17	236	Lower
15	111-190-009	C-3	C	2.0	Agricultural/open space	14-30	17	34	Lower
16	111-190-019	C-3	C	6.0	Agricultural/open space	14-30	17	102	Lower
<b>Multi-Family Subtotal</b>				<b>21.8</b>				<b>371</b>	

**Figure A-39**  
**Farmersville UDB Site Inventory Map**





**Table A-39  
Kingsburg UDB Site Inventory**

No.	Kingsburg Urban Development Boundary								
	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	028-460-042	Anderson Village Specific Plan	MU	2.2	Agricultural/open space	1-30	17	37	Moderate
2	028-470-002	Anderson Village Specific Plan	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
3	028-470-022	Anderson Village Specific Plan	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
4	028-470-026	Anderson Village Specific Plan	MU	0.2	Agricultural/open space	1-30	17	3	Moderate
5	028-470-021	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
6	028-470-009	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
7	028-460-003	Anderson Village Specific Plan	MU	0.1	Vacant	1-30	17	2	Moderate
8	028-470-017	Anderson Village Specific Plan	MU	0.0	Vacant	1-30	17	0	Moderate
9	028-450-076	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
10	028-460-002	Anderson Village Specific Plan	MU	0.0	Vacant	1-30	17	0	Moderate
11	028-470-025	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
12	028-450-060	Anderson Village Specific Plan	MU	0.0	Vacant	1-30	17	0	Moderate
13	028-470-016	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
14	028-470-013	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
15	028-450-006	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
16	028-450-002	Anderson Village Specific Plan	MU	0.5	Vacant	1-30	17	8	Moderate
17	028-470-012	Anderson Village Specific	MU	0.2	Vacant	1-30	17	3	Moderate

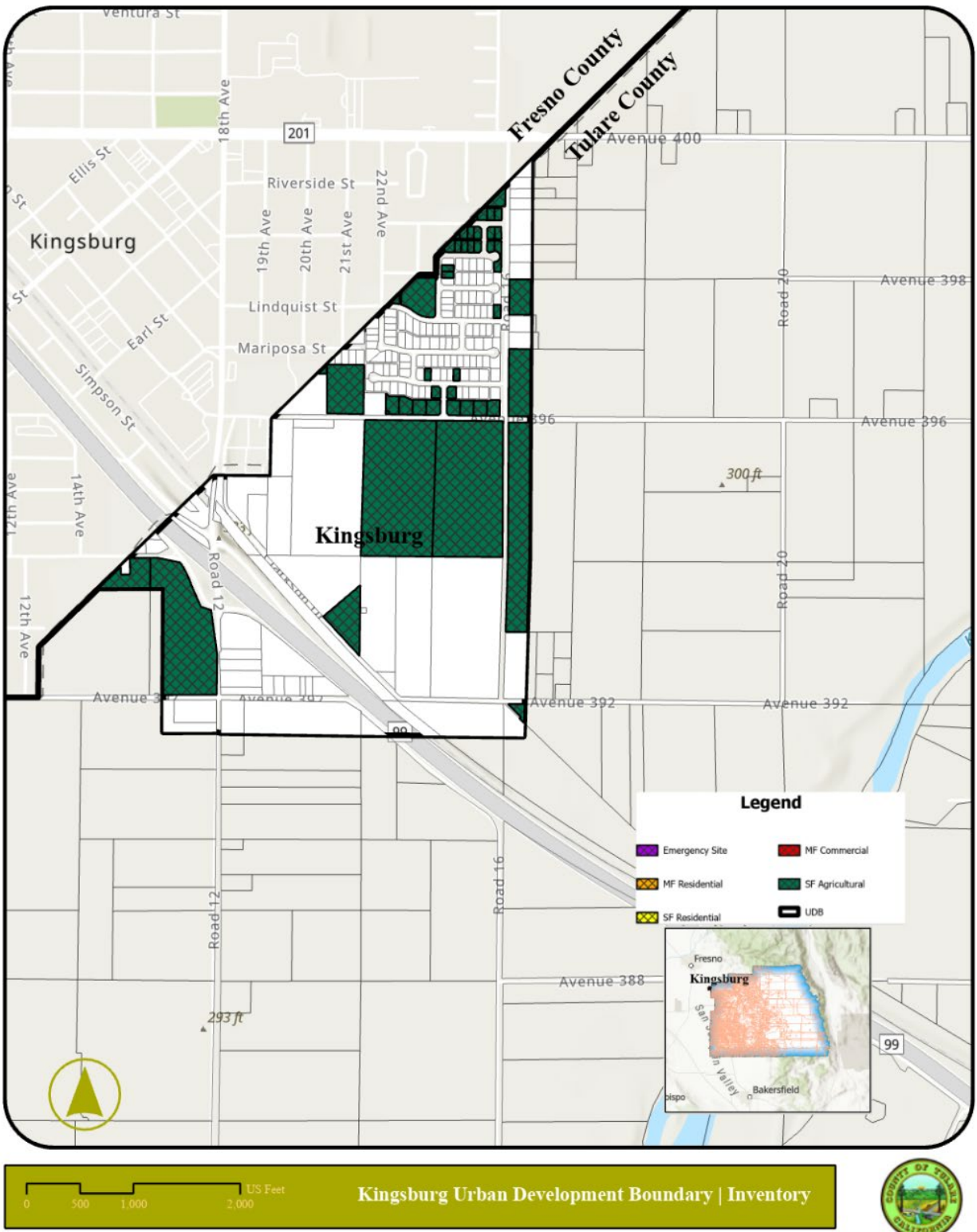
Appendix A. Sites Inventory

Kingsburg Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
		Plan							
18	028-470-010	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
19	028-450-059	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	4	Moderate
20	028-450-077	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
21	028-470-014	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
22	028-450-011	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
23	028-450-007	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	4	Moderate
24	028-450-003	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
25	028-450-005	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
26	028-470-023	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
27	028-470-018	Anderson Village Specific Plan	MU	0.0	Vacant	1-30	17	1	Moderate
28	028-460-036	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
29	028-450-004	Anderson Village Specific Plan	MU	0.4	Vacant	1-30	17	7	Moderate
30	028-140-018	Anderson Village Specific Plan	MU	3.6	Vacant	1-30	17	62	Moderate
31	028-470-001	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
32	028-470-024	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
33	028-470-019	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
34	028-450-001	Anderson Village Specific Plan	MU	0.5	Agricultural/open space	1-30	17	8	Moderate
35	028-470-011	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate

Appendix A. Sites Inventory

Kingsburg Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
36	028-470-027	Anderson Village Specific Plan	MU	0.0	Vacant	1-30	17	0	Moderate
37	028-470-020	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
38	028-470-015	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
39	028-450-015	Anderson Village Specific Plan	MU	0.2	Vacant	1-30	17	3	Moderate
<b>Single Family Subtotal</b>				<b>13.4</b>				<b>228</b>	
40	028-140-023	A-1	MU	0.1	Agricultural/open space	1-29	16	1	Lower
41	028-470-028	A-1	MU	0.4	Agricultural/open space	1-30	17	6	Lower
42	028-150-025	A-1	MU	2.6	Agricultural/open space	1-30	17	45	Lower
43	028-130-004	A-1	MU	19.6	Agricultural/open space	1-30	17	334	Lower
44	028-130-005	A-1	MU	18.7	Agricultural/open space	1-30	17	319	Lower
45	028-110-050	A-1, AE-20	MU	17.2	Vacant	1-30	17	292	Lower
46	028-110-016	A-1, AE-20	MU	18.3	Vacant	1-30	17	311	Lower
47	028-360-009	A-1, AE-20	MU	15.4	Agricultural/open space	1-30	17	262	Lower
48	028-360-010	A-1, AE-20	MU	22.4	Agricultural/open space	1-30	17	380	Lower
49	028-210-017	AE-20	MU	9.0	Agricultural/open space	1-30	17	154	Lower
50	028-120-001	AE-20	MU	28.0	Agricultural/open space	1-30	17	477	Lower
<b>Multi-Family Subtotal</b>				<b>151.8</b>				<b>2580</b>	

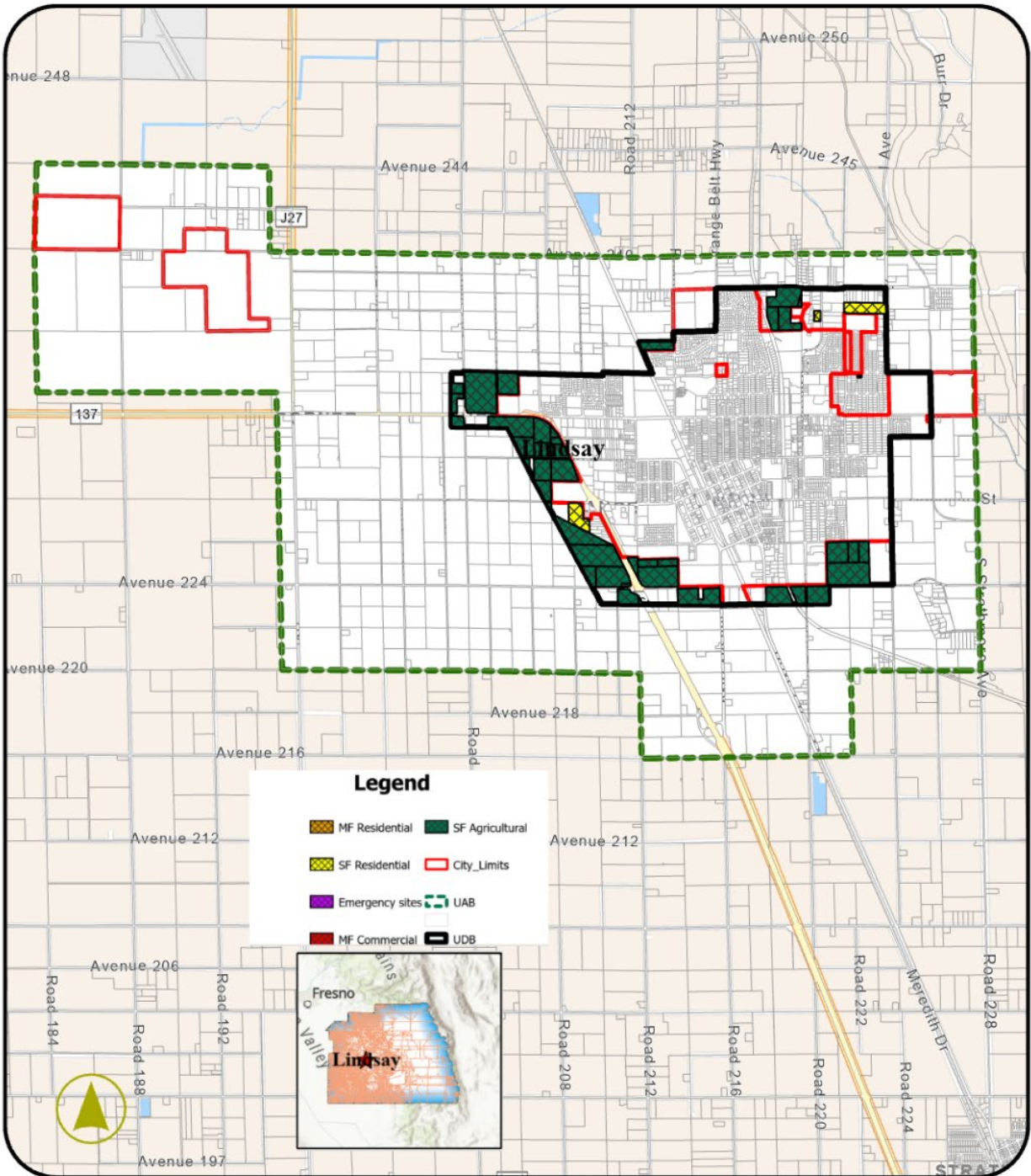
**Figure A-40**  
**Kingsburg UDB Site Inventory Map**



Lindsay Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	199-050-029	A-1	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
2	199-220-003	A-1	LDR	2.5	Agricultural/open space	1-4	4	10	Moderate
3	199-150-040	A-1	LDR	8.4	Agricultural/open space	1-4	4	34	Moderate
4	201-050-006	A-1	LDR	12.2	Agricultural/open space	1-4	4	49	Moderate
5	199-220-014	A-1	LDR	0.7	Agricultural/open space	1-4	4	3	Moderate
6	199-080-003	A-1	LDR	8.3	Agricultural/open space	1-4	4	33	Moderate
7	201-050-007	A-1	LDR	0.7	Agricultural/open space	1-4	4	3	Moderate
8	199-260-002	A-1	LDR	4.8	Vacant	1-4	4	19	Moderate
9	199-270-003	A-1	LDR	11.3	Agricultural/open space	1-4	4	45	Moderate
10	199-080-008	A-1	LDR	5.4	Vacant	1-4	4	22	Moderate
11	199-260-001	A-1	LDR	1.6	Agricultural/open space	1-4	4	6	Moderate
12	201-240-003	A-1	LDR	5.1	Agricultural/open space	1-4	4	20	Moderate
13	201-240-002	A-1	LDR	8.0	Vacant	1-4	4	32	Moderate
14	201-190-002	A-1	LDR	13.1	Vacant	1-4	4	52	Moderate
15	205-020-002	A-1	LDR	3.2	Agricultural/open space	1-4	4	13	Moderate
16	205-010-002	A-1	LDR	17.6	Agricultural/open space	1-4	4	70	Moderate
17	206-130-007	A-1	LDR	9.8	Agricultural/open space	1-4	4	39	Moderate
18	208-040-001	A-1	LDR	28.0	Agricultural/open space	1-4	4	112	Moderate
19	206-130-002	A-1	LDR	4.7	Agricultural/open space	1-4	4	19	Moderate
20	206-130-008	A-1	LDR	20.8	Agricultural/open space	1-4	4	83	Moderate
21	208-020-018	A-1	LDR	3.9	Agricultural/open space	1-4	4	15	Moderate
22	208-040-002	A-1	LDR	5.9	Agricultural/open space	1-4	4	24	Moderate
23	208-060-001	A-1	LDR	37.4	Agricultural/open space	1-4	4	150	Moderate
24	206-130-003	A-1	LDR	4.9	Agricultural/open space	1-4	4	20	Moderate
25	208-020-017	A-1	LDR	20.3	Agricultural/open space	1-4	4	81	Moderate

Lindsay Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
26	199-100-052	A-1	LDR	1.5	Agricultural/open space	1-4	4	6	Moderate
27	199-220-013	A-1	LDR	14.0	Agricultural/open space	1-4	4	56	Moderate
28	205-020-003	A-1	LDR	3.3	Agricultural/open space	1-4	4	13	Moderate
29	199-150-044	A-1	LDR	8.8	Agricultural/open space	1-4	4	35	Moderate
30	199-110-004	A-1	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
31	199-090-005	A-1, AE-20	LDR	9.5	Agricultural/open space	1-4	4	38	Moderate
32	199-220-005	A-1, AE-20	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
33	199-080-006	A-1, AE-20	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
34	199-090-007	A-1, AE-20	LDR	19.9	Agricultural/open space	1-4	4	79	Moderate
35	199-220-012	A-1, AE-20	LDR	31.0	Agricultural/open space	1-4	4	124	Moderate
36	199-210-052	A-1, AE-20	LDR	20.4	Agricultural/open space	1-4	4	82	Moderate
37	199-090-004	A-1, AE-20	LDR	8.2	Agricultural/open space	1-4	4	33	Moderate
38	199-080-002	A-1, AE-20	LDR	20.2	Agricultural/open space	1-4	4	81	Moderate
39	199-050-071	A-1, AE-20	LDR	28.2	Agricultural/open space	1-4	4	113	Moderate
40	199-310-010	A-1, AE-20	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
41	199-310-011	AE-10	LDR	7.0	Vacant	1-4	4	28	Moderate
42	199-010-057	AE-10	LDR	18.8	Agricultural/open space	1-4	4	75	Moderate
43	202-152-018	AE-10, C-1	LDR	0.2	Agricultural/open space	1-4	4	1	Moderate
44	202-030-027	AE-20	LDR	1.5	Vacant	1-4	4	6	Moderate
45	199-210-053	R-1	LDR	9.0	Vacant	1-4	4	36	Moderate
46	202-010-021	R-1-12.5	LDR	9.9	Agricultural/open space	1-4	4	40	Moderate
47	255-240-009	R-A	LDR	2.8	Agricultural/open space	1-4	4	11	Moderate
48	255-260-005	R-O-43	LDR	3.7	Vacant	1-4	4	15	Moderate
49	255-260-011	AE-20	LDR	2.3	Agricultural/open space	1-4	4	9	Moderate
Single Family Subtotal				501.8				2007	





Lindsay Urban Development Boundary | Inventory





**Table A-40  
Porterville UDB Site Inventory**

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	259-290-039	A-1	LDR	2.1	Vacant	1-4	4	8	Moderate
2	259-040-041	A-1, AE-20	LDR	39.3	Agricultural/open space	1-4	4	157	Moderate
3	259-030-011	A-1, AE-20	LDR	75.8	Agricultural/open space	1-4	4	303	Moderate
4	259-030-031	A-1, AE-20	LDR	66.6	Agricultural/open space	1-4	4	266	Moderate
5	259-150-001	A-1, AE-20	LDR	25.0	Vacant	1-4	4	100	Moderate
6	302-122-008	AE	LDR	9.9	Agricultural/open space	1-4	4	39	Moderate
7	302-122-010	AE	LDR	19.0	Agricultural/open space	1-4	4	76	Moderate
8	243-500-013	AE-10	LDR	9.6	Agricultural/open space	1-4	4	39	Moderate
9	243-500-011	AE-10	LDR	14.5	Agricultural/open space	1-4	4	58	Moderate
10	243-500-012	AE-10	LDR	10.1	Agricultural/open space	1-4	4	40	Moderate
11	302-122-002	AE-10	LDR	19.1	Agricultural/open space	1-4	4	76	Moderate
12	302-121-025	AE-10	LDR	17.0	Agricultural/open space	1-4	4	68	Moderate
13	302-121-024	AE-10	LDR	39.1	Agricultural/open space	1-4	4	156	Moderate
14	263-080-003	AE-10	LDR	10.7	Agricultural/open space	1-4	4	43	Moderate
15	240-070-020	AE-20	LDR	70.2	Agricultural/open space	1-4	4	281	Moderate
16	240-060-005	AE-20	LDR	78.6	Agricultural/open space	1-4	4	314	Moderate
17	240-040-024	AE-20	LDR	1.0	Vacant	1-4	4	4	Moderate
18	240-110-056	AE-20	LDR	20.2	Agricultural/open space	1-4	4	81	Moderate
19	240-110-053	AE-20	LDR	1.9	Vacant	1-4	4	8	Moderate
20	240-070-016	AE-20	LDR	28.5	Agricultural/open space	1-4	4	114	Moderate
21	243-150-003	AE-20	LDR	2.9	Vacant	1-4	4	11	Moderate
22	243-170-002	AE-20	LDR	16.0	Agricultural/open space	1-4	4	64	Moderate

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	243-430-021	AE-20	LDR	3.6	Vacant	1-4	4	15	Moderate
24	243-430-020	AE-20	LDR	7.6	Vacant	1-4	4	31	Moderate
25	243-170-012	AE-20	LDR	0.6	Vacant	1-4	4	3	Moderate
26	243-450-029	AE-20	LDR	21.2	Agricultural/open space	1-4	4	85	Moderate
27	245-020-027	AE-20	LDR	77.1	Agricultural/open space	1-4	4	308	Moderate
28	247-050-005	AE-20	LDR	6.7	Vacant	1-4	4	27	Moderate
29	247-040-036	AE-20	LDR	6.8	Vacant	1-4	4	27	Moderate
30	248-010-017	AE-20	LDR	9.2	Agricultural/open space	1-4	4	37	Moderate
31	248-060-005	AE-20	LDR	19.6	Agricultural/open space	1-4	4	78	Moderate
32	255-260-008	AE-20	LDR	9.4	Agricultural/open space	1-4	4	38	Moderate
33	255-240-003	AE-20	LDR	0.3	Vacant	1-4	4	1	Moderate
34	255-210-023	AE-20	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
35	259-020-006	AE-20	LDR	38.3	Vacant	1-4	4	153	Moderate
36	255-190-013	AE-20	LDR	39.7	Agricultural/open space	1-4	4	159	Moderate
37	255-240-005	AE-20	LDR	0.5	Vacant	1-4	4	2	Moderate
38	255-250-010	AE-20	LDR	4.1	Vacant	1-4	4	16	Moderate
39	259-050-056	AE-20	LDR	86.8	Agricultural/open space	1-4	4	347	Moderate
40	255-210-022	AE-20	LDR	9.6	Agricultural/open space	1-4	4	39	Moderate
41	255-240-015	AE-20	LDR	2.6	Vacant	1-4	4	11	Moderate
42	255-240-013	AE-20	LDR	3.1	Vacant	1-4	4	12	Moderate
43	255-190-019	AE-20	LDR	99.7	Agricultural/open space	1-4	4	399	Moderate
44	255-180-004	AE-20	LDR	19.3	Agricultural/open space	1-4	4	77	Moderate
45	255-240-014	AE-20	LDR	1.5	Vacant	1-4	4	6	Moderate
46	259-270-004	AE-20	LDR	28.7	Agricultural/open space	1-4	4	115	Moderate

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
47	261-300-014	AE-20	LDR	10.1	Agricultural/open space	1-4	4	40	Moderate
48	263-140-006	AE-20	LDR	0.6	Vacant	1-4	4	3	Moderate
49	268-110-009	AE-20	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
50	268-110-007	AE-20	LDR	39.4	Agricultural/open space	1-4	4	158	Moderate
51	268-120-019	AE-20	LDR	36.4	Agricultural/open space	1-4	4	145	Moderate
52	268-120-002	AE-20	LDR	40.1	Agricultural/open space	1-4	4	160	Moderate
53	268-120-033	AE-20	LDR	65.8	Agricultural/open space	1-4	4	263	Moderate
54	268-130-002	AE-20	LDR	39.6	Agricultural/open space	1-4	4	158	Moderate
55	268-130-010	AE-20	LDR	34.0	Agricultural/open space	1-4	4	136	Moderate
56	268-110-008	AE-20	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
57	268-010-004	AE-20	LDR	114.7	Agricultural/open space	1-4	4	459	Moderate
58	268-130-031	AE-20	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
59	268-110-031	AE-20	LDR	19.9	Agricultural/open space	1-4	4	80	Moderate
60	268-110-010	AE-20	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
61	268-110-032	AE-20	LDR	58.8	Agricultural/open space	1-4	4	235	Moderate
62	268-110-029	AE-20	LDR	17.5	Agricultural/open space	1-4	4	70	Moderate
63	268-130-030	AE-20	LDR	4.9	Agricultural/open space	1-4	4	20	Moderate
64	268-120-031	AE-20	LDR	36.9	Agricultural/open space	1-4	4	148	Moderate
65	268-130-032	AE-20	LDR	4.9	Agricultural/open space	1-4	4	20	Moderate
66	268-130-022	AE-20	LDR	35.3	Agricultural/open space	1-4	4	141	Moderate
67	268-130-012	AE-20	LDR	9.9	Agricultural/open space	1-4	4	40	Moderate
68	268-130-015	AE-20	LDR	18.7	Agricultural/open space	1-4	4	75	Moderate
69	271-060-025	AE-20	LDR	60.2	Vacant	1-4	4	241	Moderate
70	270-030-002	AE-20	LDR	38.1	Agricultural/open space	1-4	4	152	Moderate

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
71	271-090-007	AE-20	LDR	37.6	Agricultural/open space	1-4	4	150	Moderate
72	302-490-009	AE-20	LDR	78.5	Agricultural/open space	1-4	4	314	Moderate
73	302-320-033	AE-20	LDR	54.6	Agricultural/open space	1-4	4	218	Moderate
74	302-320-039	AE-20	LDR	5.1	Vacant	1-4	4	20	Moderate
75	302-490-007	AE-20	LDR	0.9	Vacant	1-4	4	4	Moderate
76	302-110-005	AE-20	LDR	76.2	Agricultural/open space	1-4	4	305	Moderate
77	302-110-032	AE-20	LDR	37.4	Agricultural/open space	1-4	4	150	Moderate
78	302-490-002	AE-20	LDR	39.7	Agricultural/open space	1-4	4	159	Moderate
79	302-080-072	AE-20	LDR	60.3	Agricultural/open space	1-4	4	241	Moderate
80	302-080-080	AE-20	LDR	75.7	Agricultural/open space	1-4	4	303	Moderate
81	302-320-041	AE-20	LDR	18.4	Agricultural/open space	1-4	4	74	Moderate
82	302-320-042	AE-20	LDR	35.2	Agricultural/open space	1-4	4	141	Moderate
83	268-130-011	AE-20	LDR	19.1	Agricultural/open space	1-4	4	76	Moderate
84	255-190-021	AE-20	LDR	77.2	Agricultural/open space	1-4	4	309	Moderate
85	268-110-030	AE-20	LDR	19.9	Agricultural/open space	1-4	4	80	Moderate
86	302-490-003	AE-20	LDR	37.0	Agricultural/open space	1-4	4	148	Moderate
87	302-490-014	AE-20	LDR	9.9	Agricultural/open space	1-4	4	40	Moderate
88	247-040-002	AE-20	LDR	7.4	Vacant	1-4	4	30	Moderate
89	268-110-028	AE-20	LDR	10.4	Agricultural/open space	1-4	4	42	Moderate
90	302-490-008	AE-20	LDR	39.0	Agricultural/open space	1-4	4	156	Moderate
91	253-080-028	AE-20	LDR	12.7	Agricultural/open space	1-4	4	51	Moderate
92	243-160-003	AE-20	LDR	19.6	Agricultural/open space	1-4	4	78	Moderate
93	302-490-018	AE-20	LDR	34.9	Agricultural/open space	1-4	4	140	Moderate
94	302-320-037	AE-20	LDR	79.0	Agricultural/open space	1-4	4	316	Moderate

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
95	302-320-032	AE-20	LDR	17.7	Agricultural/open space	1-4	4	71	Moderate
96	268-130-040	AE-20	LDR	23.4	Agricultural/open space	1-4	4	94	Moderate
97	247-040-026	AE-20	LDR	15.9	Agricultural/open space	1-4	4	64	Moderate
98	255-170-016	AE-20, AF	LDR	28.8	Agricultural/open space	1-4	4	115	Moderate
99	263-200-008	AE-20, R-A-M, Z	LDR	10.0	Vacant	1-4	4	40	Moderate
100	263-210-002	AE-20, Z	LDR	5.1	Vacant	1-4	4	21	Moderate
101	270-040-014	PD-R-A-217	LMDR	4.5	Agricultural/open space	1-8	4	18	Moderate
102	271-010-005	PD-R-A-217	LMDR	2.8	Vacant	1-8	4	11	Moderate
103	270-040-026	PD-R-A-217	LMDR	4.9	Vacant	1-8	4	20	Moderate
104	247-040-020	R-1	LMDR	0.5	Vacant	1-8	4	2	Moderate
105	268-040-019	R-1	LMDR	0.3	Agricultural/open space	1-8	4	1	Moderate
106	268-021-031	R-1	LMDR	0.6	Vacant	1-8	4	2	Moderate
107	268-060-020	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
108	268-021-018	R-1	LMDR	0.2	Vacant	1-8	4	1	Moderate
109	270-130-036	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
110	270-130-045	R-1	LMDR	1.2	Vacant	1-8	4	5	Moderate
111	270-130-035	R-1	LMDR	0.4	Vacant	1-8	4	2	Moderate
112	270-130-042	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
113	270-130-041	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
114	270-130-044	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
115	270-130-039	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
116	270-130-043	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
117	270-130-040	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
118	270-130-037	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate

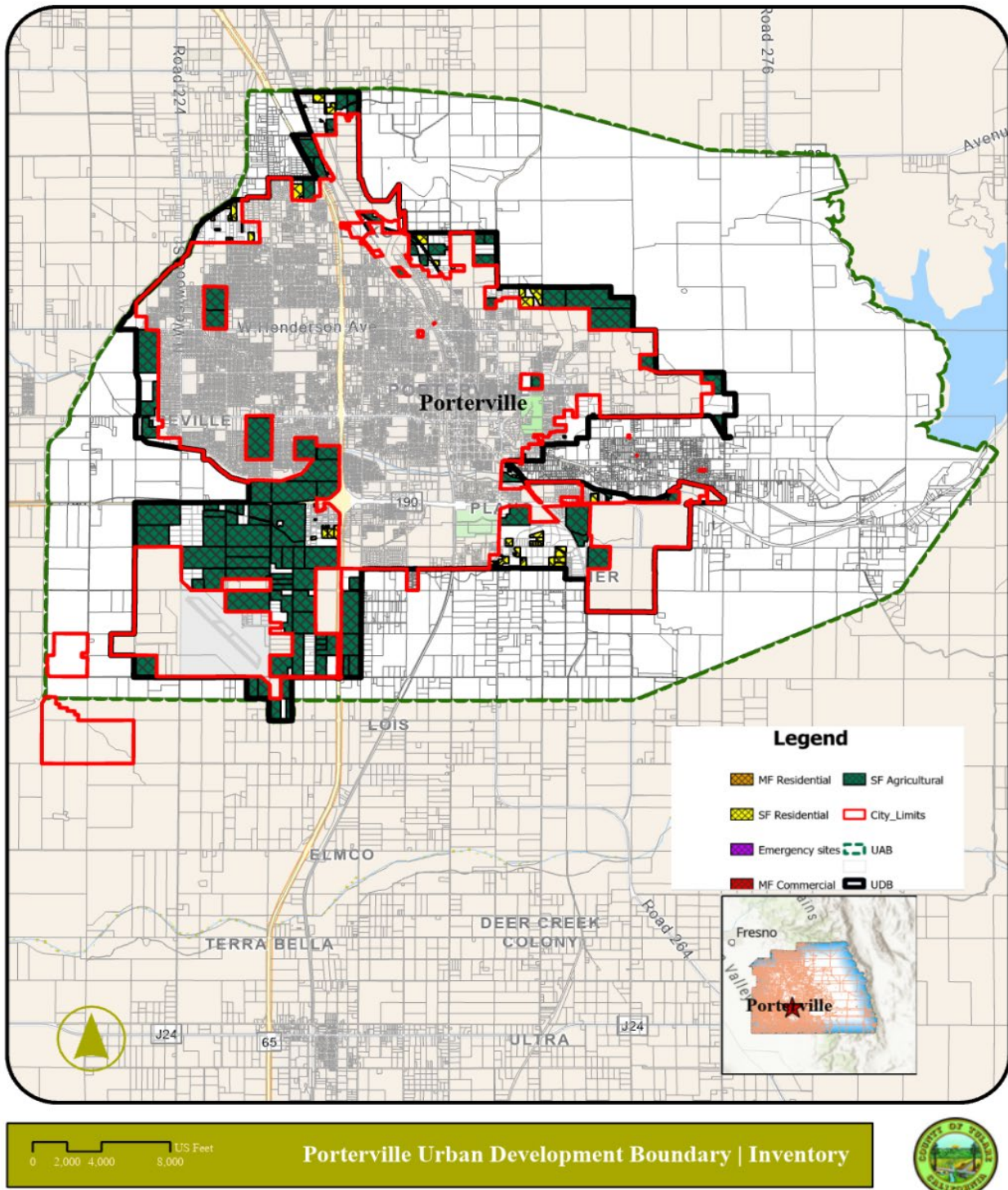
Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
119	270-130-038	R-1	LMDR	0.3	Vacant	1-8	4	1	Moderate
120	243-160-012	R-1-20	LMDR	13.9	Agricultural/open space	1-8	4	55	Moderate
121	268-040-022	R-1-217	LMDR	4.7	Agricultural/open space	1-8	4	19	Moderate
122	268-040-017	R-1-217	LMDR	5.0	Agricultural/open space	1-8	4	20	Moderate
123	268-040-026	R-1-217	LMDR	5.5	Vacant	1-8	4	22	Moderate
124	268-030-030	R-1-217	LMDR	1.3	Vacant	1-8	4	5	Moderate
125	243-430-016	R-1-217	LMDR	0.5	Vacant	1-8	4	2	Moderate
126	262-150-008	R-2	LMDR	0.1	Vacant	1-8	4	0	Moderate
127	262-150-014	R-2	LMDR	0.8	Vacant	1-8	4	3	Moderate
128	262-150-009	R-2	MDR	0.0	Vacant	4-14	9	0	Moderate
129	262-150-012	R-2	MDR	0.6	Vacant	4-14	9	6	Moderate
130	243-500-001	R-A-100	MDR	9.5	Agricultural/open space	4-14	9	86	Moderate
131	243-500-016	R-A-100	MDR	1.5	Vacant	4-14	9	14	Moderate
132	243-460-017	R-A-100	LMDR	0.1	Agricultural/open space	1-8	4	0	Moderate
133	243-460-020	R-A-100	LMDR	0.2	Vacant	1-8	4	1	Moderate
134	243-500-010	R-A-100	LMDR	6.5	Agricultural/open space	1-8	4	26	Moderate
135	270-040-035	R-A-20	LMDR	1.4	Vacant	1-8	4	6	Moderate
136	270-040-034	R-A-20	LMDR	1.0	Vacant	1-8	4	4	Moderate
137	270-040-033	R-A-20	LMDR	1.0	Vacant	1-8	4	4	Moderate
138	270-040-037	R-A-20	LMDR	1.9	Vacant	1-8	4	8	Moderate
139	270-040-032	R-A-20	LMDR	1.0	Vacant	1-8	4	4	Moderate
140	270-040-031	R-A-20	LMDR	1.0	Vacant	1-8	4	4	Moderate
141	247-040-033	R-A-217	LMDR	2.1	Vacant	1-8	4	9	Moderate
142	248-070-037	R-A-217	LMDR	12.6	Vacant	1-8	4	51	Moderate

Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
143	248-070-038	R-A-217	LMDR	1.0	Vacant	1-8	4	4	Moderate
144	248-070-048	R-A-217	LMDR	0.4	Vacant	1-8	4	2	Moderate
145	248-070-004	R-A-217	LMDR	11.8	Agricultural/open space	1-8	4	47	Moderate
146	248-070-034	R-A-217	LMDR	5.0	Vacant	1-8	4	20	Moderate
147	248-060-026	R-A-217	LMDR	1.0	Vacant	1-8	4	4	Moderate
148	254-050-052	R-A-217	LMDR	0.7	Vacant	1-8	4	3	Moderate
149	255-220-016	R-A-217	LMDR	7.7	Agricultural/open space	1-8	4	31	Moderate
150	271-010-015	R-A-217	LMDR	5.1	Vacant	1-8	4	20	Moderate
151	270-060-001	R-A-217	LMDR	0.5	Vacant	1-8	4	2	Moderate
152	270-080-002	R-A-217	LMDR	4.5	Vacant	1-8	4	18	Moderate
153	271-010-016	R-A-217	LMDR	5.1	Vacant	1-8	4	20	Moderate
154	271-010-014	R-A-217	LMDR	5.0	Vacant	1-8	4	20	Moderate
155	270-060-031	R-A-217	LMDR	3.8	Vacant	1-8	4	15	Moderate
156	271-010-012	R-A-217	LMDR	5.3	Agricultural/open space	1-8	4	21	Moderate
157	270-080-001	R-A-217	LMDR	0.5	Vacant	1-8	4	2	Moderate
158	270-060-016	R-A-217	LMDR	0.4	Vacant	1-8	4	2	Moderate
159	270-070-012	R-A-217	LMDR	5.5	Vacant	1-8	4	22	Moderate
160	243-310-078	R-A-43	LMDR	1.1	Vacant	1-8	4	4	Moderate
161	243-300-060	R-A-43	LMDR	0.9	Vacant	1-8	4	3	Moderate
162	243-300-017	R-A-43	LMDR	0.9	Vacant	1-8	4	4	Moderate
163	243-310-077	R-A-43	LMDR	1.3	Vacant	1-8	4	5	Moderate
164	243-310-010	R-A-43	LMDR	9.0	Vacant	1-8	4	36	Moderate
165	243-320-016	R-A-43	LMDR	2.0	Vacant	1-8	4	8	Moderate
166	243-300-059	R-A-43	LMDR	0.8	Vacant	1-8	4	3	Moderate



Porterville Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
167	243-310-079	R-A-43	LMDR	1.2	Vacant	1-8	4	5	Moderate
168	243-300-024	R-A-43	LMDR	4.7	Vacant	1-8	4	19	Moderate
169	243-300-061	R-A-43	LMDR	0.9	Vacant	1-8	4	3	Moderate
170	243-330-020	R-A-43	LMDR	0.7	Vacant	1-8	4	3	Moderate
Single Family Subtotal				2966.9				11926	
171	261-015-007	R-A-M	LMDR	0.5	Vacant	1-8	4	2	Lower
172	261-012-024	R-A-M	LMDR	0.6	Vacant	1-8	4	2	Lower
173	261-232-001	R-A-M	LMDR	1.0	Vacant	1-8	4	4	Lower
174	261-300-010	R-A-M	LMDR	0.9	Vacant	1-8	4	4	Lower
175	262-033-015	R-A-M	LMDR	0.5	Vacant	1-8	4	2	Lower
176	262-150-001	R-A-M	LMDR	5.0	Vacant	1-8	4	20	Lower
177	261-015-005	R-A-M	LMDR	0.4	Vacant	1-8	4	1	Lower
Multi-Family Subtotal				8.8				35	
178	261-252-002	M-1	LMDR	1.4	Vacant				Emergency Shelter
Emergency Shelter Subtotal				1.4					

**Figure A- 41**  
**Porterville UDB Site Inventory Map**



**Table A-41**  
**Tulare UDB Site Inventory**

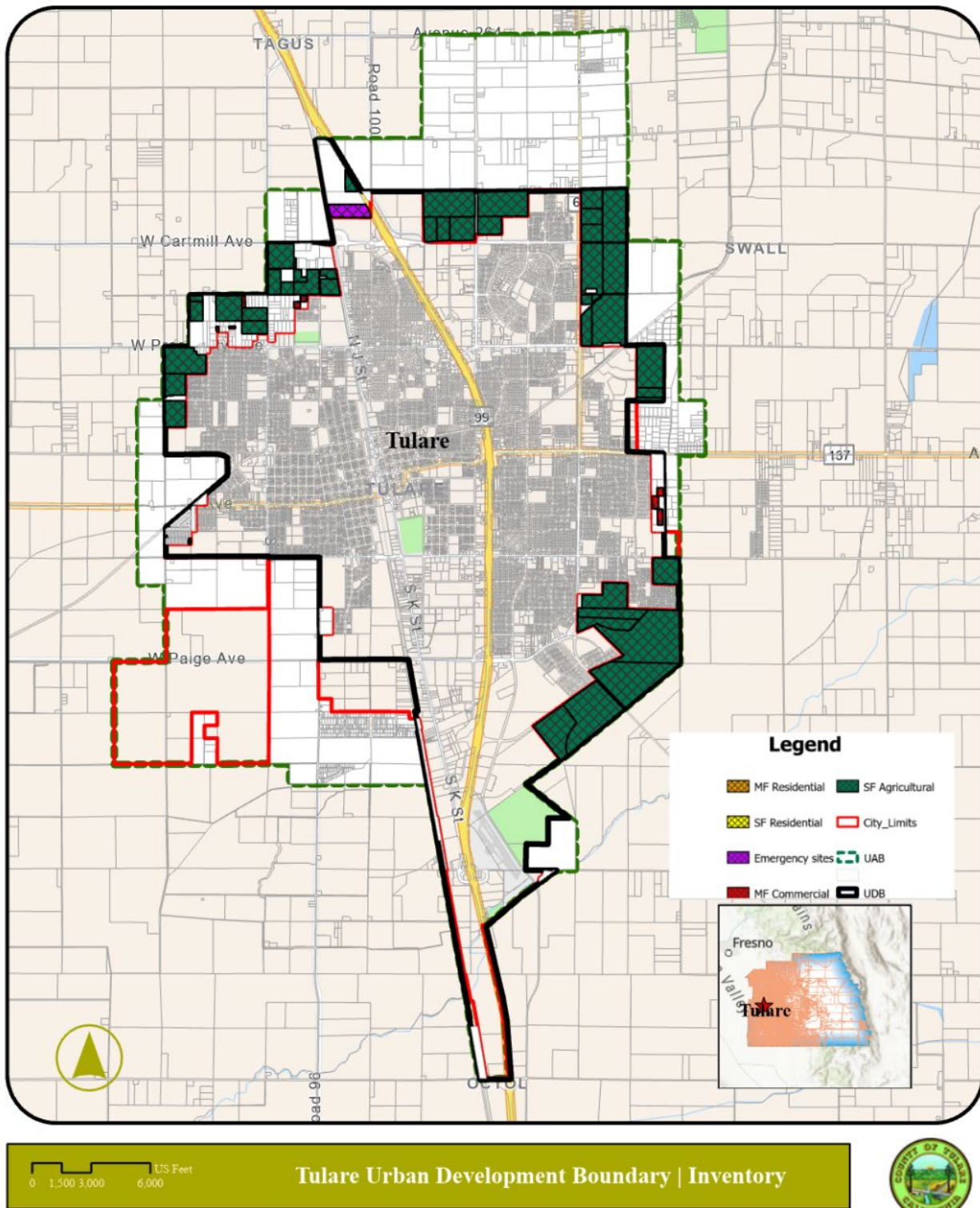
Tulare Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	149-230-027	AE-20	LDR	35.3	Agricultural/open space	1-4	4	141	Moderate
2	149-230-025	AE-20	LDR	19.1	Agricultural/open space	1-4	4	76	Moderate
3	149-060-019	AE-20	LDR	25.6	Agricultural/open space	1-4	4	102	Moderate
4	149-090-008	AE-20	LDR	8.5	Agricultural/open space	1-4	4	34	Moderate
5	149-060-020	AE-20	LDR	74.2	Agricultural/open space	1-4	4	297	Moderate
6	149-230-013	AE-20	LDR	78.3	Agricultural/open space	1-4	4	313	Moderate
7	150-020-013	AE-20	LDR	19.8	Agricultural/open space	1-4	4	79	Moderate
8	150-170-057	AE-20	LDR	28.6	Agricultural/open space	1-4	4	115	Moderate
9	150-180-002	AE-20	LDR	68.6	Agricultural/open space	1-4	4	274	Moderate
10	150-170-044	AE-20	LDR	97.1	Agricultural/open space	1-4	4	388	Moderate
11	150-020-012	AE-20	LDR	23.4	Agricultural/open space	1-4	4	94	Moderate
12	150-180-014	AE-20	LDR	62.0	Agricultural/open space	1-4	4	248	Moderate
13	164-030-017	AE-20	LDR	1.5	Vacant	1-4	4	6	Moderate
14	164-050-012	AE-20	LDR	17.7	Agricultural/open space	1-4	4	71	Moderate
15	164-050-020	AE-20	LDR	8.4	Agricultural/open space	1-4	4	34	Moderate
16	164-170-001	AE-20	LDR	39.4	Agricultural/open space	1-4	4	158	Moderate
17	164-170-007	AE-20	LDR	19.3	Agricultural/open space	1-4	4	77	Moderate
18	164-020-006	AE-20	LDR	9.7	Agricultural/open space	1-4	4	39	Moderate
19	164-030-001	AE-20	LDR	38.0	Agricultural/open space	1-4	4	152	Moderate
20	164-020-001	AE-20	LDR	18.8	Agricultural/open space	1-4	4	75	Moderate
21	168-020-001	AE-20	LDR	31.4	Agricultural/open space	1-4	4	126	Moderate
22	172-010-021	AE-20	LDR	96.7	Agricultural/open space	1-4	4	387	Moderate

Tulare Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	172-010-005	AE-20	LDR	19.7	Agricultural/open space	1-4	4	79	Moderate
24	172-080-001	AE-20	LDR	20.6	Vacant	1-4	4	82	Moderate
25	184-110-023	AE-20	LDR	53.1	Agricultural/open space	1-4	4	212	Moderate
26	184-110-027	AE-20	LDR	39.2	Agricultural/open space	1-4	4	157	Moderate
27	149-230-026	AE-20	LDR	18.5	Agricultural/open space	1-4	4	74	Moderate
28	164-150-018	AE-20	LDR	19.7	Agricultural/open space	1-4	4	79	Moderate
29	164-020-007	AE-20	LDR	28.0	Agricultural/open space	1-4	4	112	Moderate
30	164-020-013	AE-20	LDR	7.3	Agricultural/open space	1-4	4	29	Moderate
31	150-020-016	AE-20	LDR	22.2	Agricultural/open space	1-4	4	89	Moderate
32	184-100-002	AE-20, AE-40	LDR	180.6	Agricultural/open space	1-4	4	722	Moderate
33	184-100-004	AE-20, AE-40	LDR	38.4	Agricultural/open space	1-4	4	154	Moderate
34	191-130-032	AE-20, AE-40	LDR	263.7	Agricultural/open space	1-4	4	1055	Moderate
35	191-130-015	AE-20, AE-40	LDR	205.6	Agricultural/open space	1-4	4	823	Moderate
36	184-100-005	AE-20, AE-40	LDR	35.1	Agricultural/open space	1-4	4	140	Moderate
37	150-020-015	AE-40	LDR	73.5	Agricultural/open space	1-4	4	294	Moderate
38	168-010-037	AE-40	LDR	26.2	Agricultural/open space	1-4	4	105	Moderate
39	164-190-005	AE-40	LDR	15.1	Agricultural/open space	1-4	4	60	Moderate
40	168-010-001	AE-40	LDR	58.9	Agricultural/open space	1-4	4	236	Moderate
41	168-430-012	AE-40	LDR	0.2	Vacant	1-4	4	1	Moderate
42	191-130-035	AE-40	LDR	70.0	Agricultural/open space	1-4	4	280	Moderate
43	164-190-004	AE-40	LDR	4.4	Agricultural/open space	1-4	4	17	Moderate
44	150-170-049	R-A-100	LDR	1.8	Vacant	1-4	4	7	Moderate
45	164-170-011	R-A-100	LDR	2.4	Vacant	1-4	4	9	Moderate

Tulare Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
46	164-210-028	R-A-100	LDR	2.5	Agricultural/open space	1-4	4	10	Moderate
47	164-210-026	R-A-100	LDR	2.4	Agricultural/open space	1-4	4	9	Moderate
48	172-030-027	R-A-217	LDR	5.3	Agricultural/open space	1-4	4	21	Moderate
49	172-040-040	R-A-217	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
50	172-030-020	R-A-217	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
51	164-150-041	R-A-43	LDR	1.0	Vacant	1-4	4	4	Moderate
52	164-150-032	R-A-43	LDR	0.9	Vacant	1-4	4	3	Moderate
<b>Single Family Subtotal</b>				<b>2047.4</b>				<b>8190</b>	
53	168-102-019	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
54	168-101-024	R-A-M	LDR	0.1	Vacant	1-4	4	1	Lower
55	168-102-018	R-A-M	LDR	0.4	Vacant	1-4	4	2	Lower
<b>Multi-Family Subtotal</b>				<b>1.0</b>				<b>4</b>	
56	149-080-010	M-1	LDR	30.2	Agricultural/open space				Emergency Shelter
<b>Emergency Shelter Subtotal</b>				<b>30.2</b>					



**Figure A-42**  
**Tulare UDB Site Inventory Map**



**Table A-42  
Visalia UDB Site Inventory**

Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	126-080-020	AE-20	LDR	19.3	Agricultural/open space	1-4	4	77	Moderate
2	126-090-015	AE-20	LDR	15.6	Agricultural/open space	1-4	4	62	Moderate
3	126-090-014	AE-20	LDR	67.1	Agricultural/open space	1-4	4	269	Moderate
4	126-130-024	AE-20	LDR	20.1	Agricultural/open space	1-4	4	81	Moderate
5	126-140-011	AE-20	LDR	70.5	Agricultural/open space	1-4	4	282	Moderate
6	126-140-012	AE-20	LDR	41.6	Agricultural/open space	1-4	4	166	Moderate
7	126-090-020	AE-20	LDR	0.7	Agricultural/open space	1-4	4	3	Moderate
8	126-230-022	AE-20	LDR	18.7	Agricultural/open space	1-4	4	75	Moderate
9	126-090-010	AE-20	LDR	20.3	Agricultural/open space	1-4	4	81	Moderate
10	126-140-013	AE-20	LDR	29.9	Agricultural/open space	1-4	4	120	Moderate
11	126-090-009	AE-20	LDR	20.4	Agricultural/open space	1-4	4	82	Moderate
12	126-230-040	AE-20	LDR	3.0	Agricultural/open space	1-4	4	12	Moderate
13	126-090-006	AE-20	LDR	6.9	Agricultural/open space	1-4	4	27	Moderate
14	127-010-004	AE-20	LDR	19.3	Agricultural/open space	1-4	4	77	Moderate
15	127-130-009	AE-20	LDR	0.4	Vacant	1-4	4	2	Moderate
16	127-130-008	AE-20	LDR	38.5	Agricultural/open space	1-4	4	154	Moderate
17	127-210-016	AE-20	LDR	38.8	Agricultural/open space	1-4	4	155	Moderate
18	127-130-007	AE-20	LDR	39.5	Agricultural/open space	1-4	4	158	Moderate
19	127-130-035	AE-20	LDR	18.8	Agricultural/open space	1-4	4	75	Moderate
20	127-130-036	AE-20	LDR	19.2	Agricultural/open space	1-4	4	77	Moderate
21	127-130-002	AE-20	LDR	72.3	Agricultural/open space	1-4	4	289	Moderate
22	126-140-014	AE-20	LDR	38.0	Agricultural/open space	1-4	4	152	Moderate



Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	126-080-059	AE-20	LDR	58.2	Vacant	1-4	4	233	Moderate
24	126-090-011	AE-20	LDR	9.6	Agricultural/open space	1-4	4	38	Moderate
25	126-140-003	AE-20	LDR	71.6	Agricultural/open space	1-4	4	286	Moderate
26	127-130-051	AE-20	LDR	36.8	Agricultural/open space	1-4	4	147	Moderate
27	126-140-010	AE-20	LDR	35.5	Agricultural/open space	1-4	4	142	Moderate
28	073-100-003	AE-20	LDR	42.1	Agricultural/open space	1-4	4	168	Moderate
29	077-190-008	AE-20	LDR	23.3	Agricultural/open space	1-4	4	93	Moderate
30	077-060-014	AE-20	LDR	14.7	Agricultural/open space	1-4	4	59	Moderate
31	078-010-025	AE-20	LDR	18.5	Agricultural/open space	1-4	4	74	Moderate
32	081-020-001	AE-20	LDR	40.1	Agricultural/open space	1-4	4	160	Moderate
33	081-040-030	AE-20	LDR	28.3	Agricultural/open space	1-4	4	113	Moderate
34	081-030-079	AE-20	LDR	18.7	Agricultural/open space	1-4	4	75	Moderate
35	081-050-034	AE-20	LDR	1.9	Agricultural/open space	1-4	4	8	Moderate
36	081-040-001	AE-20	LDR	80.4	Agricultural/open space	1-4	4	322	Moderate
37	081-050-035	AE-20	LDR	142.8	Agricultural/open space	1-4	4	571	Moderate
38	081-040-032	AE-20	LDR	29.0	Agricultural/open space	1-4	4	116	Moderate
39	081-040-005	AE-20	LDR	9.8	Agricultural/open space	1-4	4	39	Moderate
40	081-071-042	AE-20	LDR	7.1	Agricultural/open space	1-4	4	28	Moderate
41	081-071-020	AE-20	LDR	33.5	Agricultural/open space	1-4	4	134	Moderate
42	081-040-031	AE-20	LDR	52.5	Agricultural/open space	1-4	4	210	Moderate
43	081-060-018	AE-20	LDR	229.9	Agricultural/open space	1-4	4	920	Moderate
44	087-010-041	AE-20	LDR	9.8	Vacant	1-4	4	39	Moderate
45	087-010-008	AE-20	LDR	39.4	Agricultural/open space	1-4	4	158	Moderate
46	087-010-042	AE-20	LDR	9.8	Vacant	1-4	4	39	Moderate
47	087-010-005	AE-20	LDR	19.7	Vacant	1-4	4	79	Moderate

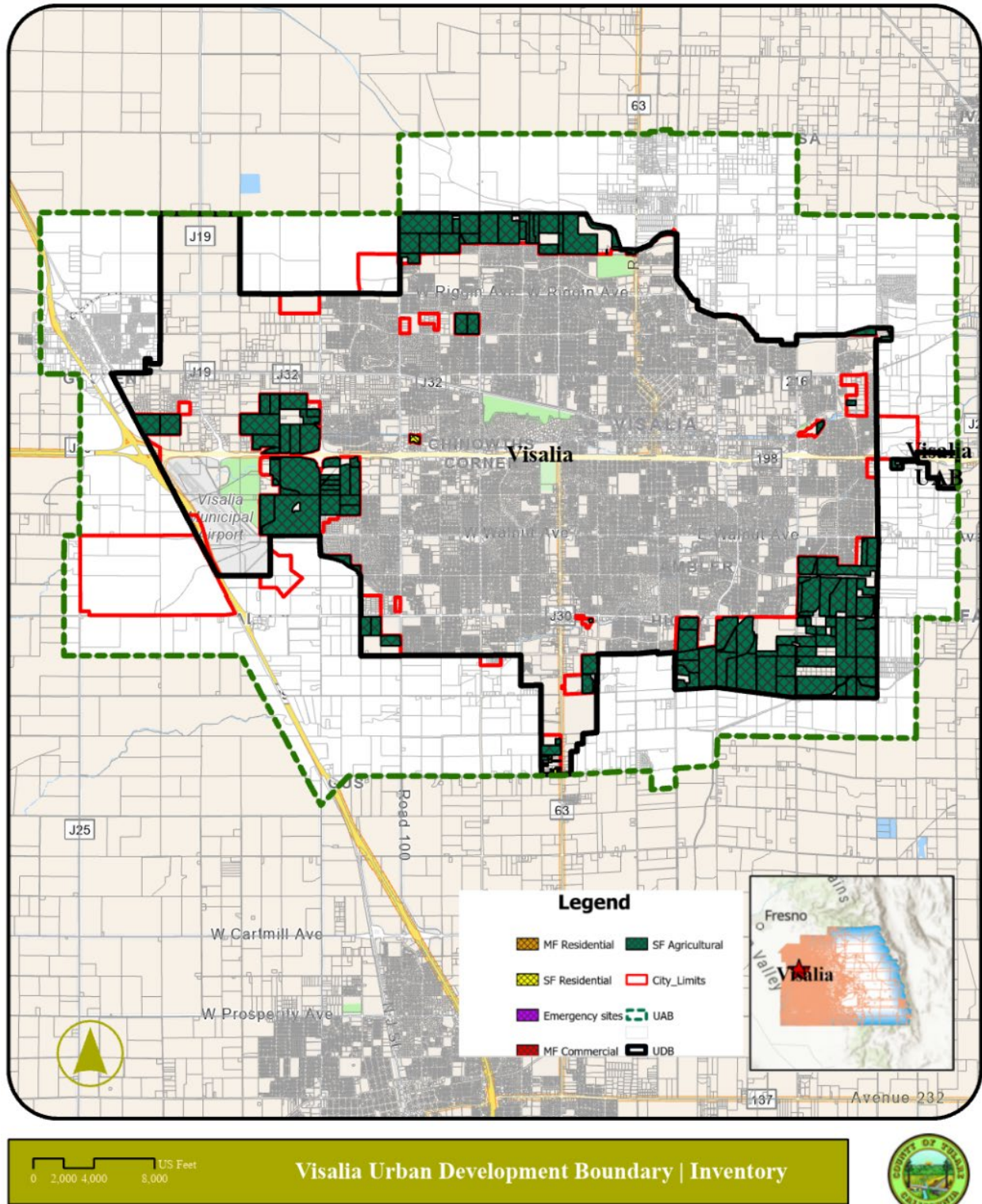
Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
48	087-010-038	AE-20	LDR	27.2	Vacant	1-4	4	109	Moderate
49	087-010-039	AE-20	LDR	9.9	Vacant	1-4	4	40	Moderate
50	087-010-075	AE-20	LDR	30.1	Vacant	1-4	4	120	Moderate
51	087-010-071	AE-20	LDR	7.9	Vacant	1-4	4	32	Moderate
52	087-010-073	AE-20	LDR	14.0	Agricultural/open space	1-4	4	56	Moderate
53	119-100-024	AE-20	LDR	18.8	Agricultural/open space	1-4	4	75	Moderate
54	119-100-025	AE-20	LDR	18.8	Agricultural/open space	1-4	4	75	Moderate
55	087-010-040	AE-20	LDR	9.9	Vacant	1-4	4	40	Moderate
56	081-050-006	AE-20	LDR	22.3	Agricultural/open space	1-4	4	89	Moderate
57	081-040-029	AE-20	LDR	16.3	Agricultural/open space	1-4	4	65	Moderate
58	081-030-080	AE-20	LDR	40.5	Agricultural/open space	1-4	4	162	Moderate
59	077-190-007	AE-20	LDR	23.7	Agricultural/open space	1-4	4	95	Moderate
60	119-022-041	AE-20	LDR	69.1	Agricultural/open space	1-4	4	276	Moderate
61	081-030-074	AE-20	LDR	19.9	Agricultural/open space	1-4	4	80	Moderate
62	087-010-006	AE-20	LDR	19.7	Agricultural/open space	1-4	4	79	Moderate
63	078-110-006	AE-20	LDR	1.0	Vacant	1-4	4	4	Moderate
64	078-110-021	AE-20	LDR	9.5	Vacant	1-4	4	38	Moderate
65	078-330-006	AE-20	LDR	0.4	Vacant	1-4	4	1	Moderate
66	079-320-014	AE-20	LDR	19.0	Vacant	1-4	4	76	Moderate
67	101-070-005	AE-20	LDR	35.0	Agricultural/open space	1-4	4	140	Moderate
68	101-100-012	AE-20	LDR	8.6	Agricultural/open space	1-4	4	35	Moderate
69	101-080-008	AE-20	LDR	12.7	Agricultural/open space	1-4	4	51	Moderate
70	103-010-004	AE-20	LDR	157.0	Agricultural/open space	1-4	4	628	Moderate
71	103-030-029	AE-20	LDR	39.6	Agricultural/open space	1-4	4	158	Moderate
72	103-320-007	AE-20	LDR	4.7	Vacant	1-4	4	19	Moderate

Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
73	126-100-058	AE-20	LDR	22.3	Agricultural/open space	1-4	4	89	Moderate
74	127-010-045	AE-20	LDR	8.3	Agricultural/open space	1-4	4	33	Moderate
75	127-010-035	AE-20	LDR	7.0	Agricultural/open space	1-4	4	28	Moderate
76	127-020-025	AE-20	LDR	19.8	Agricultural/open space	1-4	4	79	Moderate
77	127-020-020	AE-20	LDR	17.2	Agricultural/open space	1-4	4	69	Moderate
78	127-020-013	AE-20	LDR	38.2	Agricultural/open space	1-4	4	153	Moderate
79	127-020-028	AE-20	LDR	49.2	Agricultural/open space	1-4	4	197	Moderate
80	127-010-030	AE-20	LDR	9.4	Agricultural/open space	1-4	4	38	Moderate
81	127-020-022	AE-20	LDR	5.6	Agricultural/open space	1-4	4	22	Moderate
82	127-010-058	AE-20	LDR	7.9	Agricultural/open space	1-4	4	32	Moderate
83	127-030-040	AE-20	LDR	28.2	Agricultural/open space	1-4	4	113	Moderate
84	127-020-021	AE-20	LDR	57.9	Agricultural/open space	1-4	4	232	Moderate
85	127-030-018	AE-20	LDR	32.3	Agricultural/open space	1-4	4	129	Moderate
86	127-020-029	AE-20	LDR	33.0	Agricultural/open space	1-4	4	132	Moderate
87	127-020-027	AE-20	LDR	49.1	Agricultural/open space	1-4	4	196	Moderate
88	103-040-042	AE-20	LDR	16.3	Vacant	1-4	4	65	Moderate
89	127-030-029	AE-20	LDR	14.3	Agricultural/open space	1-4	4	57	Moderate
90	127-010-047	AE-20	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
91	103-260-016	AE-20	LDR	5.5	Agricultural/open space	1-4	4	22	Moderate
92	127-010-027	AE-20	LDR	18.6	Agricultural/open space	1-4	4	74	Moderate
93	127-030-038	AE-20	LDR	68.0	Agricultural/open space	1-4	4	272	Moderate
94	119-100-009	AE-20	LDR	20.0	Agricultural/open space	1-4	4	80	Moderate
95	126-130-020	AE-20	LDR	8.4	Agricultural/open space	1-4	4	33	Moderate
96	126-130-023	AE-20	LDR	27.3	Agricultural/open space	1-4	4	109	Moderate
97	126-130-018	AE-20	LDR	68.1	Agricultural/open space	1-4	4	272	Moderate

Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
98	126-130-027	AE-20	LDR	55.2	Agricultural/open space	1-4	4	221	Moderate
99	127-010-053	AE-20	LDR	39.3	Agricultural/open space	1-4	4	157	Moderate
100	127-010-015	AE-20	LDR	55.1	Agricultural/open space	1-4	4	221	Moderate
101	127-010-048	AE-20	LDR	22.6	Agricultural/open space	1-4	4	90	Moderate
102	126-100-010	AE-20	LDR	40.4	Agricultural/open space	1-4	4	162	Moderate
103	127-010-050	AE-20	LDR	39.3	Agricultural/open space	1-4	4	157	Moderate
104	127-010-044	AE-20	LDR	18.3	Agricultural/open space	1-4	4	73	Moderate
105	078-010-017	AE-20, AE-40	LDR	14.1	Agricultural/open space	1-4	4	57	Moderate
106	078-010-024	AE-20, AE-40	LDR	58.1	Agricultural/open space	1-4	4	232	Moderate
107	078-010-018	AE-20, AE-40	LDR	14.2	Agricultural/open space	1-4	4	57	Moderate
108	078-010-022	AE-20, AE-40	LDR	54.8	Agricultural/open space	1-4	4	219	Moderate
109	078-110-022	AE-20, AE-40	LDR	8.9	Agricultural/open space	1-4	4	36	Moderate
110	078-010-015	AE-20, AE-40	LDR	12.2	Agricultural/open space	1-4	4	49	Moderate
111	078-010-019	AE-20, AE-40	LDR	14.2	Agricultural/open space	1-4	4	57	Moderate
112	078-110-014	AE-20, AE-40	LDR	113.5	Agricultural/open space	1-4	4	454	Moderate
113	078-110-002	AE-20, AE-40	LDR	97.6	Agricultural/open space	1-4	4	390	Moderate
114	127-010-056	AE-20, C-1	LDR	4.9	Agricultural/open space	1-4	4	19	Moderate
115	126-220-002	AE-20, R-1	LDR	2.3	Vacant	1-4	4	9	Moderate
116	126-220-017	AE-20, R-1	LDR	1.0	Vacant	1-4	4	4	Moderate
117	126-220-016	AE-20, R-1	LDR	1.0	Vacant	1-4	4	4	Moderate
118	077-050-008	AE-40	LDR	39.2	Agricultural/open space	1-4	4	157	Moderate
119	077-050-012	AE-40	LDR	34.7	Agricultural/open space	1-4	4	139	Moderate

Visalia Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
120	077-050-006	AE-40	LDR	39.3	Vacant	1-4	4	157	Moderate
121	077-050-007	AE-40	LDR	39.2	Agricultural/open space	1-4	4	157	Moderate
122	077-050-004	AE-40	LDR	19.2	Vacant	1-4	4	77	Moderate
123	077-050-003	AE-40	LDR	38.5	Agricultural/open space	1-4	4	154	Moderate
124	077-050-001	AE-40	LDR	77.6	Agricultural/open space	1-4	4	310	Moderate
125	078-010-029	AE-40	LDR	38.1	Agricultural/open space	1-4	4	152	Moderate
126	078-110-023	AE-40	LDR	8.4	Agricultural/open space	1-4	4	34	Moderate
127	079-260-053	AE-40	LDR	2.2	Vacant	1-4	4	9	Moderate
128	126-220-015	R-1	LDR	0.8	Vacant	1-4	4	3	Moderate
129	126-210-007	R-1	LDR	0.9	Vacant	1-4	4	4	Moderate
130	126-210-012	R-1	LDR	0.5	Vacant	1-4	4	2	Moderate
131	126-220-019	R-1	LDR	1.1	Vacant	1-4	4	4	Moderate
132	126-210-025	R-1	LDR	0.6	Vacant	1-4	4	3	Moderate
133	126-210-010	R-1	LDR	1.8	Vacant	1-4	4	7	Moderate
134	085-130-002	R-1	LDR	6.8	Vacant	1-4	4	27	Moderate
135	126-062-017	R-1	LDR	1.1	Vacant	1-4	4	5	Moderate
<b>Single Family Subtotal</b>				<b>3971.2</b>				<b>15885</b>	
136	126-220-004	R-1-M	LDR	0.9	Vacant	1-4	4	4	Lower
137	101-080-004	C-2-SC	C	0.8	Agricultural/open space	1-30	17	14	Lower
138	103-090-027	C-2-SC	C	0.6	Vacant	1-30	17	11	Lower
<b>Multi-Family Subtotal</b>				<b>2.4</b>				<b>28</b>	

**Figure A-43**  
**Visalia UDB Site Inventory Map**





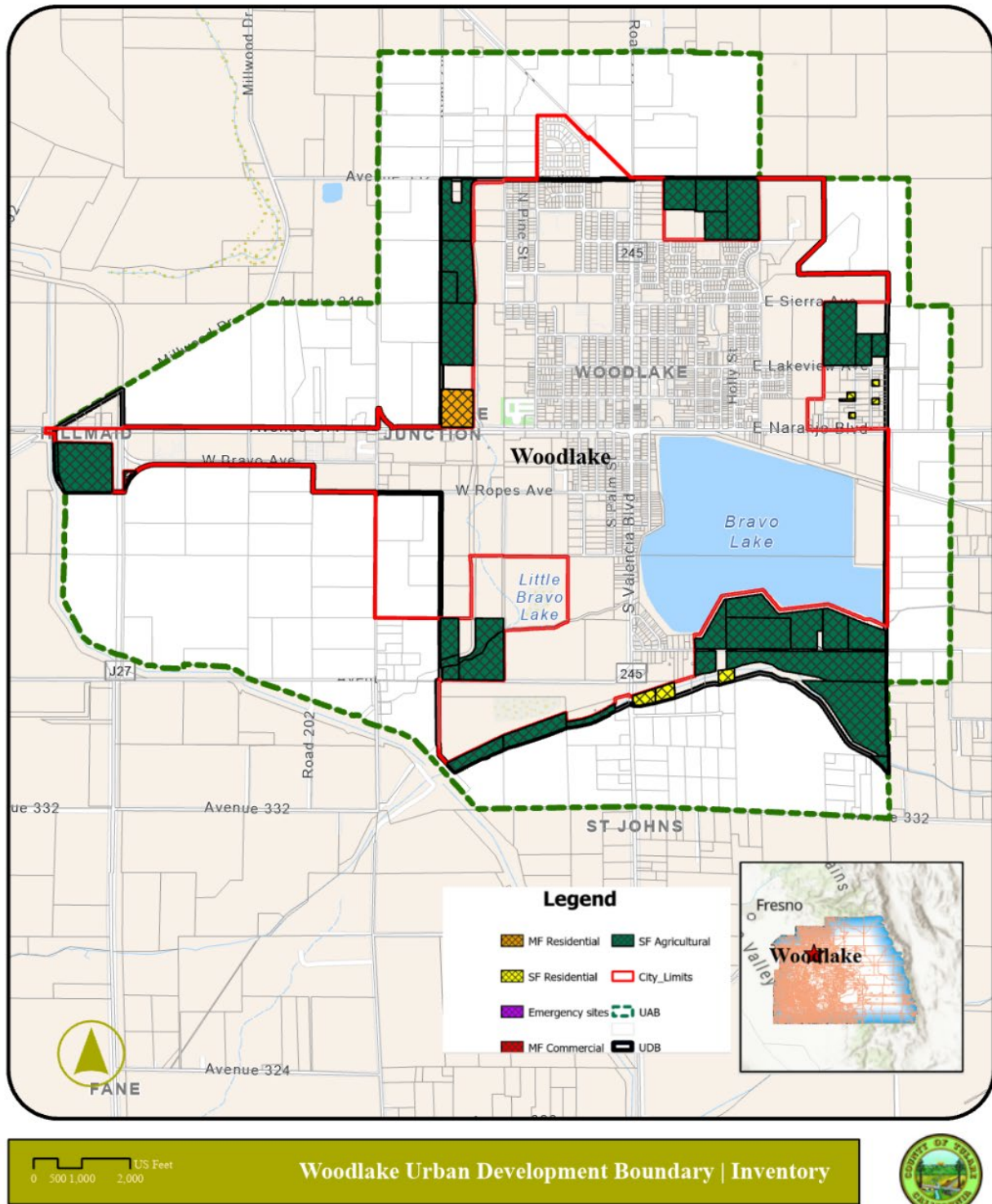
**Table A-43**  
**Woodlake UDB Site Inventory**

Woodlake Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
1	113-030-037	A-1, AE-40	LDR	35.6	Agricultural/open space	1-4	4	142	Moderate
2	112-030-033	AE	LDR	53.0	Agricultural/open space	1-4	4	212	Moderate
3	112-030-045	AE	LDR	17.3	Agricultural/open space	1-4	4	69	Moderate
4	060-230-013	AE-20	LDR	1.8	Agricultural/open space	1-4	4	7	Moderate
5	060-230-009	AE-20	LDR	7.1	Agricultural/open space	1-4	4	28	Moderate
6	060-180-025	AE-20	LDR	4.8	Agricultural/open space	1-4	4	19	Moderate
7	060-180-046	AE-20	LDR	14.7	Agricultural/open space	1-4	4	59	Moderate
8	060-230-007	AE-20	LDR	2.4	Agricultural/open space	1-4	4	10	Moderate
9	059-110-007	AE-20	LDR	1.0	Vacant	1-4	4	4	Moderate
10	060-230-012	AE-20	LDR	7.6	Agricultural/open space	1-4	4	30	Moderate
11	060-230-001	AE-20	LDR	14.4	Agricultural/open space	1-4	4	58	Moderate
12	059-110-015	AE-20	LDR	58.3	Agricultural/open space	1-4	4	233	Moderate
13	061-030-010	AE-20	LDR	3.4	Vacant	1-4	4	14	Moderate
14	061-030-003	AE-20	LDR	20.3	Agricultural/open space	1-4	4	81	Moderate
15	061-020-022	AE-20	LDR	10.1	Agricultural/open space	1-4	4	40	Moderate
16	061-210-029	AE-20	LDR	9.5	Agricultural/open space	1-4	4	38	Moderate
17	061-020-004	AE-20	LDR	9.6	Agricultural/open space	1-4	4	39	Moderate
18	061-020-007	AE-20	LDR	18.7	Agricultural/open space	1-4	4	75	Moderate
19	061-020-024	AE-20	LDR	6.3	Agricultural/open space	1-4	4	25	Moderate
20	060-260-012	AE-20	LDR	19.6	Agricultural/open space	1-4	4	78	Moderate
21	061-210-026	AE-20	LDR	8.2	Agricultural/open space	1-4	4	33	Moderate
22	061-210-022	AE-20	LDR	4.6	Agricultural/open space	1-4	4	19	Moderate



Woodlake Urban Development Boundary									
No.	APN	Zone	General Plan	Acres	Current Use	Allowable Density (DU/Acre)	Realistic Density (DU/AC)	Realistic Capacity (Total DU)	Income Group
23	061-210-030	AE-20	LDR	56.3	Agricultural/open space	1-4	4	225	Moderate
24	061-030-008	AE-20	LDR	5.0	Agricultural/open space	1-4	4	20	Moderate
25	061-210-027	AE-20	LDR	21.6	Agricultural/open space	1-4	4	86	Moderate
26	061-210-028	AE-20	LDR	9.5	Agricultural/open space	1-4	4	38	Moderate
27	060-180-044	AE-20	LDR	15.7	Agricultural/open space	1-4	4	63	Moderate
28	113-030-006	AE-40	LDR	10.4	Agricultural/open space	1-4	4	42	Moderate
29	113-030-005	AE-40	LDR	0.9	Agricultural/open space	1-4	4	4	Moderate
30	112-030-014	AE-40	LDR	25.8	Agricultural/open space	1-4	4	103	Moderate
31	059-090-023	M-1	LDR	0.9	Agricultural/open space	1-4	4	4	Moderate
32	061-060-005	R-A	LDR	0.3	Vacant	1-4	4	1	Moderate
33	061-050-030	R-A	LDR	0.4	Vacant	1-4	4	2	Moderate
34	061-040-008	R-A	LDR	0.6	Vacant	1-4	4	2	Moderate
35	061-060-009	R-A	LDR	0.4	Vacant	1-4	4	1	Moderate
36	061-050-020	R-A	LDR	0.4	Vacant	1-4	4	2	Moderate
37	113-030-012	R-A-217	LDR	6.9	Agricultural/open space	1-4	4	27	Moderate
38	113-030-007	R-A-217	LDR	4.9	Agricultural/open space	1-4	4	20	Moderate
39	113-030-008	R-A-217	LDR	5.6	Vacant	1-4	4	22	Moderate
<b>Single Family Subtotal</b>				<b>493.9</b>				<b>1976</b>	
40	060-260-007	O	CR	11.9	Agricultural/open space			0	Employee Housing

**Figure A-44**  
**Woodlake UDB Site Inventory Map**



**Appendix B**  
**Assessment of Fair Housing**

### Assessment of Fair Housing

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#### Background

Assembly Bill (AB) 686 requires that all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means “taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.” Whereas meaningful actions is defined as significant actions that are intentionally designed and reasonably achievable that result in material positive change that affirmatively furthers fair housing or decreases disparities in opportunity through, including but not limited to, housing location, affordability, and availability.

AB 686 requires the County, and all jurisdictions in the state, to complete three major requirements as part of the Housing Element update:

- Administer housing and community development programs and activities that affirmatively furthers fair housing and addresses the contributing factors to fair housing issues.
- For housing element revisions that occur on or after January 1, 2021, conduct an assessment of fair housing.
- Through the inventory of sites suitable and available for housing development, identify sites that affirmatively further fair housing.

As described in Government Code Section 65583(c)(10)(A), the AFH shall include the following:

- A summary of fair housing issues and an assessment of fair housing enforcement and outreach capacity.
- An analysis of available federal, state, and local data knowledge to identify fair housing issues including patterns and trends of integration and segregation, racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, disproportionate housing needs, and displacement risk within the County’s jurisdiction.
- An assessment of contributing factors to fair housing issues identified in the fair housing analysis.
- An identification of fair housing priorities, goals and the metrics and milestones that are to be used to determine what fair housing results will be achieved within the planning period.
- Strategies and actions used to implement fair housing priorities and goals.

### Fair Housing Enforcement and Outreach

According to the Federal Fair Housing Act, California Unruh Civil Rights Act, and the California Fair Employment and Housing Act, fair housing implies a person shall not be discriminated against in their pursuit of acquiring housing, in other words, no person shall be denied a housing accommodation or a dwelling shall not be made unavailable based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income defined by Government Code Section 12955(p)(1), primary language, immigration status, veteran or military status, ancestry, or any other arbitrary basis. Fair housing issues have been historically related to development standards, zoning codes, housing conditions, and discriminatory behaviors by landlords.

The County complies with fair housing laws and regulations by reviewing County policies and code for compliance with State law and referring fair housing complaints to appropriate agencies such as the Fresno district office of the State of California Civil Rights Department (CRD) and Central California Legal Services. Fair housing outreach is also conducted through the display of posters and brochures in both Spanish and English at the Tulare County Permit Center. Additionally, there are several local organizations that operate and provide housing resources and services within Tulare County listed in Table B-1. Furthermore, all County employees must take training once a year regarding discrimination against protected classes.

The only enforcement action suggesting technical assistance was HAU 384, which was investigating a revocation of a non-conforming group home. The HCD Case was closed out on Aug. 24, 2023, and the County had been not in violation of any housing laws.

The County website provides a Citizen Request Form that would allow anyone to report a fair housing code / state housing law violation and a phone number, 624-7060, to call regarding violations. (See <https://tularecounty.ca.gov/rma/code-compliance/ssh/>). To date no information has been provided to the County of any Fair Housing Code Violations. On the substandard housing program web page Central California Legal Services (CCLS) web page: [centralcallegal.org](http://centralcallegal.org), is noted as another agency / resource. There has never been a fair housing case originating from our website to CCLS's website.

There has never been any enforcement actions, lawsuits or judgements related to fair housing in Tulare County through the Resource Management Agency.

**Table B-1: Housing Resource and Service Providers in Tulare County**

Organization/Agency	Assistance Offered	URL	Contact
California Civil Rights Department (CRD) Bakersfield and Fresno Office	<ul style="list-style-type: none"> <li>File a Complaint</li> <li>Mediation Services</li> </ul>	<a href="https://calcivilrights.ca.gov">https://calcivilrights.ca.gov</a>	(800) 884-1684 (voice) (800) 700-2320 (TTY)
Central California Legal Services (CCLS)	<ul style="list-style-type: none"> <li>Legal Services (Covid Protections, Section 8, Eviction, Discrimination)</li> </ul>	<a href="https://centralcallegal.org/">https://centralcallegal.org/</a>	(800) 675-8001
Community Services Employment Training	<ul style="list-style-type: none"> <li>Energy, Water and Weatherization Assistance</li> <li>First Time Home Buyer Education</li> <li>Foreclosure Counseling</li> <li>Supportive housing services</li> </ul>	<a href="https://www.cset.org/">https://www.cset.org/</a>	(559) 732-4194

## Appendix B. Assessment of Fair Housing

Fair Housing Council of Central California	<ul style="list-style-type: none"><li>• Legal Education Services</li></ul>	<a href="https://fhc-cc.org/index.html">https://fhc-cc.org/index.html</a>	(559) 244-2950 (415) 928-5910 (800) 855-7100 (TTY)
Housing Authority of Tulare County	<ul style="list-style-type: none"><li>• Rental Assistance</li></ul>	<a href="https://www.hatc.net/index.php?nbl=HOME">https://www.hatc.net/index.php?nbl=HOME</a>	(559) 627-3700 extension 116
Kings-Tulare Area Agency on Aging	<ul style="list-style-type: none"><li>• Legal Services</li><li>• Information and Referral Services</li><li>• Ombudsman Services</li></ul>	<a href="https://ktaaa.org/">https://ktaaa.org/</a>	(800) 321-2462
Self-Help Enterprises	<ul style="list-style-type: none"><li>• Financial Assistance</li><li>• Consulting and Homebuyer Education Services</li></ul>	<a href="https://www.selfhelpenterprises.org/">https://www.selfhelpenterprises.org/</a>	(559) 651-1000

### Segregation and Integration

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Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The following section addresses regional (Southern San Joaquin Valley) and local patterns and trends of integration and segregation over time of income levels and protected classes including race and ethnicity, disability, and familial status.

#### Race and Ethnicity

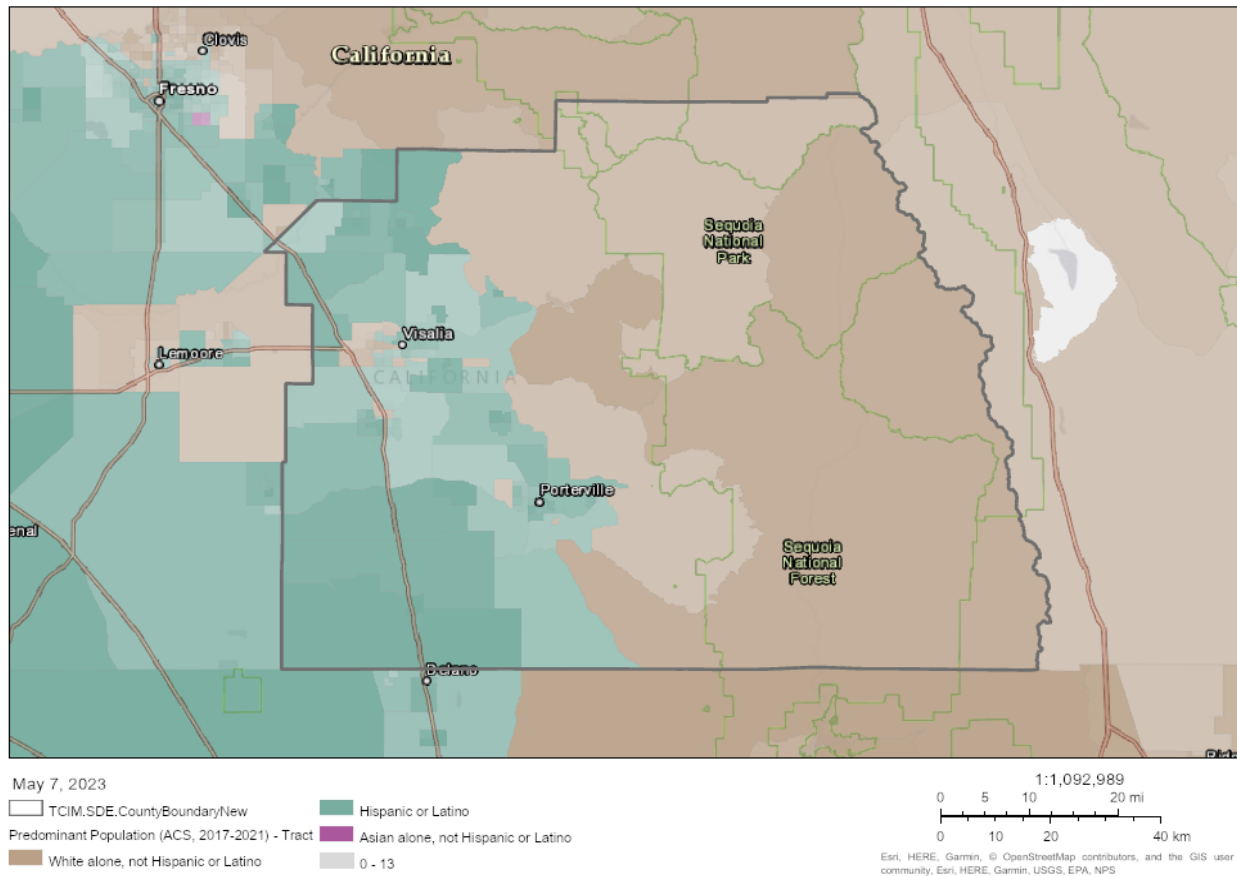
Residents in Tulare County who identify as Hispanic or Latino has grown from 60.6% in 2010 to 65.5% in 2020, the residents who identify as White alone has decreased from 32.6% in 2010 to 26.4% in 2020, all other populations of race and ethnicities have remained relatively constant with a combined total of 5.8% of the total population. According to Figure B-1, the predominant populations in unincorporated Tulare County are Hispanic or Latino and White alone. Hispanic or Latino identifying populations are predominant in the rural communities on the valley floor including but not limited to Tipton, Earlimart, Pixley, Richgrove, Allensworth, Woodville, Strathmore, Ivanhoe, Cutler, Orosi, and Traver. White alone identifying populations are predominant in areas outside of cities and in the rural communities within the mountainous region of the County including Lemon Cove, Three Rivers, and Springville. In 2010, as shown in Figure B-2 and Figure B-3 The percentage of the non-White population increased from 21-40% in 2010 to 41-61% in 2018 in most block groups countywide. Integration has increased in the mountainous region and decreased on the valley floor. It is suggested that Hispanic or Latino residents in Tulare County will remain the predominant population in most communities on the valley floor and will continue to increase over the planning period.

As a result of the range of demographic identities, shown in Figure B-4, Tulare County has a diversity index of over 70 in much of the County. The Diversity Index is available down to the block group level geography and ranges from 0 (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups. The eastern half of the County has been identified as having a significantly lower diversity index score than the rest of the County. The community of Three Rivers has the lowest diversity score in the County of less than 40. The high level of diversity in Tulare County has remained relatively constant in recent years, which the only notable change being an increase in diversity in the eastern half of the county.

In the Southern San Joaquin Valley residents who identify as Hispanic or Latino also consist of over 50% of the population, although lower than the percentage in Tulare County. In comparison with the surrounding counties, more tracts have been observed to have decreased levels of segregation with exception to some tracts in Fresno County which have been observed to have an increase in highly segregated areas with persons who identify as White.



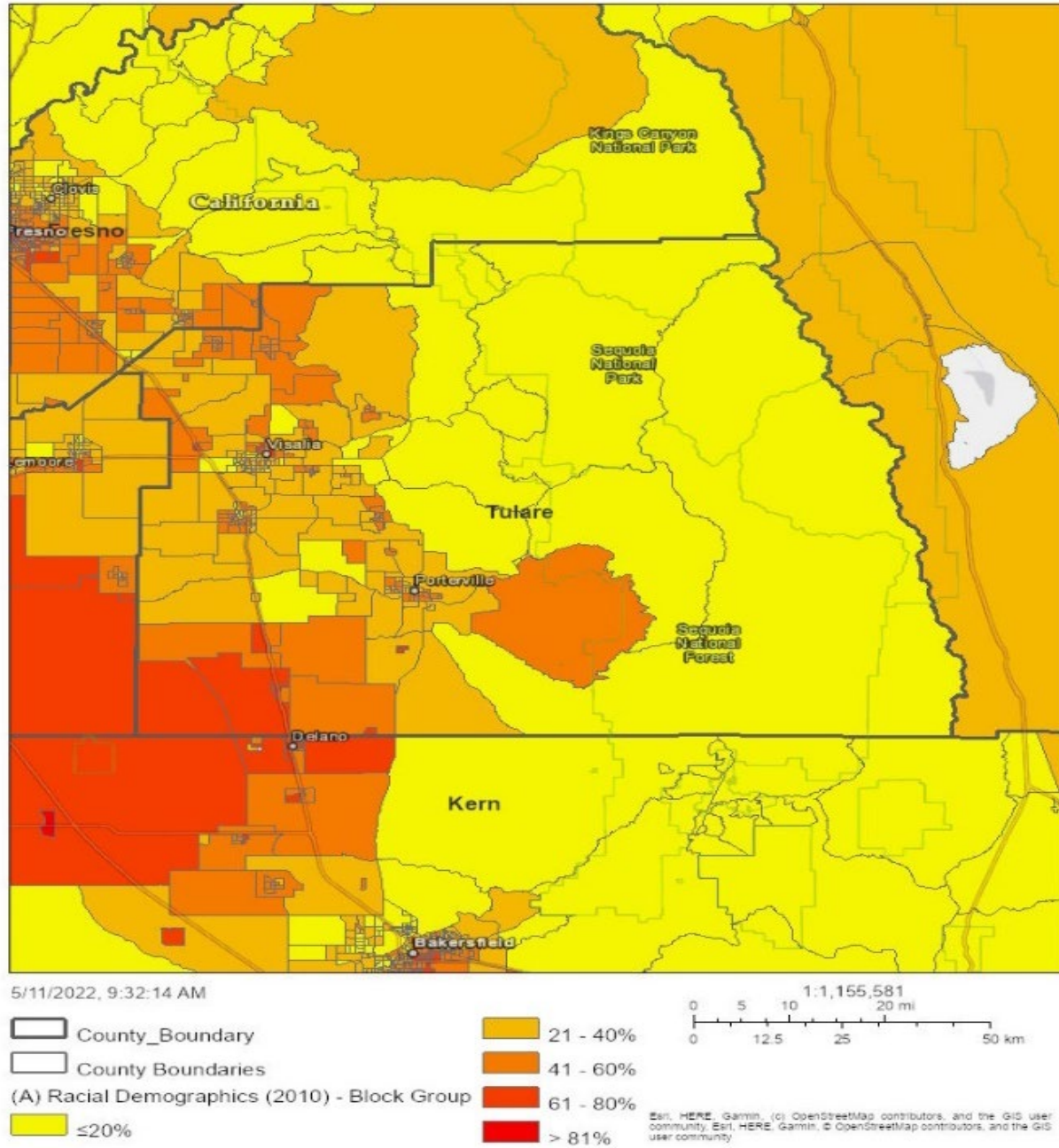
**Figure B-1: Predominant Population**



Source: CA HCD, AFFH Data Viewer 2.0

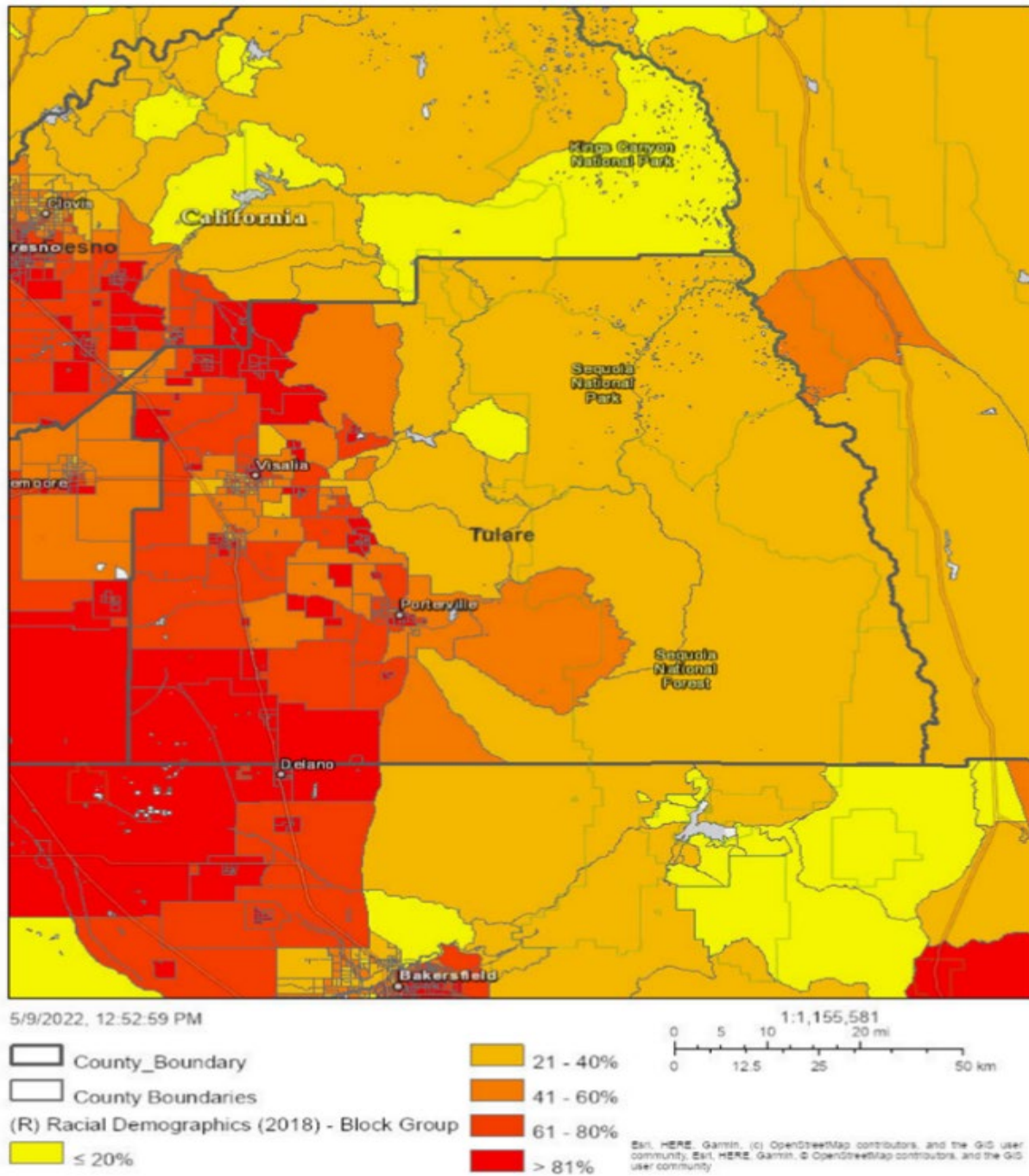
However, it is important to note that many census tracts in the unincorporated areas are largely rural and cover farmlands, foothills, and mountains that consist of either small communities or individual landowners, therefore making it difficult to suggest a significant trend of increasing or decreasing racial segregation and integration within the county without demographic data at the neighborhood level. Another factor that affects the accuracy of the racial and ethnic data is that many individuals throughout the Central Valley belong to indigenous groups from Central and South America who do not identify with the racial groups listed on the 2020 Census survey. Such indigenous groups are Mixtecos who come from different regions of the states of Oaxaca, Puebla, Guerrero, and Michoacán in southern Mexico.

Figure B-2: Racial Demographics, Tulare County 2010



Source: CA HCD, AFFH Data Mapping Tool

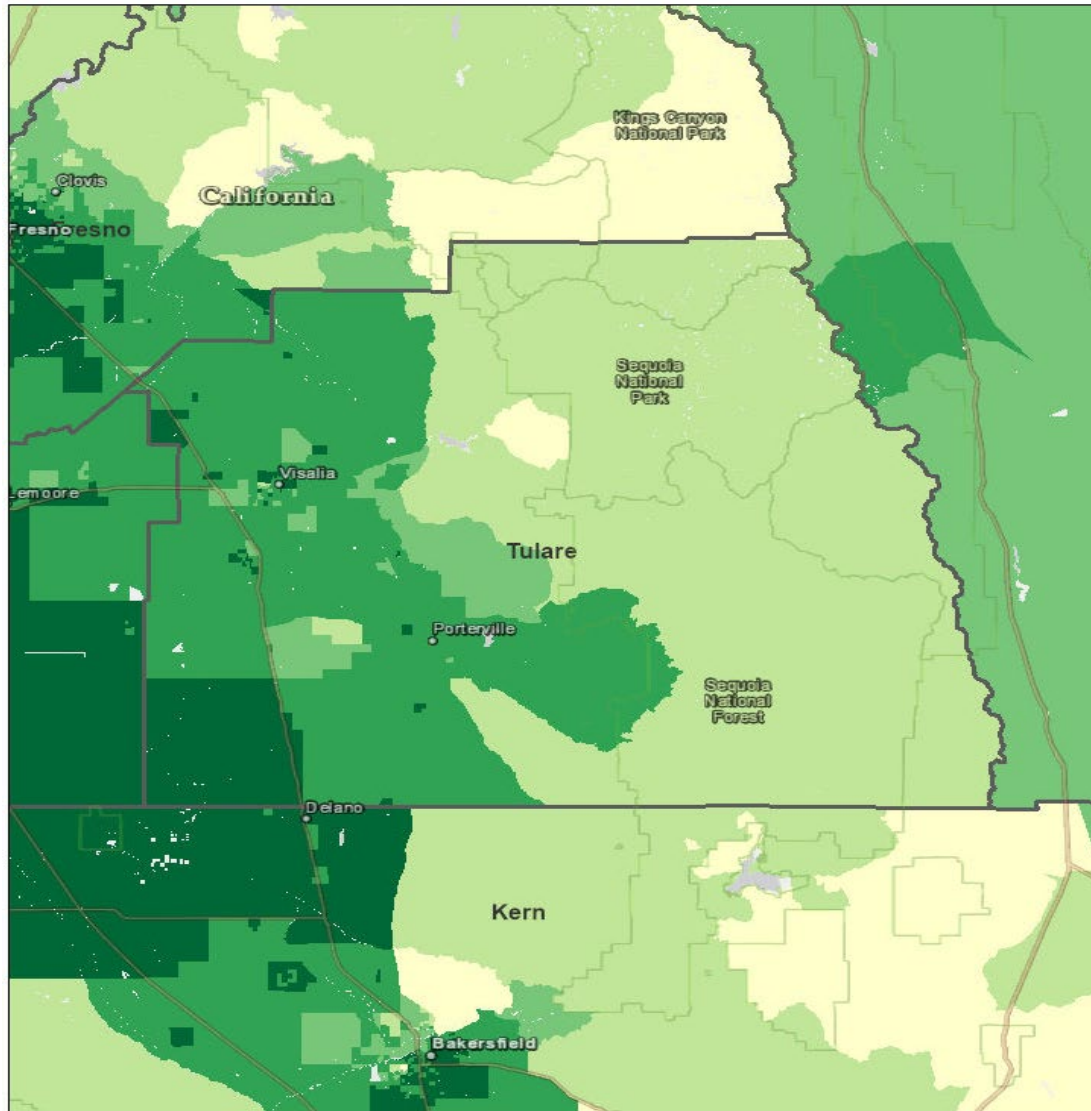
Figure B-3: Racial Demographics, Tulare County 2018



Source: CA HCD, AFFH Data Mapping Tool

Source: HCD AFFH Data and Mapping Tool

Figure B-4 Diversity Index, Tulare County 2018



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County\_Boundary  
County Boundaries

(A) Diversity Index (2018) - Block Group

Lower Diversity

40 - 55

55 - 70

70 - 85

Higher Diversity

1:1,155,581  
0 5 10 20 mi  
0 12.5 25 50 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

CA HCD  
Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, Esri, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021,

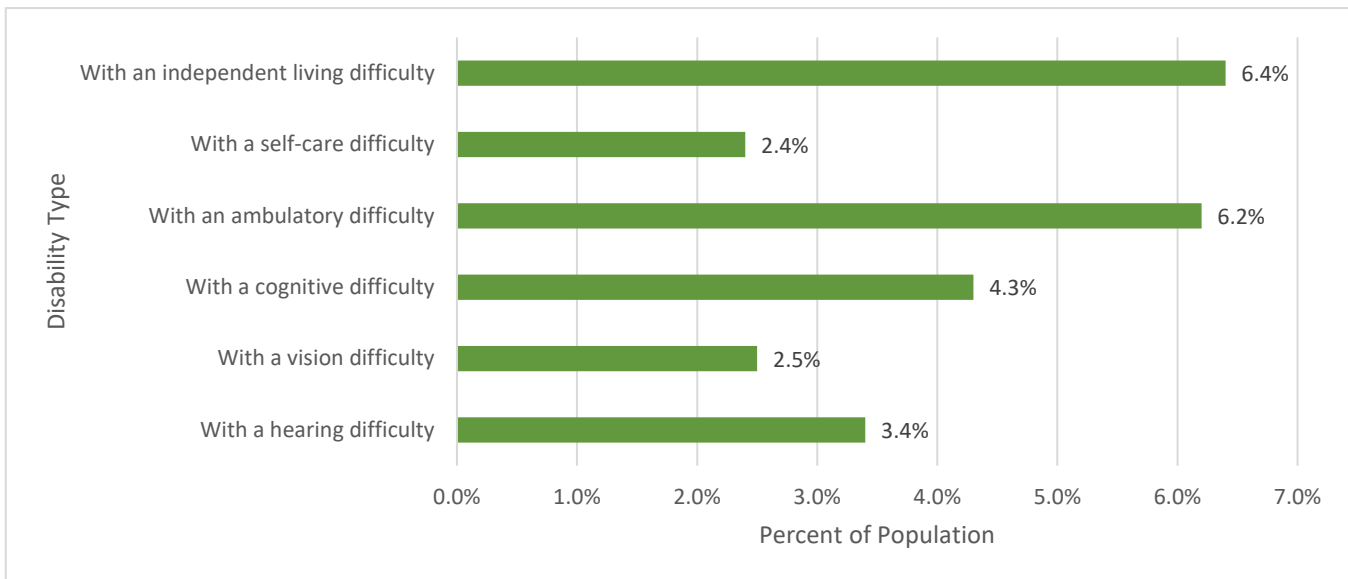


### Disability

The State of California defines disability as a physical or mental impairment that “limits a major life activity” (Government Code Section 12926-12926.1). Persons with disabilities have different housing needs depending on the nature and severity of the disability. As an example, physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. More information on disabilities is found in Chapter 3.

Disabilities in this section include vision difficulty, hearing difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Figure B-5 shows the percentage of the population with a disability by type. Independent living difficulty (6.4%) and ambulatory difficulty (6.2%) are most prevalent in the county while self-care (2.4%) and vision difficulty (2.5%) are the least prevalent disabilities reported. Table B-2 shows White alone (16.9%) with American Indian and Alaska Native (15.5%) populations having the highest share of the total population with a disability.

**Figure: B-5 Percent of Population by Disability Type**



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates, Table S1810

## Appendix B. Assessment of Fair Housing

**Table B-1: Disability Characteristics**

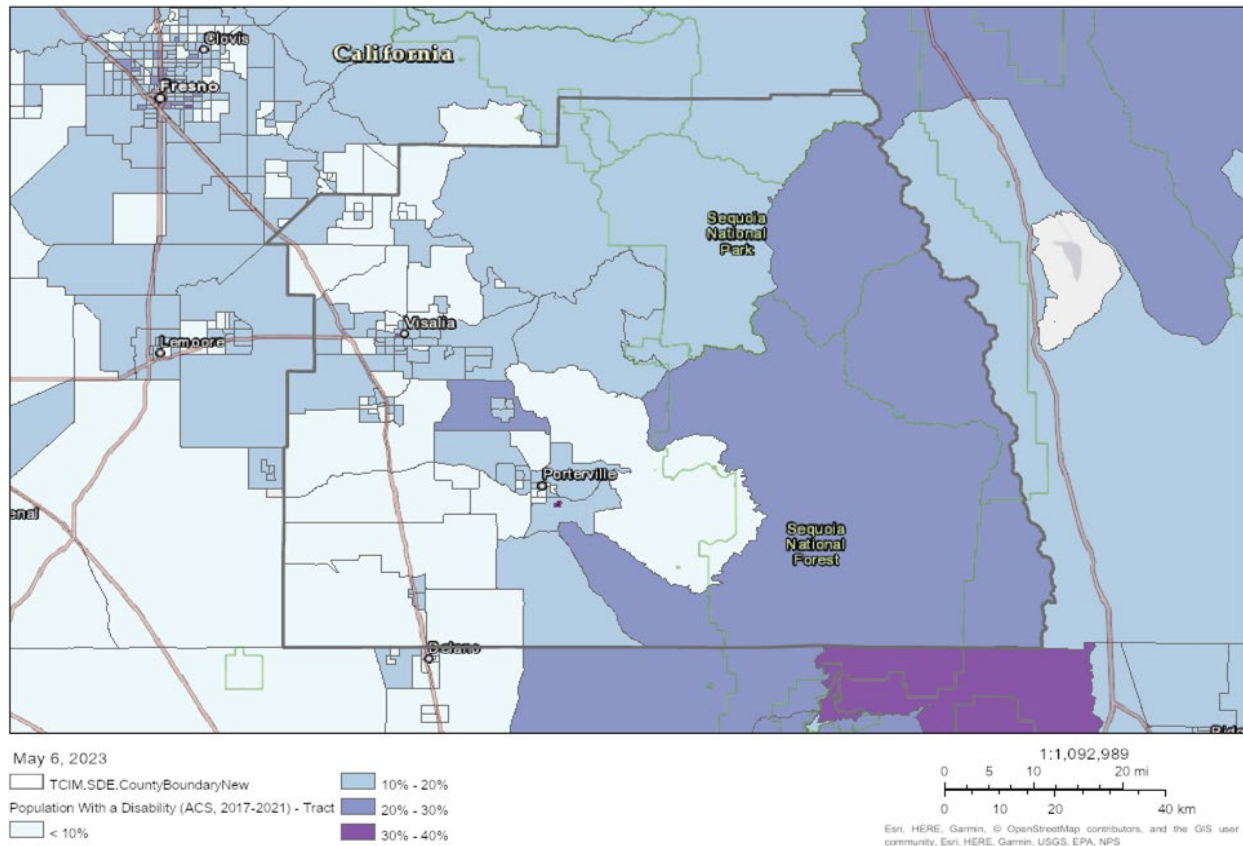
	Total Population	Percent with Disability
<b>RACE</b>		
White alone	34,348	12.4%
Black or African American alone	1,007	13.1%
American Indian and Alaska Native alone	863	15.5%
Asian alone	1,975	11.6%
Native Hawaiian and Other Pacific Islander alone	80	11.0%
Some other race alone	7,669	8.1%
Two or more races	7,022	11.0%
White alone, not Hispanic or Latino	21,213	16.9%
Hispanic or Latino (of any race)	27,473	8.90%
<b>AGE</b>		
Under 5 years	347	1.0%
5 to 17 years	5,836	5.4%
18 to 34 years	6,950	6.2%
35 to 64 years	19,556	12.4%
65 to 74 years	9,090	28.7%
75 years and over	11,185	55.3%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates, Table S1810

Figure B-6 illustrates individual households outside of the City of Lindsay and southern mountainous communities of the county with populations between 10 and 100 persons such as California Hot Springs, Posey, and McClenney Tract have the highest percentage of the population with a disability, between 20 to 30 percent. The percentage of the population with a disability in the communities of Earlimart, Ducor, Terra Bella, East Porterville, Ivanhoe, Yetttem, Cutler, Lemon Cove, and Three Rivers is between 10 to 20 percent. Most tracts reporting a higher percentage of the population with a disability are near incorporated cities and in the foothill and mountainous region. Most census tracts in R/ECAPs have reported less than 10% of the population has a disability.

The percentage of the population with a disability for Tulare County appears to be insignificantly lower than other counties in the Southern San Joaquin Valley. There is a common trend that populations with a disability tend to be near incorporated cities and in communities in the mountainous region. This could be due to most senior housing developments are within cities, additionally, more seniors may live in the mountain communities because of retirement coupled with the lack of younger generations moving to mountain areas where there are less resources available.

**Figure B-6: Percent of Population with a Disability**



Source: CA HCD, AFFH Data Viewer 2.0

## Income

Tulare County is a growing region with a large mix of incomes. While incomes in Tulare County have historically lagged that of statewide and national median income levels, they have rapidly increased in recent years. The median household income for Tulare County increased from \$42,377 in 2010 to \$62,058 in 2020, according to the U.S. Census Bureau – SAIPE. Despite rising incomes in the County, poverty remains an issue.

As shown in Table 3-10, many of the households in the unincorporated communities earn less than the countywide median. The median household income for most unincorporated communities within the valley floor and southernmost mountain communities are less than \$55,000 as shown by Figure B-7. Figure B-8 depicts the poverty status in Tulare County where more than 40 percent of the population in the communities of Richgrove, Delft Colony, Monson, Sultana and in the Urban Area Boundary of the city of Woodlake, Lindsay, and Porterville are below the poverty level. Poverty rates have decreased throughout the County in recent years, but remain high in many communities. According to the ACS, poverty rates have decreased from 27.4 percent in 2014 to 23.8% in 2019 countywide. However, upon closer investigation, poverty levels have increased in East Porterville by 1.2%; Goshen by 17.2%; London by 4.0%; Richgrove by 9.5%; Springville by 26.3%; Strathmore by 23.9%; and Tipton by 17.6%. The data suggests most unincorporated communities have a lower median income and a higher percentage of the population below the poverty level further away from the major cities of Visalia and Tulare. According to Figure B-9 in unincorporated Tulare County, the Urban Area Boundary of Visalia and Tulare, Three Rivers, and other communities in the northern mountainous region are determined as racially concentrated areas of affluence. Visalia and Tulare both host large hospitals with emergency

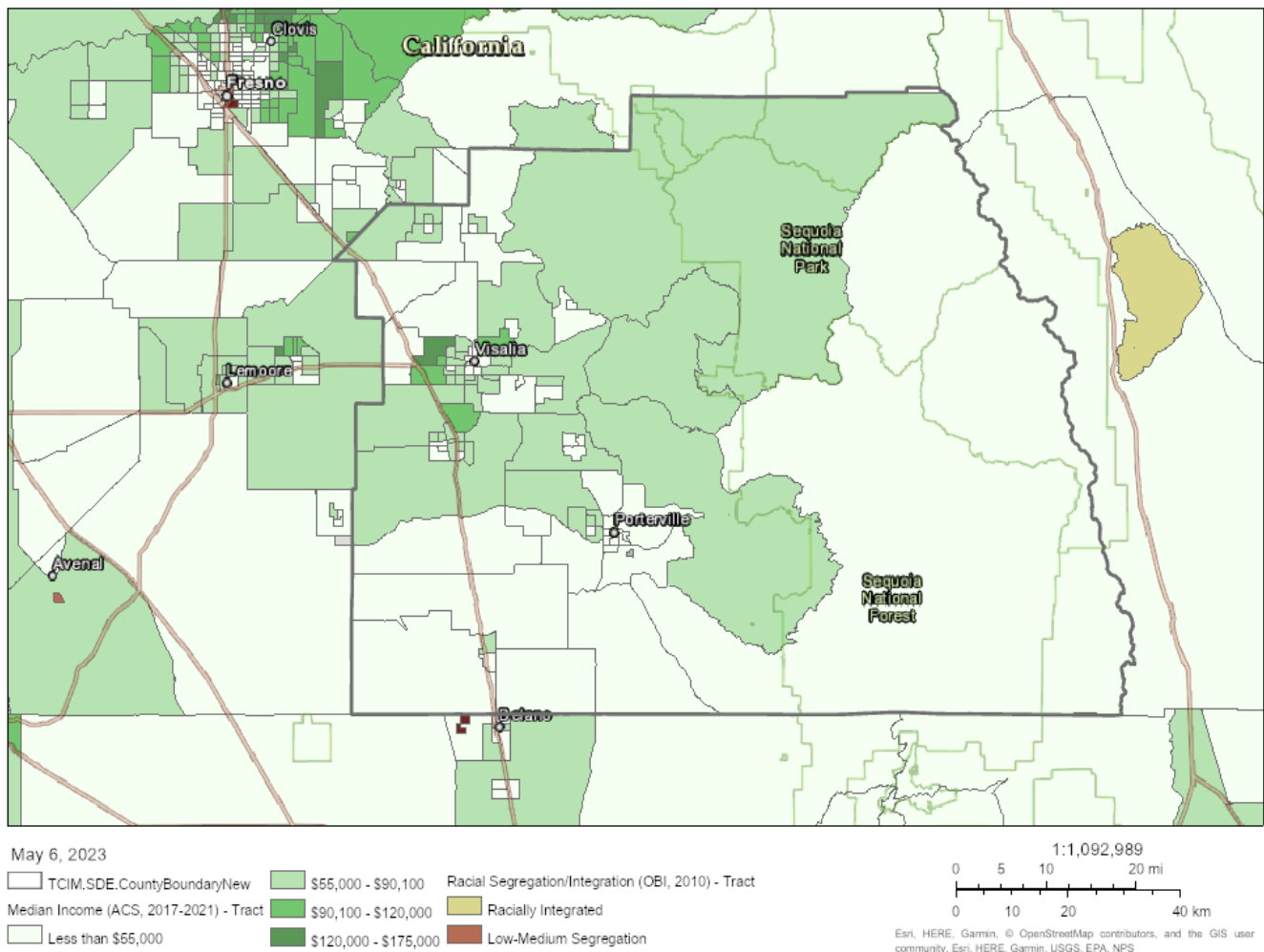


## Appendix B. Assessment of Fair Housing

rooms and are situated next to Highway 99 and are in proximity to Highway 198 which promotes easy access to Sequoia National Park. Communities in the northern mountainous region also have easy access to Sequoia National Park which may promote the development of vacation homes, however, the small population of rural mountain communities and the affluence brought by the national park makes it difficult to assess trends of income in comparison to the rest of the county.

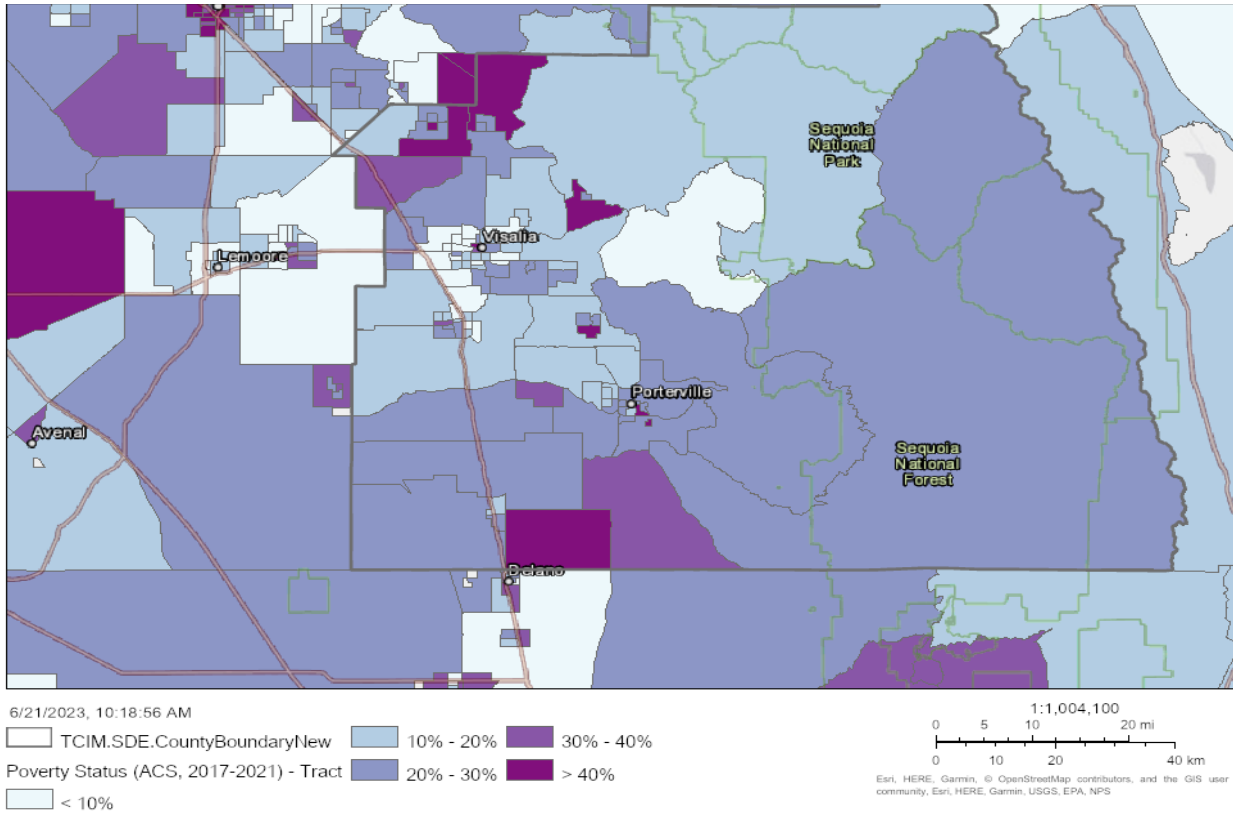
In the Southern San Joaquin Valley there are many small rural areas that comprise of farmworker communities that contain lower median incomes than areas that can be found in the cities. However, both figures show that many cities also have impoverished neighborhoods that appear to be segregated from areas of affluence. Overall, rural communities across the Southern San Joaquin Valley tend to have a higher percentage of the population with low incomes due to limited access to resources and opportunities as they are located in the mountains or are farmworker communities surrounded by farmlands.

**Figure B-7: Median Household Income**



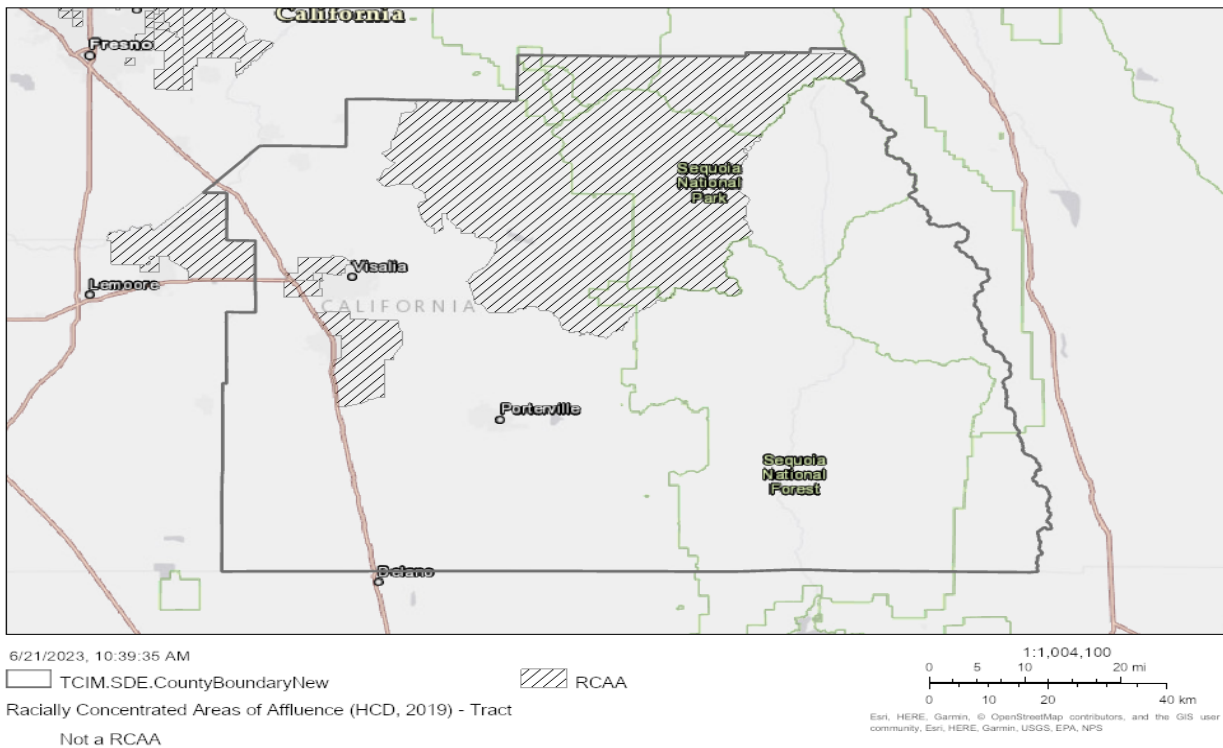
Source: CA HCD, AFFH Data Viewer 2.0

**Figure B-8: Poverty Status**



Source: CA HCD, AFFH Data Viewer 2.0

**Figure B-9: Racially Concentrated Areas of Affluence**



Source: CA HCD, AFFH Data Viewer 2.0

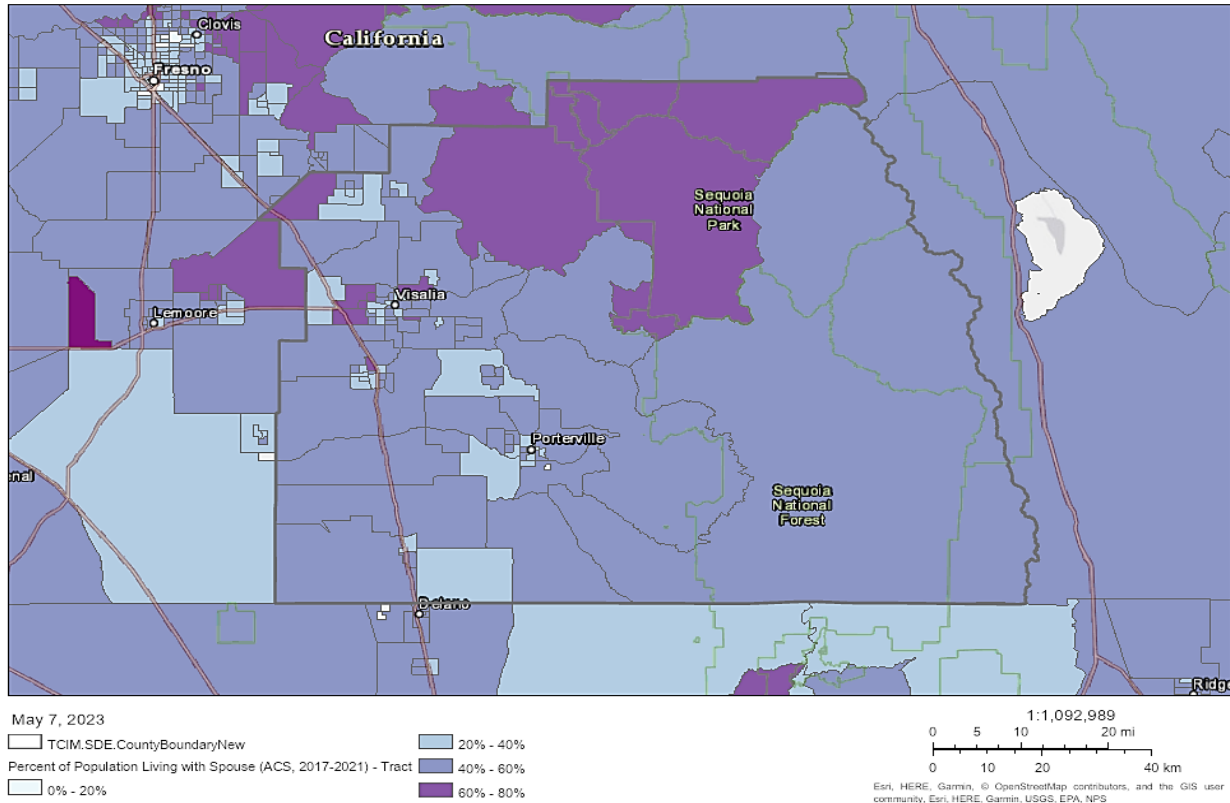
### Familial Status

Different family types often have different housing needs. Families generally prefer single family homes, while single headed households or households without children may prefer apartment units, condominiums, or smaller detached homes. Families or individuals living with a spouse are likely to share the costs of basic needs and amenities where single headed households may be more burdened by expenses. Tulare County has a slightly higher percentage of married couple households than the Statewide average. In Tulare County, 52.5% of households are married couple households with children under 18 years old, compared to 49.8% in the state. According to Table 3-44, 42.9% of female-headed households live in poverty, compared to only 16% in married-couple families. Due to their limited incomes, single-headed households may struggle to afford adequate housing, healthcare, childcare, and other necessities. Single headed households are also likely to experience discrimination in obtaining rental housing. According to the HUD, familial status discrimination ranks third in discrimination of protected classes nationally, behind discrimination due to disability and race.

In most communities within the county, between 40 to 60% of the population are 18 years and over and living with a spouse (Figure B-10) and between 60 to 80 % of children live in a married couple household (Figure B-11). In the more affluent areas of the county, the percentage of children who live in a married couple household is higher. In the communities of Richgrove and Orosi, between 40 and 60 percent of children live in a female headed household without a spouse present. There is a higher percentage of adults living alone in the southern mountain areas compared to the valley floor where 0 to 20 percent of the population lives alone, although communities in the southern mountain areas consist of very small populations. Most households in the county are comprised of married couples with children or couples without children, however there are select communities where nearly half of households are occupied by single female householders with children. Although there is a higher percentage in only a few rural communities, single female headed households with children tend to be more concentrated near incorporated cities.

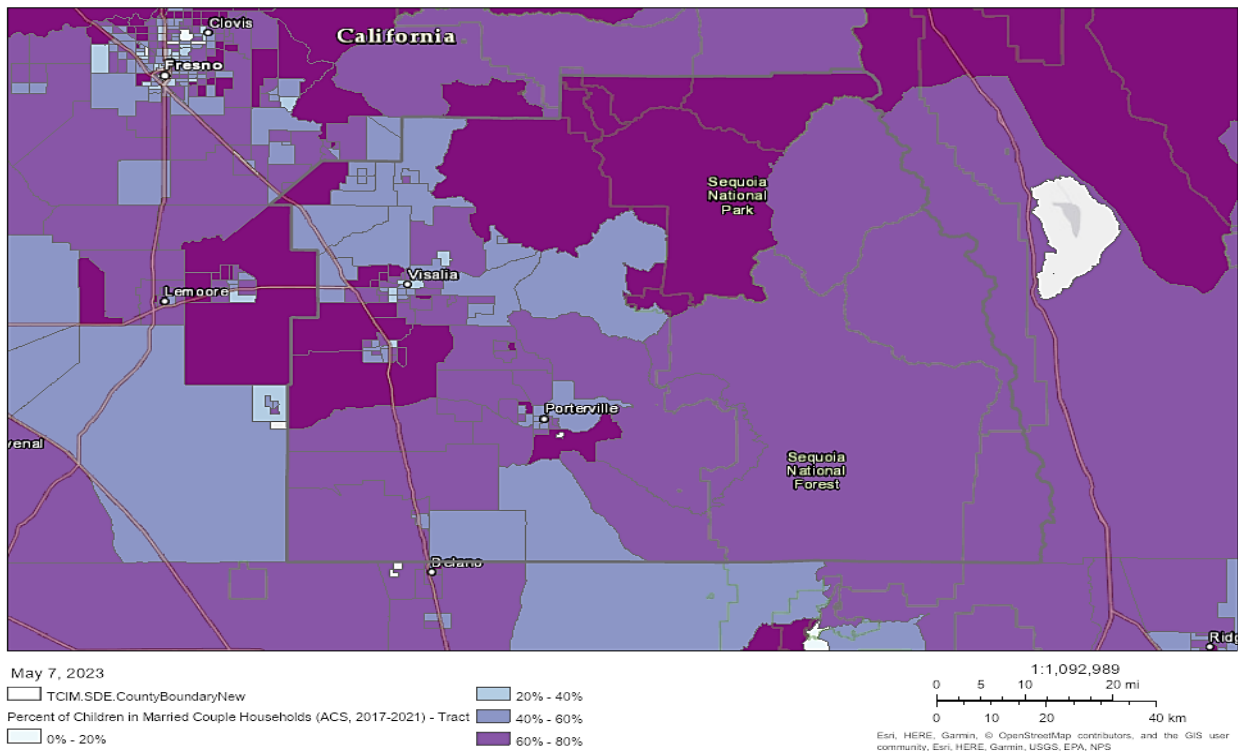
A similar trend occurs for the Southern San Joaquin Valley, there is a higher percentage of married couple households with and without children than single parent households with children or households with adults living alone throughout the region. The trend also applies to single female householders with children who are concentrated near incorporated cities and represent a larger share of households in few rural communities.

**Figure B-10: Percent of Population Living with Spouse**



Source: CA HCD, AFFH Data Viewer 2.0

**Figure B-11: Percent of Children in Married Couple Households**



Source: CA HCD, AFFH Data Viewer 2.0

### Racially or Ethnically Concentrated Areas of Poverty

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The following section addresses patterns and trends of concentrations of people of different races and ethnicities who experience poverty. The tools utilized in this analysis are the Racially and Ethnically Concentrated Areas of Poverty (RECAPs) methodology and the TCAC Area of High Segregation and Poverty methodology. These methodologies are described in the California Department of Housing and Community Development's Affirmatively Furthering Fair Housing Guidance.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS) are used to identify communities that may have historically faced discrimination and continue to face limited economic opportunities. Today, R/ECAPS are communities who have a high concentration of a single racial or ethnic group and experience high rates of poverty. The federal Department of Housing and Urban Development (HUD) defines R/ECAPS as neighborhoods having either (1) a non-White population greater or equal to 50 percent in urban areas or 20 percent for non-urban areas and a poverty rate greater or equal to 40 percent. Or (2) a non-White population greater or equal to 50 percent and the local poverty rate is three times the average poverty rate in the County, whichever is lower.

The tracts identified as characteristics of many of the Southern San Joaquin Valley shows a slightly different trend where areas of high segregation and poverty in Tulare County appear to contain a higher number of unincorporated communities opposed to tracts that largely consist of farmland where census designated places are either absent or less frequent. In contrast, in the surrounding counties, areas of high segregation and poverty appear to be more concentrated in and around incorporated cities. As applied to areas such as Tulare County that concentrated on preserving agriculture and forcing growth in unincorporated communities and cities has created the effect that there are very limited areas that do not contain R/ECAPS in the County, but that statistically speaking, the HUD cohorts do not line up with some of the southeastern valley communities such as Terra Bella, who would otherwise be candidates for the R/ECAP status. The theory behind R/ECAPS when applied in the South San Joaquin Valley don't hold up to the typical analysis and the results are misleading. This statistic does not necessarily mean there were some historic discriminations (such as red lining) or a differing racial or ethnic type resulting in geographic or locational poverty like you might see in a dense urban setting, however, the analysis is useful to show differing rates of poverty associated with race. So, the results are that major impoverished areas are not covered by these statistics when there is a wealthier farming population in non-urban areas lowering the poverty rate right outside larger, disadvantaged communities within the same census block, especially when the underlying Department of Finance statistics have tremendous standards of deviation as you get further and further into remote, rural areas. Regardless, the County works with all these communities through robust community engagement and public participation by regularly visiting the communities who are represented by numerous interest groups. This can be seen in the County's Community Engagement Events (see Figure C-2) held in 2023, which specifically included the R/ECAPS of Earlimart, Woodville, and Allensworth. Incidentally, they had the greatest number of participants, second only to one event held in the City of Visalia.

As shown in Figure B-12, there are 6-7 R/ECAPS in the incorporated cities of Tulare County, one in the areas north of Delano (Kern County) but in Tulare County. County Unincorporated Communities and locations within the "Area Plans" around the Cities of Visalia, Tulare, Farmersville, Dinuba, Lindsay, and Porterville are also included. Only Exeter and Woodlake do not contain R/ECAPS. The R/ECAPS in unincorporated Tulare County are predominately located within the northern and southwestern valley floor along State Route 99.

R/ECAPS in the unincorporated areas include but are not limited to the entire communities of Alpaugh, Allensworth, Richgrove, Earlimart, Pixley, Tipton, Woodville, Traver, London, and East Orosi. As



## Appendix B. Assessment of Fair Housing

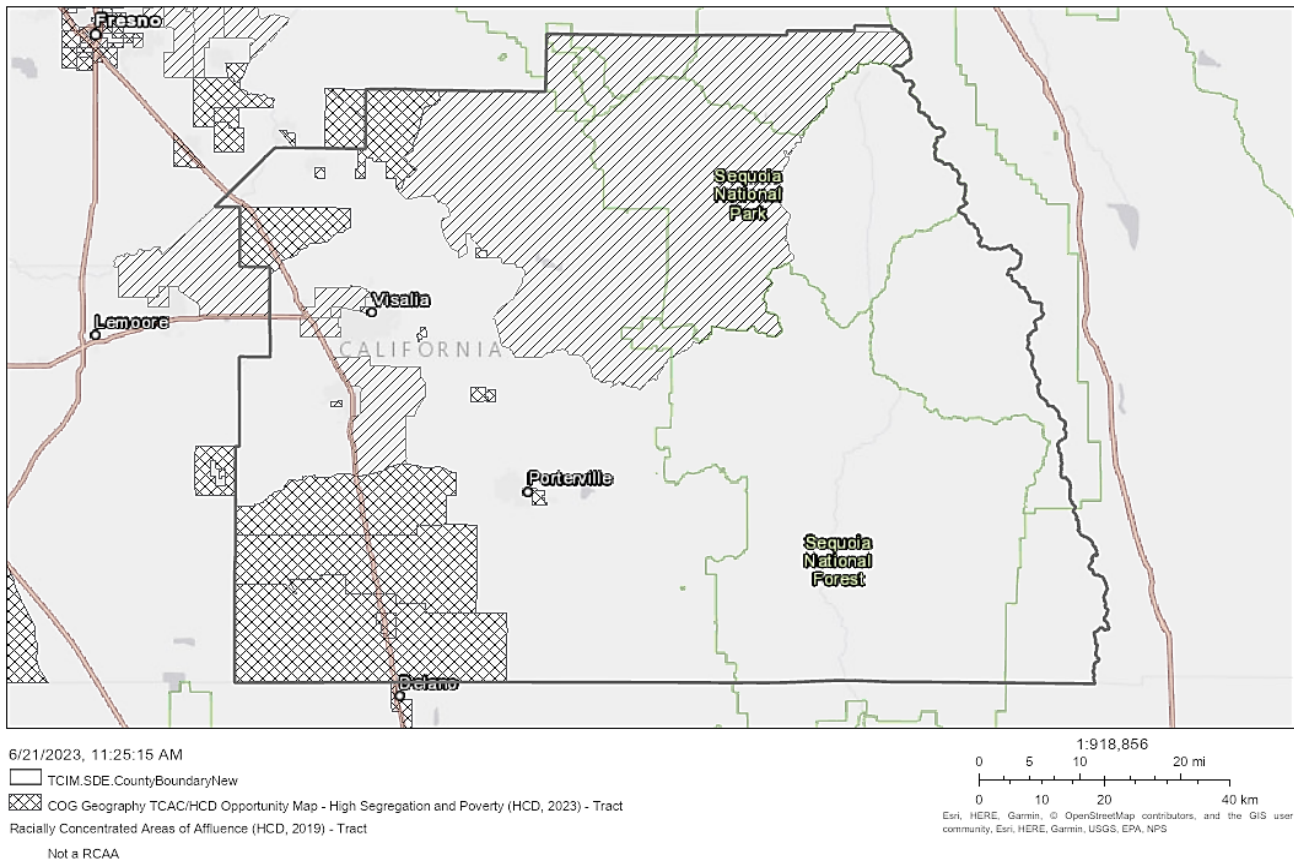
described in more detail in Section later sectionsB, many areas of high segregation and poverty in the county are agricultural communities that are predominantly Hispanic or Latino or indigenous to Mexico and have less access to opportunities such as clean water, clean air, infrastructure, and food security as those closer to the incorporated cities.

~~As seen in the County's Community Engagement Events held in 2023 the R/ECAPs of Earlimart, Woodville, and Allensworth had the greatest number of participants second only to one event held in Visalia.~~

~~The County also invests heavily in terms of resources and monies to assist the communities in receiving grants and to match investments in infrastructure. In 2022 the County assisted the Allensworth Progressive Association with obtaining a nearly \$300,000 grant for community improvements. The County will continuecontinues to seek out any grant with the interest groups, this inadvertently placing a higher focus on the R/ECAPs within the Unincorporated areas because most of the R/ECAPS near cities have better infrastructure.-~~

Example R/ECAPs in Tulare and the investments in these communities include:

- 1) Through dozens of outreach meetings for the 2017 Countywide Community Plan Updates, especially for both Alpaugh a Disadvantaged Community (MHI \$25,313 / 53% poverty, 91% Hispanic) and Allensworth a Disadvantaged Hamlet (meaning lacks infrastructure), staff is well aware of the communities' concerns for better roads, cleaner water, sewer and community amenities. Allensworth is of note historically as a community who was founded as a place to house African Americans soldiers after the Civil War, currently 96% Hispanic with 4% African American persons, with a 32% poverty rate / \$49K MHI. In 2023, the unexpected flooding led to weeks of evacuation and millions of dollars for and around these communities in FEMA, OES, and County flood relief programs, as both communities sit on the edge of the Tulare Lake. Alpaugh and Corcoran are closest communities to the lake in 2023. Even before then, the County has historically invested millions in roadways repairs and invested its TCAG and Caltrans roadway funds into both communities' safe routes to school programs. The County has caused recent solar projects (Samsung, Angela Solar Project) to make major investments in the roads and the Board Representatives have made code enforcement a priority in those communities. In 2022 the County assisted the Colonel Allensworth Progressive Association with obtaining a nearly \$300,000 Transformative Climate Communities (TCC) grant for planning for community improvements. In comparison to Earlimart, Tipton and Pixley, these communities are smaller and although next to State Route 43, they do not have the advantage of being located on SR 99. Although this has led to these SR 99 communities having even higher amounts of impoverished persons, they are not as proportionately as high as Allensworth and Alpaugh.
- 2) Community plans were completed in Earlimart (2018), Tipton (2016) and Pixley (2015). Total population 14,500 persons, 95% Hispanic / 17% poverty rate. Earlimart had an 11% decrease in population from 2020 to 2021. These communities are covered by Service Districts and have aged (1950's) infrastructure and have been the focus of major roadway investments, including American Rescue Plan Act (ARPA) funding applications for millions of dollars in water and sewer investments. Whereas communities near Visalia (Goshen) and Porterville (East Porterville) have sufficient infrastructure because they are connected to the cities' infrastructure and / or are on septic, the County still works with the service districts to improve service to the cities of Visalia and Porterville. The community of Goshen (2018 Plan, 80% Hispanic / 12.5% white, MHI \$59,750) west of Visalia population declined in 2021 by 5% but is increasing gradually as new homes are being built, roughly 40 per year due to available sewer and water.



- 3) In 2012, Matheny Tract, a self-standing subdivision / Legacy Community created in 1946 with 300 units and 1,000 people, was the first forced water consolidation in California, and the County worked with the City of Tulare to complete the water connections by 2016. The Matheny Legacy plan was completed in 2017 and the County began planning with SGC funding for extending City sewer into Matheny. The Legacy Plan's statistics showed the community is 63% Hispanic and 34% white (Non-Hispanic) with a MHI of \$31,000, 50% of the State in 2015. In 2018, the County received a TCC grant with the community and crated an Adaptation and Resiliency Plan, where the community's needs were centered around the impacts of flooding and heat from climate change, including drainage, weatherization, new roads and sidewalks. In 2023, the County working with Leadership Counsel and applied unsuccessfully for a \$1,000,000 TCC Implementation (Design) Grant for the Matheny Tract Community (south of the City of Tulare) to construct roads and a new drainage system (with a 50% match) as part of the County's \$50 million grant to remove and connect 300 existing septic systems/homes to the City's existing sewer system. Leadership Counsel during the hearings on the Environmental Justice Element brought up concerns about code enforcement in the community, so staff has investigated their concerns, and some code cases were generated. I
- 4) The County has worked with the area outside of Delano to form JPA's to improve storm drainage, sewer and water since the late 1990's. in 2022, the County rezoned 60 acres to



mixed use to increase development opportunities for both commercial and residential opportunities.

- 5) In Traver, the County has completed a safe route to schools program in 2013/14, updated its community plan in 2014, and sought unsuccessfully State Water Board funding to improve the County's sewer treatment facilities; and now, the County is working with a developer to develop 200 homes outside of the existing urban development boundary to connect, increase capacity and increase and upgrade the operational functions of the County's wastewater treatment plant.
- 6) In East Oroquieta working with SWRCB, the County has been made the receiver/administrator for the East Oroquieta Service District Board when it was unable to function to the State's requirements.
- 7) The Communities of Woodville (sight of one of the largest farm labor camps, 1934, that is still in existence) and London community plans were completed in 2019 and 2017 respectively, and the County is currently working with the Woodville Service District on water improvements. London's community meetings have been some of the most highly attended with 10's of people at each meeting. London currently has its own CSD but has been where staff has concentrated on road projects (due to flooding concerns) that have been applied for ATP funding with the community's input.

Source Data: Staff interviews, Recent (2021) data from <https://datausa.io/profile/geo/earlimart-ca>, and individual community plans

~~The Southern San Joaquin Valley shows a slightly different trend where tracts identified as areas of high segregation and poverty in Tulare County appear to contain a higher number of unincorporated communities opposed to tracts that largely consist of farmland where census designated places are either absent or less frequent. In contrast, in the surrounding counties, areas of high segregation and poverty appear to be more concentrated in and around incorporated cities~~

### Concentrated Areas of Affluence

A Racially Concentrated Area of Affluence (RCAA) was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. There are no census tracts in Tulare County that can be identified as an RCAA based on Goetz's definition. However, Figure B-9 suggests tracts in northeast Tulare, east Tulare Urban Area Boundary, northwest Visalia, and communities in the northern mountainous region, north of Springville, are classified as RCAAs. Except for Three Rivers, many northern mountain communities have small populations which may affect the accuracy of the data as they are included in the same tract with more affluent communities and individuals.

With respect to the Southern San Joaquin Valley, the trend persists that the more affluent areas are within or near incorporated cities and tend to be separated from the less affluent areas. Most affluent tracts are concentrated in a particular region and not sparse throughout the respective jurisdictions. Like Tulare County, there are no RCAAs according to Goetz's definition in the Southern San Joaquin Valley.

Source: CA HCD, AFFH Data Viewer 2.0

### Disparities in Access to Opportunity

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According to the HCD, access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often refers to improving the quality of life in low-income communities as well as supporting mobility and access to 'high resource areas' where quality education, employment, transportation, optimal environmental health factors, and other variables are present and attainable. Within the County's jurisdiction are rural and non-rural communities that have differences in geographic location, demographics, and place-based characteristics.

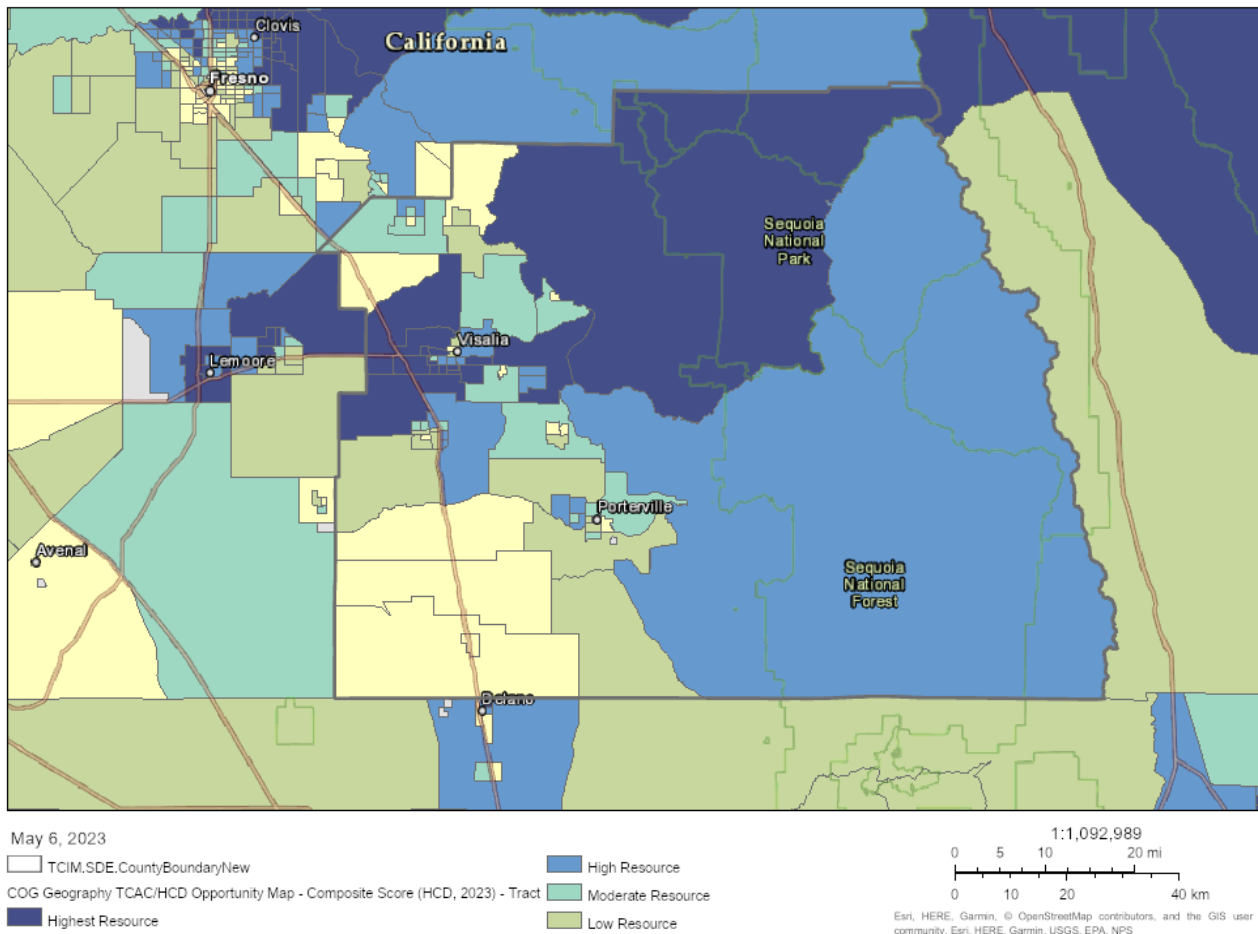
#### Areas of Opportunity

The California Department of Housing and Community Development (HCD) and the California Tax Allocation Committee (TCAC) has developed an opportunity mapping tool that is updated annually with the purpose of identifying access to economic, educational, and environmental resources for low-income households to support policy implementation. The opportunity map uses an index score that is derived from economic, environmental, and educational indicators such as levels of employment, job proximity, poverty, reading proficiency, and levels of environmental pollutants, among others that are measured for each census tract in non-rural areas and block groups in rural areas. The index score categorizes a census tract or block group as Low, Moderate, High, or Highest resource. The mapping tool also applies a poverty and racial segregation filter that categorizes areas as High Segregation & Poverty to account for Affirmatively Furthering Fair Housing goals. Areas categorized as "High" or "Highest" represent areas that are calculated to have the greatest positive education, economic, and health outcomes while "Low" or "High Segregation & Poverty" categories have fewer positive outcomes.

As displayed in Figure B-13, opportunity categories greatly differ throughout the County. Highest resource areas are observed within and outside of incorporated cities and in the mountainous and foothill regions including but not limited to the communities of Lindcove, Lemon Cove, Tooleville, Three Rivers, Badger, and Springville. Low resource and high poverty and segregation areas are observed on the valley floor in the southwest and northwest regions encompassing the communities of Allensworth, Alpaugh, Richgrove, Earlimart, Pixley, Teviston, Tipton, Poplar, Woodville, Goshen, and London. It is important to note highest resource areas still contain low-income households and limited access to opportunity based on the geography, environmental constraints, infrastructure capabilities, natural hazards, and other factors. There are many factors that contribute to rural communities on the valley floor as being low resource areas. One of which is the lack of infrastructure serving as a major limitation to commercial, residential, and overall community development. Additionally, many of the unincorporated communities on the valley floor have been identified to more likely experience environmental health hazards such as drinking water contamination, pesticide exposure, and poor air quality. Further, the opportunity areas displayed serve as an impediment for the development of housing and other resources in low resource areas and high segregation and poverty areas as funding is prioritized in the high resource areas.

Like Tulare County, high and highest resource areas in the Southern San Joaquin Valley are within and near major incorporated cities as well as in mountainous regions such as the City of Visalia in Tulare County, City of Clovis in Fresno County, the City of Lemoore in Kings County, and Rosedale in Kern County. However, high and highest resource areas that are prevalent in much of the mountainous region may not be suitable for large increases in population and may only support limited housing development due to community visions outlined in community plans, infrastructure limitations, and natural hazards. Urban disparities also appear to remain an issue in cities like Fresno and Bakersfield. Regarding the valley floor of the Southern San Joaquin Valley, agricultural uses are predominant in many of the low resource areas in unincorporated jurisdictions which may attest to conflict with residential and commercial development.

**Figure B-13: TCAC/HCD Opportunity Map**



Source: CA HCD, AFFH Data Viewer 2.0

## Educational Opportunity

As shown in Figure 15, educational opportunities greatly differ throughout the County. Indicators used to map educational opportunity include math and reading proficiency, high school graduation rates, and student poverty. One limitation of the education indicators is that they are calculated using a weighted average of the three closest schools in each census tract. Since students will attend only one of the three closest schools, the quality of the school they attend may differ from the average score that is calculated in each census tract.

In Tulare County, of the total of 233 public schools there are 38 kindergartens through eighth grade schools, 67 elementary, 22 middle schools, and 20 high schools in addition to other educational opportunities such as continuation school, independent study, adult school, community college, and charter school. However, not all schools share the same level of student achievement, the areas with more positive education outcomes with a score between 0.75 and 1 consist of tracts near incorporated cities with exceptions to the City of Tulare and areas within the Porterville, Visalia, and Woodlake. Positive education outcomes are concentrated in the northeastern mountainous communities of Lemon Cove, Three Rivers, and Badger near Sequoia National Park. Most unincorporated communities are in areas with less positive educational outcomes. The unincorporated communities that have the lowest educational outcome with a score less than 0.25 are the disadvantaged communities of Pixley, Tipton, Strathmore, Terra Bella, Ducor, and Woodville Farm Labor Camp. According to the 2016 California Assessment of Student Performance and Progress (CAASP) test scores listed on School-Ratings.com,

## Appendix B. Assessment of Fair Housing

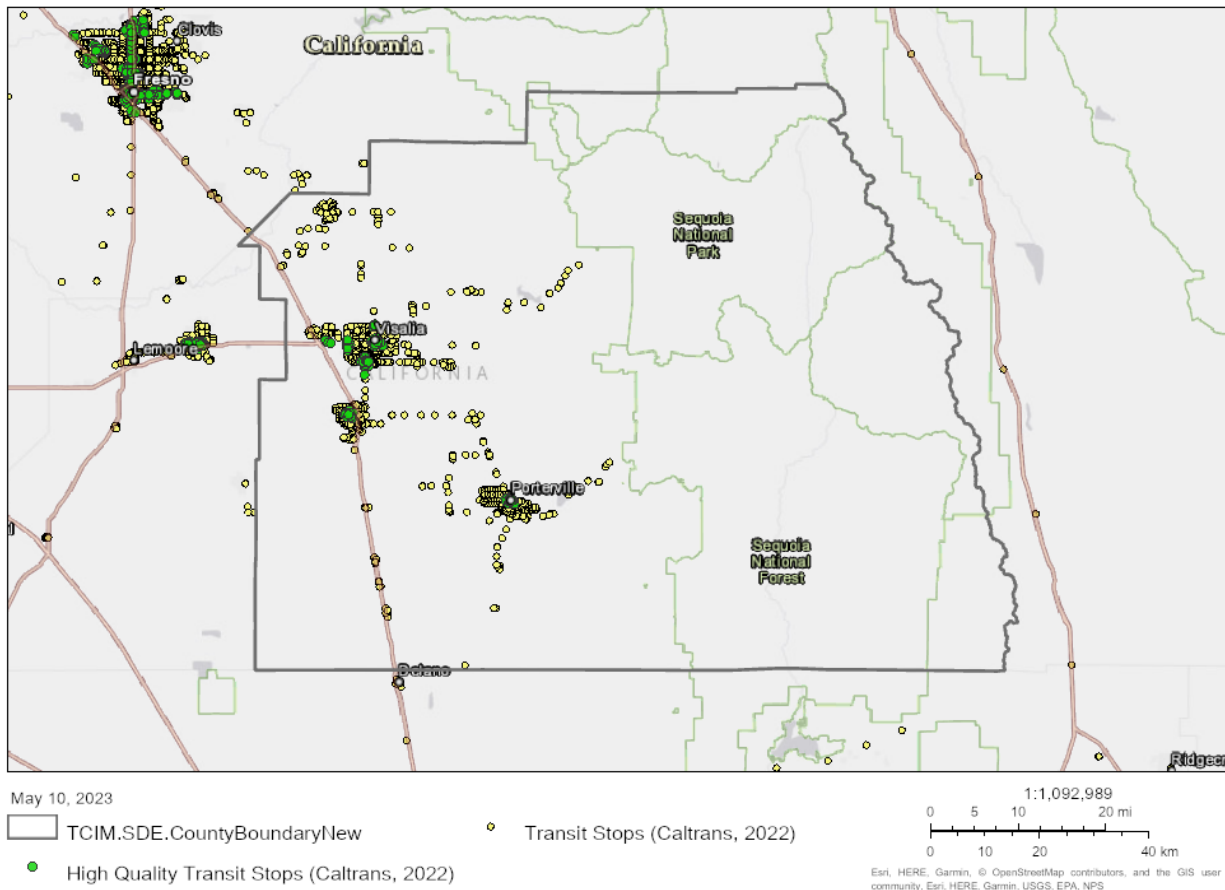
of 32 ranked schools in the unincorporated areas of Tulare County, only one ranked in the 80th percentile or higher (Harmony Magnet Academy in Strathmore ranked in the 96th percentile), compared to similar schools in the state. Four more schools ranked between the 50th and 79th percentiles. Several other schools that were not included in the ranking system exist in unincorporated Tulare County.

In the Southern San Joaquin Valley, public schools in Tulare, Kern, Kings, and Fresno counties are ranked on average in the bottom 50% of California public schools while Madera county's public schools are ranked on average in the top 50% of California public schools according to [publicschoolreview.com](https://publicschoolreview.com). Tulare County's average public school ranking is the lowest at 1 out of 10 in comparison to the Southern San Joaquin Valley. Rankings are based on a variety of metrics such as 2020-21 California state test scores in math and reading/language arts, student teacher ratio, and diversity.

### Mobility

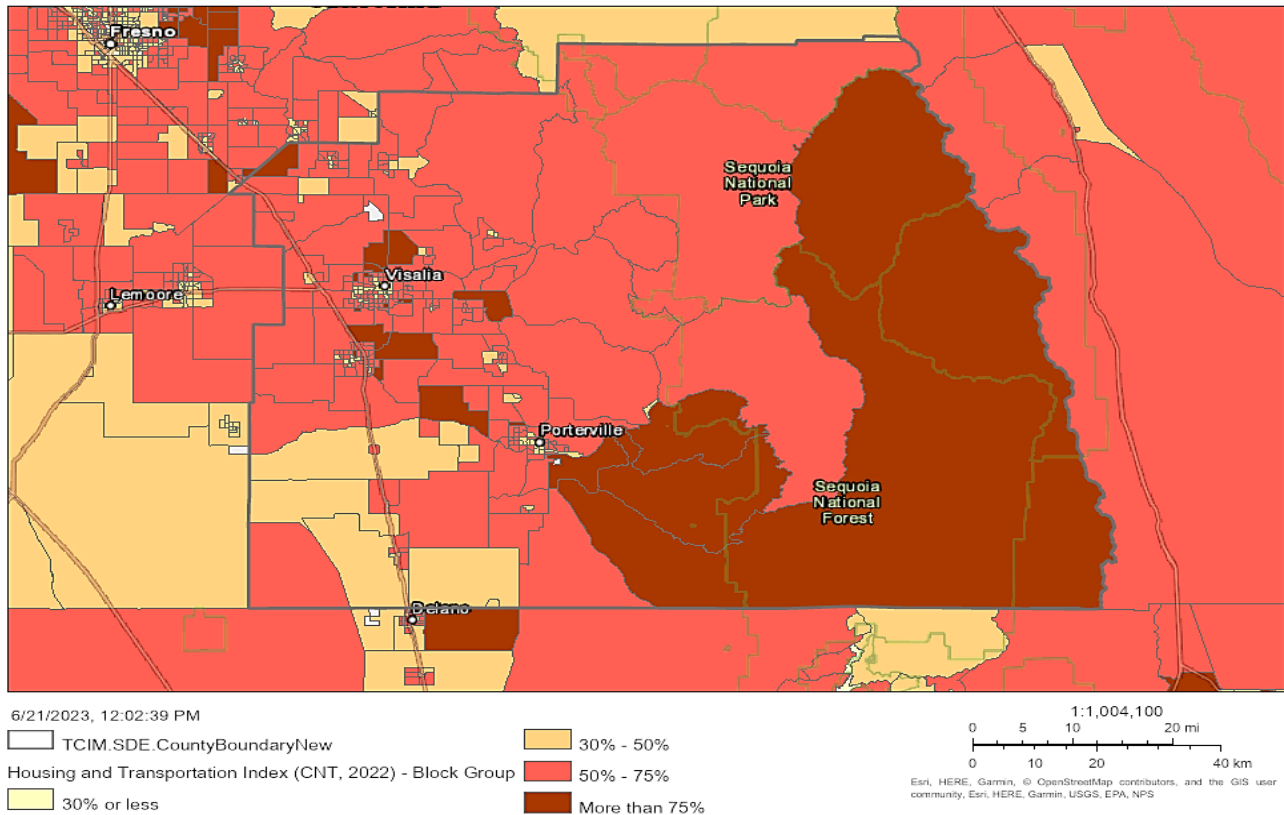
Mobility refers to safe, accessible, and reliable transportation for access to employment, education, food security, healthcare, among other community services and is important in areas where residents do not live in proximity to such resources. Transportation can be offered through a variety of modes including public transit, automobile, bicycle, and walking. In Tulare County Illustrated by Figure B-14, all high-quality transit stops are situated in the cities and there are significantly more transit stops overall in the cities compared to the unincorporated communities. A high-quality transit stop or corridor is defined according to Section 21155(b) of the Public Resource Code as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

**Figure B-14: High Quality Transit Stops**



Source: CA HCD, AFFH Data Viewer 2.0

**Figure B-15: Housing and Transportation Cost**



Source: CA HCD, AFFH Data Viewer 2.0

Tulare County Area Transit (TCaT) is the primary provider of public transportation services in unincorporated Tulare County. There are a total of nine fixed bus routes that operate Monday through Friday with four routes operating on weekends. Together, the nine bus routes provide transit services in the North, South, Northeast, and Southeast areas of the county. Additionally, TCaT also offers Dial-A-Ride services for persons that are American Disability Act eligible in select communities. Currently, most bus stops are located along arterial roads in unincorporated communities and there are no fixed transit routes in the communities of Alpaugh and Allensworth. Overall, across the county the number of transit stops and service times vary. There are 4 scheduled transit services for the communities of London, Traver, and Delft Colony; 3 scheduled services for Seville, Lemon Cove, Three Rivers, Poplar, Woodville, and Plainview; and 2 scheduled services for East Oroshi, Richgrove, Springville, Terra Bella, and Ducor. In North County communities of Cutler, Oroshi, and Sultana; and communities located along State Route 99, transit services are scheduled approximately every 30 to 120 minutes. As a result, potential disparities in public transit opportunities exist that may pose as a barrier to opportunity to communities identified as Areas of High Segregation and Poverty. A part of the Tulare County 2022 Regional Transportation Plan/ Sustainable Community Strategies conducted by the Tulare County Association of Governments, the Environmental Justice and Health Impact Assessment Analyses Final Report states that there is 3.8 to 5.1% higher access to transit stops in disadvantaged communities than in non-disadvantaged communities. Access to transit stops in the report was based on the percentage of residents who live within a quarter mile to a half-mile from a transit stop. However, the frequency of bus trips and the lack of infrastructure to promote mobility to and from bus stops remain to be probable issues.

Furthermore, for most block groups within the County, housing and transportation costs combined make up 50% to 75% of household income as displayed in Figure B-15. There does not appear to be a



## Appendix B. Assessment of Fair Housing

clear disparity in housing and transportation costs between affluent and impoverished areas or cities and unincorporated communities. However, residents living in areas of high segregation and poverty may be more burdened by quality of housing and transportation despite similar housing and transportation cost percentages. For example, Table 3- (Housing conditions survey) reflects a high percentage of homes in these areas are substandard. Additionally, areas of high segregation and poverty and other disadvantaged communities lack food access in their communities and therefore must need to travel further to obtain necessities. A similar trend exists in the Southern San Joaquin Valley. There are significantly more high-quality transit stops and transit stops overall in the cities compared to rural unincorporated communities as explained by the high population and development capacity of urban areas. Cities often have their own transit services that are funded with a more diverse range of household incomes and can accommodate more frequent bus services as bus routes are primarily maintained within city boundaries. Unlike their incorporated counterparts, rural unincorporated communities are located at further distances from public resources which are mostly in cities.

Tulare County has identified the increased need for safe, effective, and convenient transportation that includes infrastructure for a variety of modes. The Tulare County Resource Management Agency in partnership with Tulare County Association of Governments, Self-Help Enterprises, and Caltrans has prepared Complete Street Policy Plans for 16 disadvantaged communities in unincorporated Tulare County and is in progress of preparing additional Complete Streets Plans, prioritizing disadvantaged communities. The Complete Street Policy Plans include constructing sidewalks, [bike lanes](#), gutters, and installing lighting. Implementation of the Complete Street policy plans are in progress and will be implemented as funding becomes available (Policy 4.26 - 4.210).

### Environmental Health

Figure B-16 displays environmental scores with a range from 0 to 100 for each census tract in Tulare County provided by the California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen 4.0 model. A higher score indicates more negative cumulative environmental impacts a community may experience due to a higher pollution burden and population characteristics that identify the community as being more vulnerable. Table B-3 lists all factors that are used to determine each environmental score, there are 4 components with a total of 21 indicators categorized under pollution burden or population characteristics.

**Table B-3: CalEnviroScreen 4.0 Criteria**

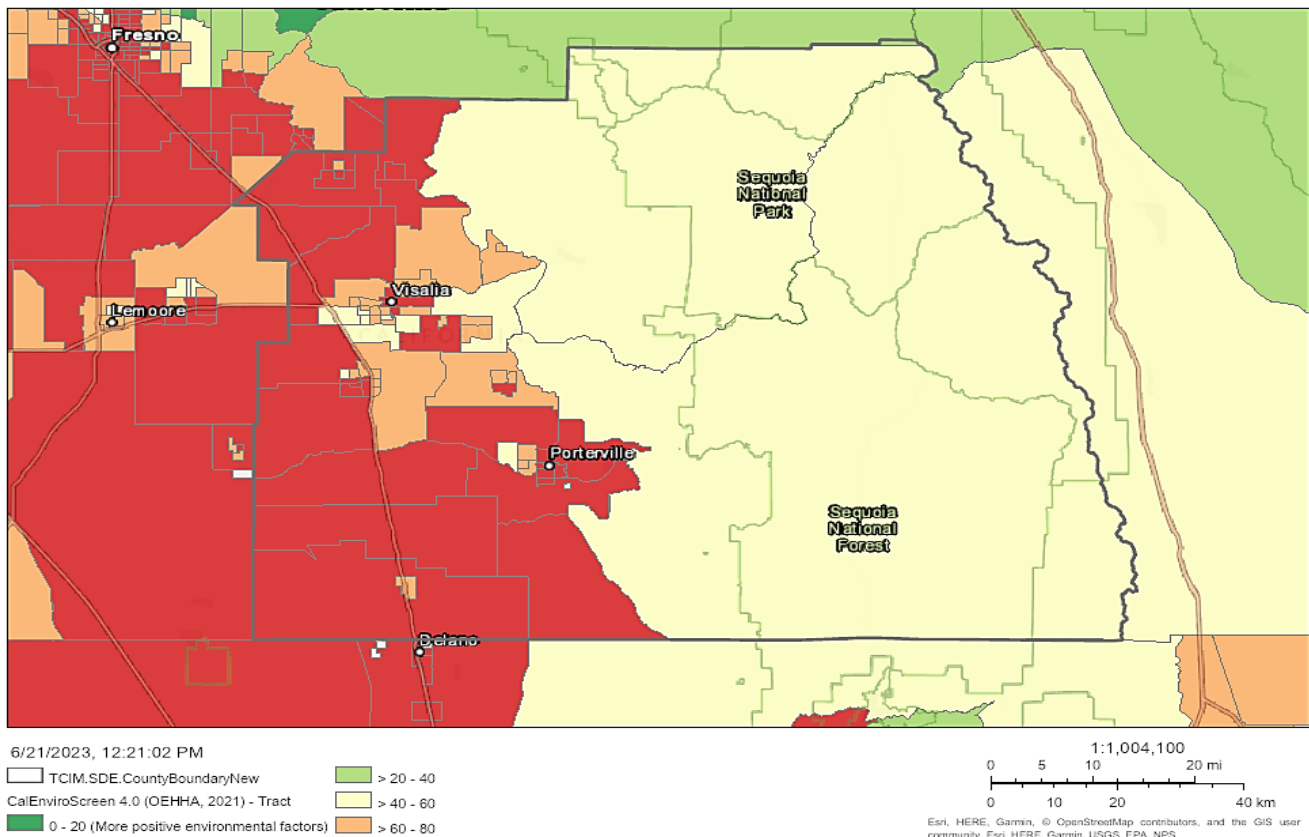
Pollution Burden		Population Characteristics	
Exposures	Environmental Effects	Sensitive Populations	Socioeconomic Factors
Ozone Concentrations	Cleanup	Asthma Emergency Department Visits	Educational Attainment
PM2.5 Concentrations	Groundwater Threats	Cardiovascular Disease (Emergency Department Visits for Heart Attacks)	Housing-Burdened Low-Income Households
Diesel PM Emissions	Hazardous waste	Low Birth-Weight Infants	Linguistic Isolation
Drinking Water Contaminants	Impaired Water Bodies	-	Poverty
Children's Lead Risk from Housing Pesticide Use	Solid Waste Sites and Facilities	-	Unemployment
Toxic Releases from Facilities	-	-	-
Traffic Impacts	-	-	-

In Tulare County, most tracts representing unincorporated communities on the valley floor have a score between 80 and 100. Census Tracts in the more affluent areas of the cities of Visalia, Tulare, Exeter,

## Appendix B. Assessment of Fair Housing

Farmersville, Porterville, and Woodlake have a lower score between 60 and 80. The tracts with the lowest scores are in the mountainous and foothill regions which have a score between 40 and 60. Negative environmental factors on the valley floor are largely contributed to by drinking water contamination, groundwater threats, particulate matter and ozone pollution from fertilizer and sewage runoff, groundwater overdraft, and pesticide use as many communities are in close proximity to busy traffic corridors (State Route 99) and are agriculturally surrounded unlike communities in the mountainous and foothill regions. Natural hazards such as drought and flooding also exacerbate pollution burdens. Another major contribution to the high scores is low incomes, low availability of nearby public resources, and linguistic isolation that prevent residents in the rural valley floor communities to effectively withstand or respond to any environmental impacts that may occur. A major disparity between tracts in cities and tracts in unincorporated areas overall is water infrastructure. Development is concentrated in cities where water and sewer connections are available, while development in unincorporated communities are often limited by groundwater wells and septic systems. Another major disparity concerning many unincorporated communities on the valley floor is a high concentration of poverty where communities are predominantly Spanish speaking where Tagalog and indigenous languages such as Mixtec are also primarily spoken. Based on the results of the Housing Conditions Survey (Table 3-59), homes that are in substandard condition are also predominant in unincorporated communities. A lack of infrastructure, water availability, language barriers, and a concentration of low and very low-income households make economic mobility and emigration to environmentally healthy neighborhoods difficult to achieve.

**Figure B-16: CalEnviroScreen 4.0**



Source: CA HCD, AFFH Data Viewer 2.0



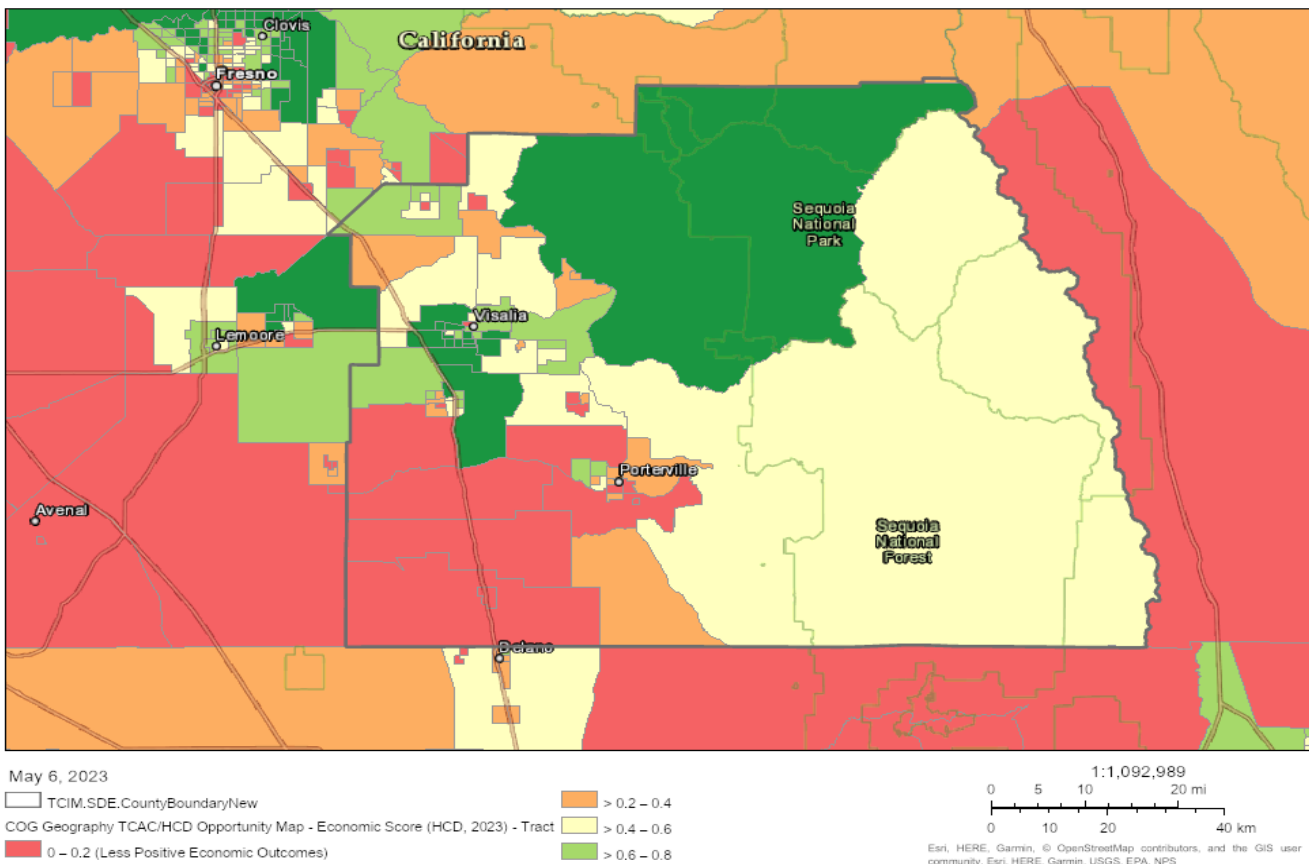
## Appendix B. Assessment of Fair Housing

Regional trends are similar where census tracts with high scores between 80 and 100 are predominant on the valley floor and lower scores are present for census tracts in the mountainous and foothill regions in the Kern, Fresno, and Madera counties. Census tracts for much of the Central Valley region where agriculture has a dominant presence, indifferent of cities, overall contain higher CalEnviroScreen 4.0 scores which suggest higher pollution burden in valley floor communities compared to mountain and foothill communities. Census tracts in the southern region of the Sierra Nevada mountains comprising of Tulare and Kern Counties have a higher score than the Central region of the Sierra Nevada mountains comprising of Fresno and Madera counties.

### Economic Opportunity

Tulare County along with the entire San Joaquin Valley is a major agricultural region in the country with Tulare County reporting over \$7 billion gross agricultural production in 2020. The largest employment industries in the county are the Education, Health, and Social Services industries employing 22% of the population and the Agriculture, Forestry, Fishing, Hunting, and Mining industries employing 17% of the population as reported by the 2015-2019 American Community Survey (Figure 3-3). The economic score in Figure B-17 is calculated using poverty, adult education, employment, median home value, and job proximity indicators on a scale between the less positive economic score of 0 and the more positive economic score of 1. As shown in the figure, census tracts in the southwestern areas of the county, south of Tulare and west of Porterville have lower economic scores of 0 to 0.2 indicating less positive economic outcomes. Higher economic outcomes are suggested in the cities of Tulare, Exeter, and Visalia in addition to communities in the mountainous region, north of Lindsay and west of Woodlake, such as Three Rivers with economic tract scores of 0.8 to 1.

**Figure B-17:TCAC/HCD Opportunity Map, Economic Scores**

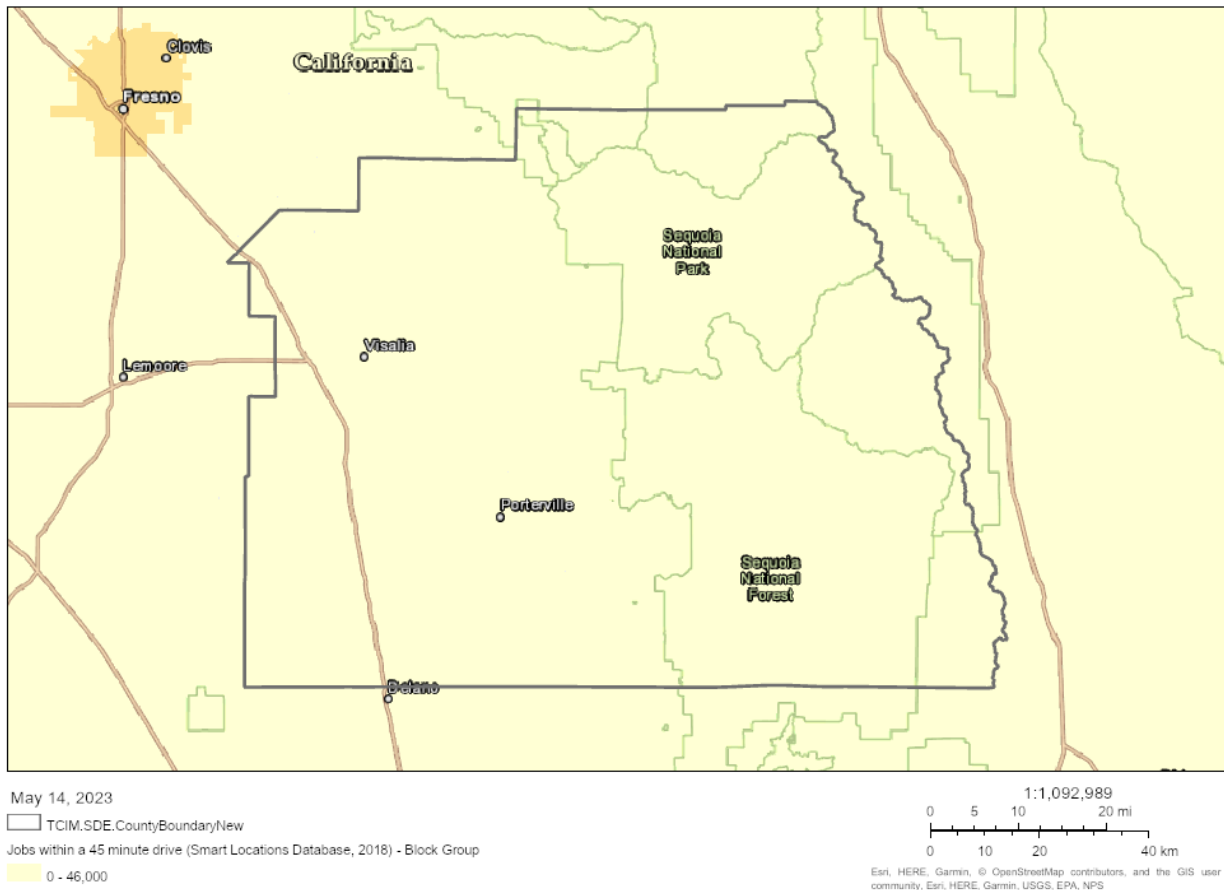


Source: CA HCD, AFFH Data Viewer 2.0

## Appendix B. Assessment of Fair Housing

Figure B-18 displays the number of jobs within a 45-minute drive and Table B-3 illustrates the mean travel time to work. Uniformly, throughout Tulare County, there are approximately 46,000 jobs or less within a 45-minute drive for all block groups. The mean travel time to work in Tulare County is 22 minutes and the communities with the shortest commute times are Strathmore, Tipton, and Goshen (14.4, 17.5, and 17.7 minutes, respectively). As shown in the table, there is not a significant difference between job proximity in the cities and unincorporated areas. High unemployment rates may indicate a lack of economic opportunities in a community. The unemployment rate in Tulare County is higher than the state and national average, due in large part to the seasonal nature of agricultural employment. The unemployment rate is significantly higher in the unincorporated areas of the County, especially in certain communities (Table 3-9). As an example, the communities of Poplar Cotton Center and Richgrove have unemployment rates over 30%. Most residents of the R/ECAP unincorporated communities on the valley floor work in agriculture as indicated in Chapter 3. As previously discussed, in R/ECAP communities, educational attainment and language barriers may serve as major impediments to obtaining higher wage jobs.

**Figure B-18: Jobs Within a 45-minute drive**



Source: CA HCD, AFFH Data Viewer 2.0

**Table B-4: Mean Travel Time to Work**

Area	Mean Travel Time to Work (minutes)
Tulare County	22.0
Unincorporated Communities	
Strathmore CDP	14.4
Tipton CDP	17.5
Goshen CDP	17.7
Poplar-Cotton Center CDP	18.5
Earlimart CDP	21
Three Rivers	21.6
Pixley CDP	22
Ivanhoe CDP	22.1
Richgrove CDP	22.2
Traver CDP	22.6
Lemon Cove CDP	22.8
Springville CDP	23.1
Terra Bella CDP	23.1
Orosi CDP	24.7
Sultana CDP	25
Cutler CDP	25.3
London CDP	25.4
Plainview CDP	26.4
Ducor CDP	26.6
Woodville CDP	27.6
East Porterville	30.0
Alpaugh CDP	31.2
Cities	
Dinuba	21.5
Exeter	22.7
Farmersville	19.1
Lindsay	27.2
Porterville	22.4
Tulare	20.9
Visalia	20.9
Woodlake	25.8

Source: 2016-2020 ACS, Table S0801

### Disproportionate Housing Needs

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Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, substandard housing conditions and homelessness.

Information on the homeless population in Tulare County is provided by the Kings/Tulare Homeless Alliance. The annual report is entitled Kings and Tulare Counties: 2022 Point in Time Report. This report was conducted on January 23-24, 2022, with the help of trained volunteers from local agencies, the faith-based community, nonprofit organizations, law enforcement, and community members.

Most of the homeless population was located within the Cities of Visalia, Porterville, and Tulare. According to the 2022 Point in Time Survey 838 individuals were located within the Cities and 23 individuals were located in the Unincorporated Areas in Tulare County. The report included the Balance of the County which is determined as the unincorporated communities, although it does not specify which unincorporated communities were surveyed.

#### Trends:

Overall, Kings/Tulare County homelessness trended upwards by 230 persons, with 439 persons chronically homeless, up from 327 from the year before. 594 people extended homelessness for greater than a year, with 227 still under a year. 13% have children. Mental disability and substance abuse was a contributing factor for 37% of the barriers to housing.

Regarding sheltering: 1089 slept in unsheltered locations, only 245 in emergency, and 136 in transitional, a downward trend of 15% in emergency beds. This is because the number of beds reduced as Project Roomkey shelters closed or transitioned. The programs available throughout the County are mapped below in figure B-19. (See Homeless B-13).

#### Shelters:

Of the 1,000's of persons in unsheltered locations they have historically lived under the bridges throughout the County, or in the parks. However, there are 4 new sources of low barrier / entry, permanent or transitional housing that are becoming or that are available through County funds or other contributions:

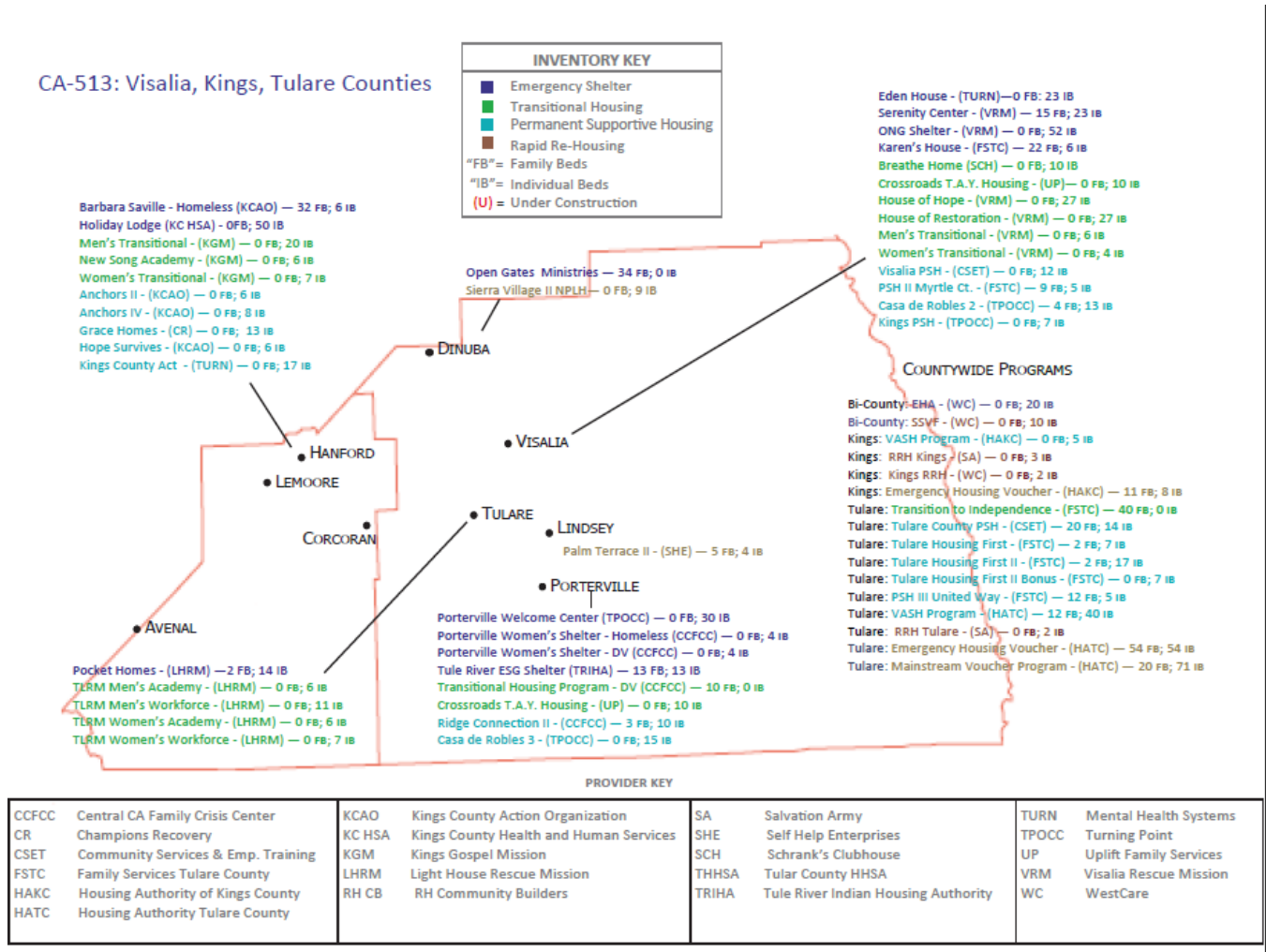
- 1) The Neighborhood Village (Goshen, CA): 57 modular homes for rent, on site staff, job training, mental and health services, includes garden, park, community building, coffee shop and marketplace. Approved by Use Permit in 2022, building permits approved by HCD 2022, in construction anticipated completion in May of 2024. This project includes its own market and is located adjacent to Betty Drive with bus service throughout Goshen by Visalia's Western Extension Route 15 bus and plans for another commercial building to the north of the site. Other markets and health care are within ¼ mile of the site.
- 2) Tulare CARES Homeless Response (Hilman Center, 3 acres in City of Tulare / County): ARPA funded \$3.4 Million project and County agreed to provide services. Site selected based on proximity to shopping and transportation. Scalable up to 400 beds with 24-hour care and entry level / low barrier programs, temporary and permanent supportive housing.

## Appendix B. Assessment of Fair Housing

- 3) Tulare County Health and Human Services Madson Gardens Supportive Housing Project Tulare County, CA: Under construction for 57 units for chronically homeless funded through project Homekey
- 4) Sequoia Village: 50 Studio / Permanent Supportive Housing Project Visalia, CA: paid for with CDBG and other funds from the County.

**Figure B-19: Location of Homeless Programs in Kings/Tulare County**

**Figure B-19 Location of Homeless Programs in Kings ? Tulare County**



**Source: Final 2023 PIT Report, Kings Tulare Homelessness Alliance (2023)**

### Cost Burden

Overpayment is a significant issue in Tulare County, especially for renters. A household is considered to be overpaying (or cost burdened) if it spends more than 30% of its gross income on housing, including rent or mortgage payments, and utilities as defined by the Department of Housing and Urban Development. If a household is spending over 50% of its income on housing it is severely overpaying or cost burdened. Overpayment may also increase the risk of displacing residents who are no longer able to afford their housing costs. According to Table B-5, 37.9% of all households are overpaying for

## Appendix B. Assessment of Fair Housing

housing in Tulare County, including 28.8% of owners and 50.1% of renters. 18.2% of households in Tulare County are severely overpaying for housing, including 13% of owners and 25% of renters.

**Table B-5: Households Overpaying for Housing**

	Owner-Occupied	Renter-Occupied	Total
Less than or equal to 30%	55,615	28,610	84,225
Over 30%	12,850	14,700	27,550
Over 50%	9,835	15,025	24,860
Unavailable	565	1,030	1,595
<b>Total</b>	<b>78,865</b>	<b>59,370</b>	<b>138,240</b>
<b>Percent Overpaying</b>	<b>28.8%</b>	<b>50.1%</b>	<b>37.9%</b>

Source: HUD CHAS, ACS 5 Year Average 2015-2019 Data

**Table B-6: Percent of Households Overpaying by Income**

Percent of Income Spent on Housing	Income Category					Total Households
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Renter-Occupied						
Over 30% (Cost Burdened)	48.8%	30.6%	16.1%	3.0%	1.5%	29,725
Over 50% (Severely Cost Burdened)	76.0%	18.6%	4.4%	0.8%	0.2%	15,025
Owner-Occupied						
Over 30% (Cost Burdened)	26.3%	25.0%	28.4%	8.5%	11.9%	22,685
Over 50% (Severely Cost Burdened)	51.8%	29.2%	12.4%	4.2%	2.4%	9,835

Source: HUD CHAS, ACS 5 Year Average 2015-2019 Data

It is important to distinguish overpayment in housing costs for low-income households versus above moderate-income households as they may be impacted differently regarding affordability and standards of living. Lower income households may have insufficient resources for other critical essentials, such as food, healthcare, and entertainment due to paying a higher percentage of income on housing. In contrast, affluent households who pay a higher percentage of their income on housing may still be able to afford the cost and as a result, do not experience a lower standard of living. Low-income household's overpayment is significantly higher for both tenures.

Figure B-19 shows the percentage of renters overpaying for housing in 2021 by census tract using 2017-2021 ACS 5 Year Estimates. In tracts where most communities reside, 40-60% of renters are overpaying for housing. Over 80% of renters in tracts immediately outside the eastern boundary of Porterville including the community of East Porterville are reported to be overpaying for housing. Less than 20% of renters in tracts north of Springville and east of Lemon Cove, including Three Rivers, are reported to be overpaying. In most R/ECAPs, 40-60% of renters are reported to be overpaying for housing.



**Figure B-1920: Overpayment by Renters**

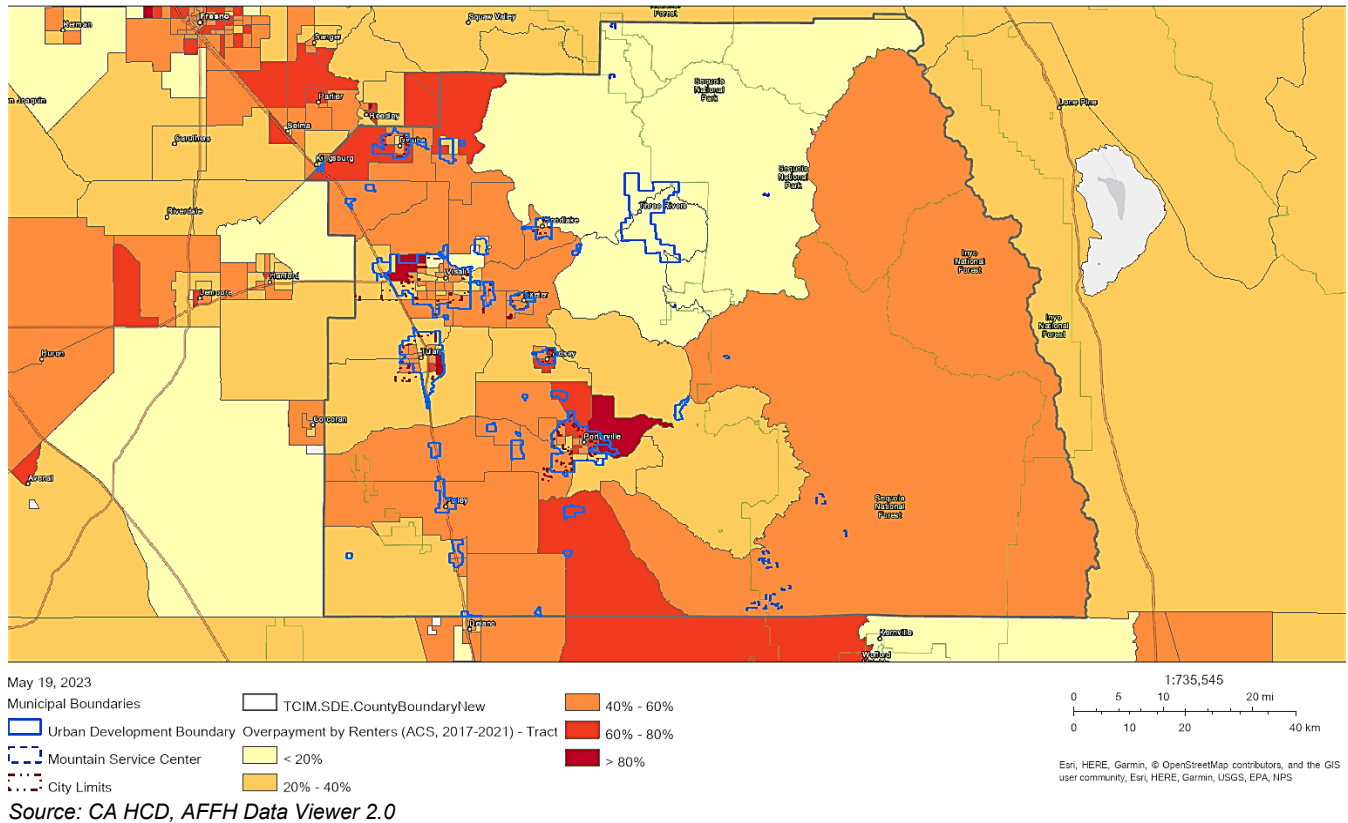


Figure B-20 shows the percentage of owners overpaying for housing in 2021 using 2017-2021 ACS 5-year estimates. In most tracts where unincorporated communities are located, 40-60% of owners are reported overpaying for housing. Tracts in southeastern Tulare County including the communities of Alpaugh, Allensworth, Pixley and tracts in the southern foothills and mountains including but not limited to, Posey, McClenney Tract, and California Hot Springs report, 60% to 80% of owners overpay for housing. Tracts where over 80% of owners are overpaying for housing include the communities of Sultana, Richgrove, and areas of Delano UDB. Tracts in the foothills east of Porterville, including Springville, the communities of Earlimart, East Porterville, Goshen, Cutler-Orosi, and Ivanhoe report the least percentage of owners overpaying for housing, between 20% to 40%. Tracts in R/ECAPs report a higher percentage of cost burdened owners on average compared to non-R/ECAPs in unincorporated county and tracts in incorporated cities.

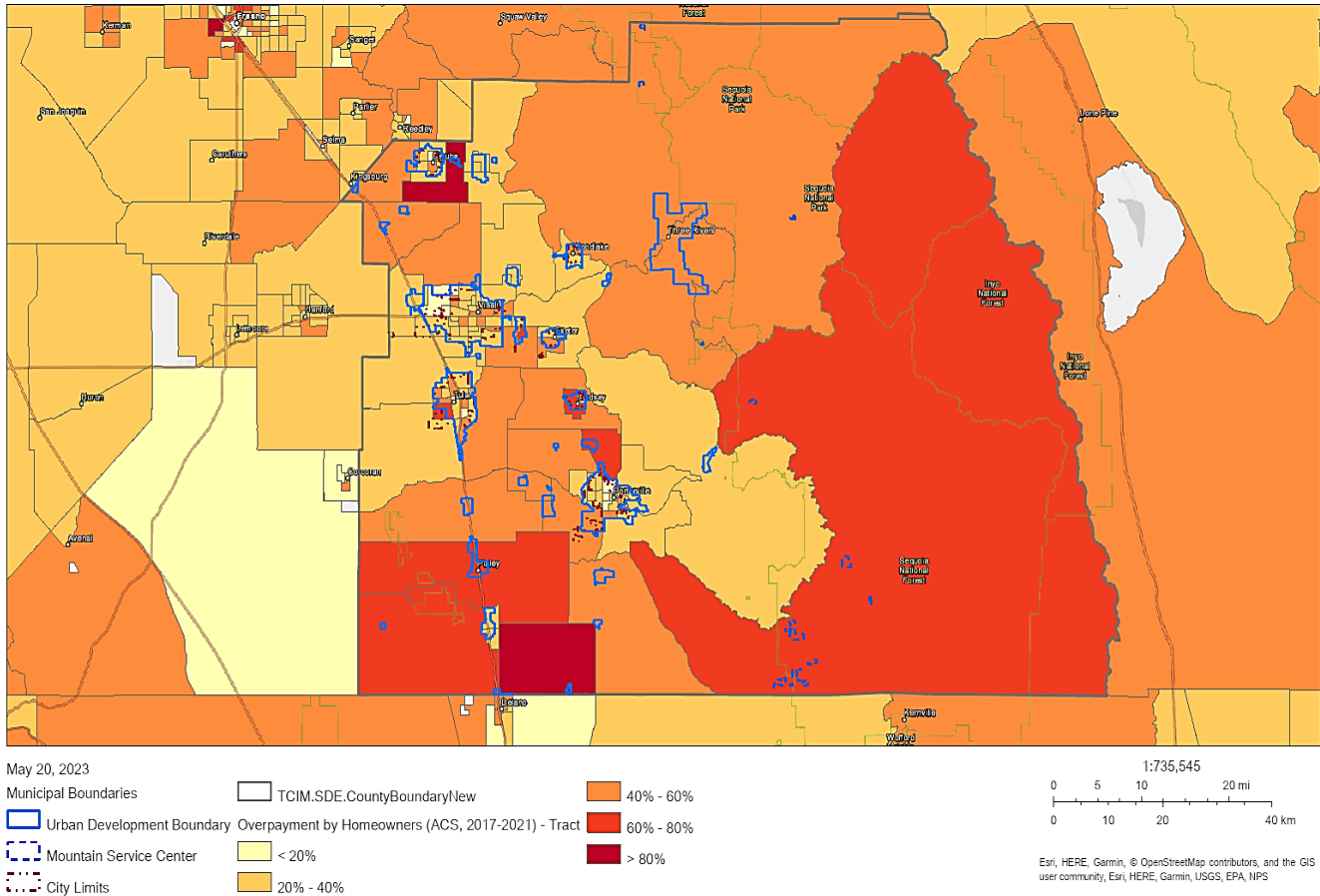
Tracts reporting a higher percentage of cost burdened renters reported a lower percentage cost burdened owner. Likewise, tracts reporting a higher percentage of cost burdened owners reported a lower percentage of cost burdened renters. The data suggests there are disparities in affordability of rental and homeownership opportunities in some areas of the county. For example, East Porterville contains roughly the same number of owners and renter occupied housing, but over 80% of renters are cost burdened and approximately 26% of owners are cost burdened. There is a higher percentage of cost burdened owners than cost burdened renters reported in tracts in R/ECAPs.

There are more occurrences of tracts reporting over 60% of cost burdened homeowners in Tulare County than other counties in the Southern San Joaquin Valley. In comparison to Kern, Kings, Fresno, and Madera counties, Tulare County is the only county to contain tracts in the unincorporated



jurisdiction where over 80% of homeowners are cost burdened. The Southern San Joaquin Valley follows a general trend like Tulare County where tracts with higher percentages of cost burdened renters occur more frequently near cities and tracts where less than 20% of renters are cost burdened are found in the Southern Sierra Foothills. Also, like Tulare County, throughout the Southern San Joaquin Valley, some tracts reporting a higher percentage of cost burdened homeowners are reporting lower percentages of cost burdened renters, in contrast, other tracts reporting higher percentage of cost burdened renters are reporting a lower percentage. Disparities between renters and homeowners in housing cost is likely due to the availability of rental housing and homeownership opportunities in combination with income.

### **Figure B-201: Overpayment by Homeowners**



## Overcrowding

While overcrowding has significantly decreased in Tulare County, from 19.3% in 2000 to 9.7% in 2019 according to ACS estimates, it remains a problem in some of the unincorporated areas. 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 classified as severely overcrowded.

Many census tracts differ in percentages of overcrowded households throughout the County as displayed in Figure B-21. Most tracts in the unincorporated area of the county report 10% or less of overcrowded households. Tracts with higher percentages of overcrowded households are in the northeast and southeast areas of the county. Communities including Earlimart, Porterville, Ivanhoe, and East Oroquieta report more than 20% of households are overcrowded and most of the remaining unincorporated communities situated on the valley floor report between 15 to 20% of overcrowded households. However, it does not appear there is a significant difference between tracts in the cities and unincorporated tracts reporting higher or lower percentages of overcrowded households. Very few tracts throughout the county report more than 5% of severely overcrowded households. While tracts with higher percentages of overcrowded households do consist of R/ECAPs, no significant trend or pattern is observed. A large factor contributing to the decrease of overcrowded households in Tulare County is the development of affordable housing in the County between 2000 and 2019 by housing providers such as Self-Help Enterprises and the Housing Authority of Tulare County. However, an important consideration is the likelihood of households inaccurately reporting their household size due to the possibility of eviction regarding renters and public housing residents.

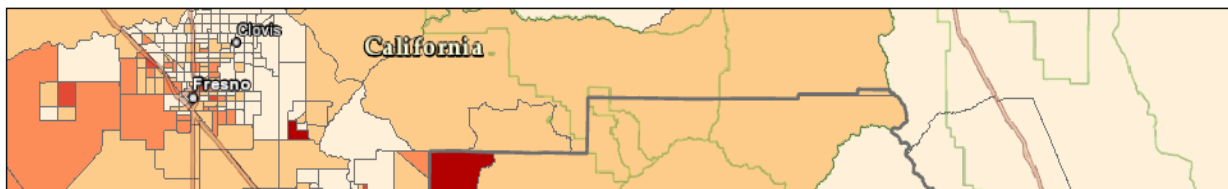
**Figure B-21: Overcrowding**

## Appendix B. Assessment of Fair Housing

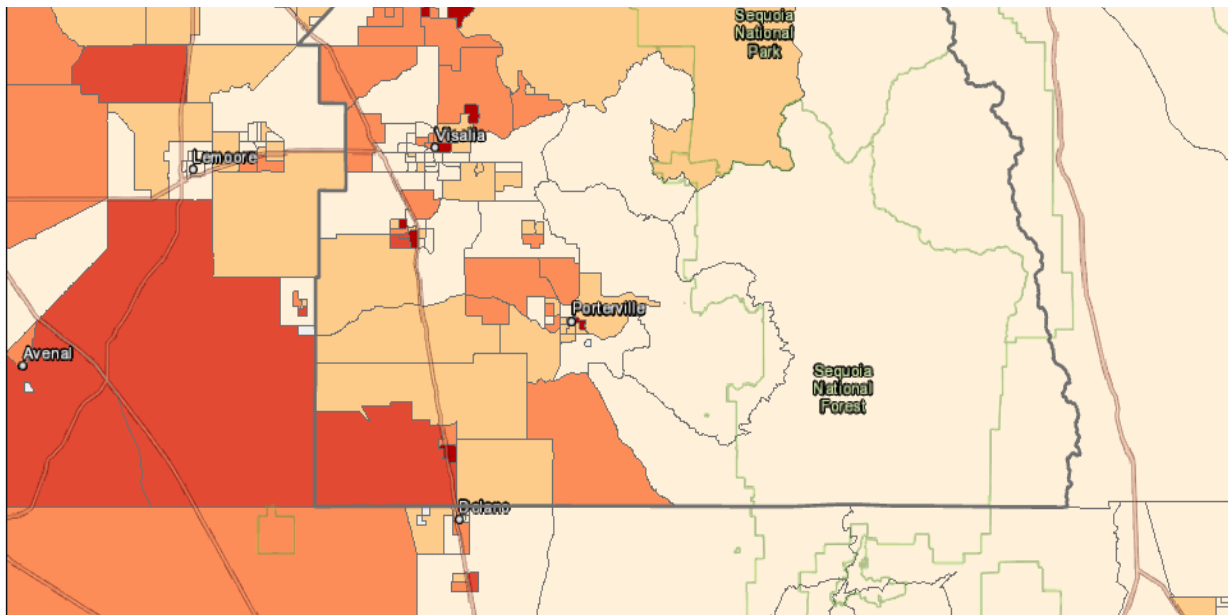
In comparison with the Southern San Joaquin Valley, Tulare County contains similar percentages of overcrowded households with respect to homeowners and renters Table B-6. Renter occupied households are more likely to be overcrowded compared to owner occupied households throughout the southern valley. Although, Madera County has the highest disparity of overcrowded households between renters and owners and the highest percentage of renters experiencing overcrowding at 20.7%.

**Figure B-21: Overcrowding**

**Figure B-22: Overcrowding**



Source: CA HCD, AFFH Data Viewer 2.0

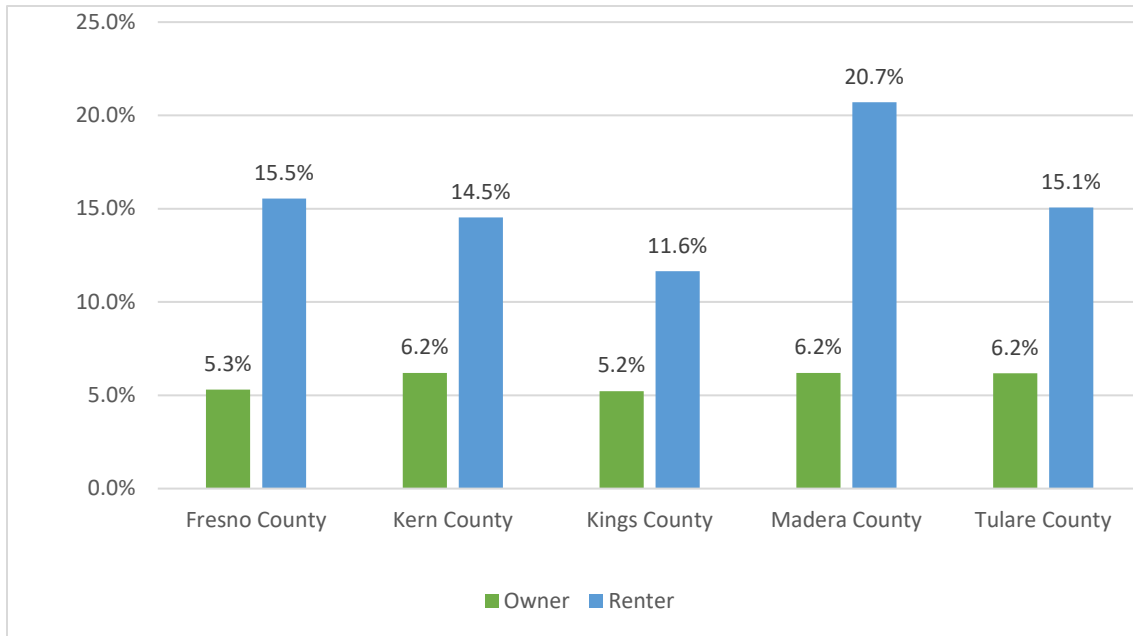


May 26, 2023

TCIM.SDE.CountyBoundaryNew  
Overcrowding (ACS, 2017 - 2021) - Tract  
Less than 5%  
5% - 10%  
10% - 15%  
15% - 20%  
More than 20%

1:1,092,989  
0 5 10 20 mi  
0 10 20 40 km  
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

**Table B-6: Overcrowded Households in the Southern San Joaquin Valley**

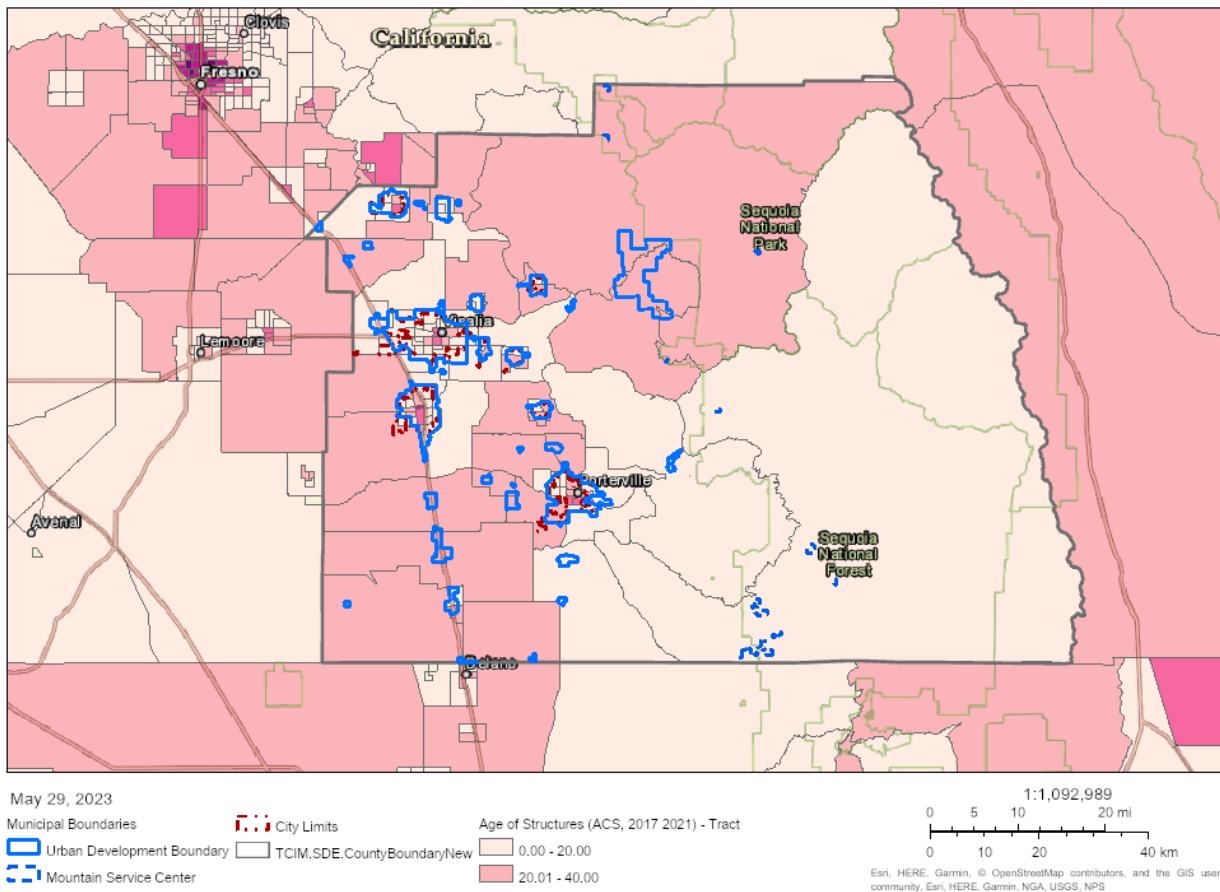


Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates, Table B25014

### Substandard Housing

The housing condition presents another issue in Tulare County that may increase displacement risk for residents. Housing is considered substandard if its condition poses a danger to the health and safety of the residents who stay there. Housing condition is deemed substandard if it contains inadequate plumbing and sanitation, deteriorated foundation, roof, walls, floors, or support system, improper wiring, or any other condition that is listed in Section 19720.3 of the California Health and Safety Code. Based on the 2022 Housing Conditions Survey conducted by Self-Help Enterprises and the 2015 Housing Conditions survey (Table 3-59), 56% of the housing stock in unincorporated Tulare County has been identified as substandard. According to Figure B-22, 20% to 40% of the housing stock in most unincorporated census tracts have been built prior to 1960 including all R/ECAP tracts apart from Earlimart. Housing that has been aged longer is likely to need a major repair thus being substandard when compared to housing that has been constructed earlier. For example, housing built prior to 1960 has a higher risk for lead paint hazards as lead paint was outlawed in the United States in 1978. Additionally, 15% of the housing stock in Tulare County is manufactured homes, which often need more frequent maintenance to remain in good condition. These homes may also be found to be unpermitted and in substandard condition.

Figure B-223: Percent of Units Built Prior to 1960



Source: CA HCD, AFFH Data Viewer 2.0

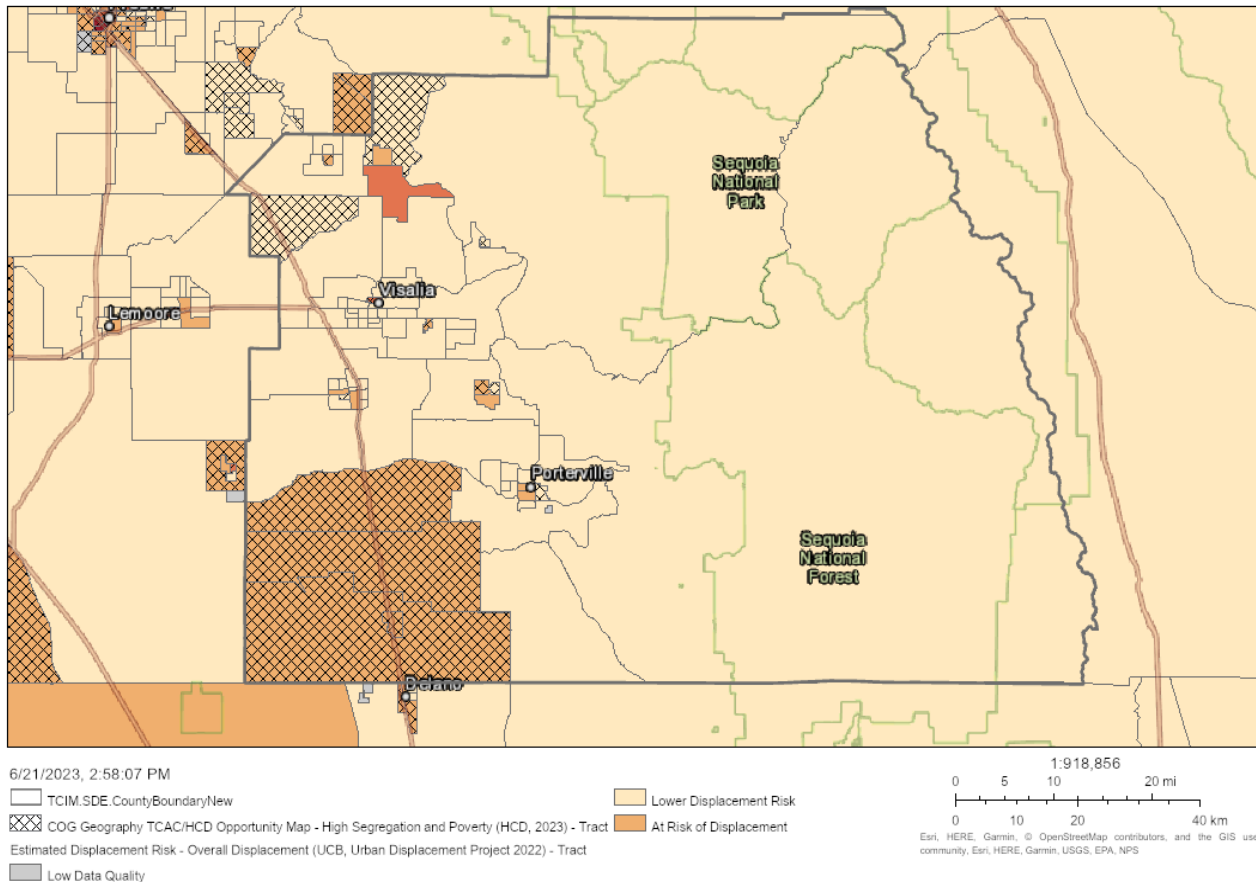
## Homelessness

The Kings Tulare Homeless Alliance serves as the county's Continuum of Care on homelessness in which they conduct a count of the number of people experiencing sheltered and unsheltered homelessness and produce the annual Point In Time Report (PIT). According to the 2022 PIT, a total count of 922 people were experiencing homelessness in Tulare County and 258 people were chronically homeless. There was a decrease in the number of people counted from 992 people in 2020 to 922 in 2022. Out of the total number of people surveyed, 48 people were veterans, 383 people had a disability, and 46 were unaccompanied youth. Further, 588 people were males, 331 were females, 47% of people identified as Hispanic/Latinx, 50% identified as non-hispanic, and 75% of people identified as white. The PIT report identified mental disability (24%), substance use (22%), and HIV/AIDS (10%) as major barriers to housing to homeless individuals. However, as mentioned in the report, factors such as volunteer experience, volunteer outcomes, weather, location, and timing can strongly influence the results of the one-night study and so it is likely there may have been many persons experiencing homelessness, either sheltered or unsheltered that were not included in the count.

Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there are several shelters and homeless resources in Tulare County, there are limited services available outside of incorporated jurisdictions. The County has updated the zoning ordinance in compliance with SB 2 and has identified sites suitable for emergency shelter in the site inventory. The County has assisted in securing funding to be used towards permanent supportive housing projects such as Neighborhood Village in Goshen, and Madson Gardens near Highway 99.

## Displacement Risk

**Figure B-243: Displacement Risk**



Displacement is used to describe any involuntary household move caused by landlord or market changes. Displacement is driven by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Low-income residents in predominant non-White Hispanic areas are particularly vulnerable to displacement. Figure B-23 displays the communities that are sensitive to displacement in Tulare County. According to the UC Berkeley Urban Displacement Project, census tracts are considered sensitive if greater than 20 percent of residents are very low income and at least two of the following are true, in 2017, renters accounted for more than 40% of households, more than 50% of households are people of color, severely rent burdened households are below the county median, or there are displacement pressures being experienced in proximity. Most census tracts throughout the county face a lower displacement risk. Residents living within the census tracts in the southwest portion of the valley floor have been identified as being at risk to displacement as the median income is less than \$55,000, the communities are predominantly Hispanic, more than 40% of households are renter occupied, and are R/ECAPs. Communities at risk of displacement include Poplar, Woodville, Tipton, Earlimart, Alpaugh, Allensworth, and Richgrove in addition to households within the Lindsay Urban Development Boundary. One census tract including the communities of Cutler and Yettem has been identified to be currently experiencing high levels of displacement. These communities also contain a population that is predominantly Hispanic and low income where more than 50% of households are renter occupied.

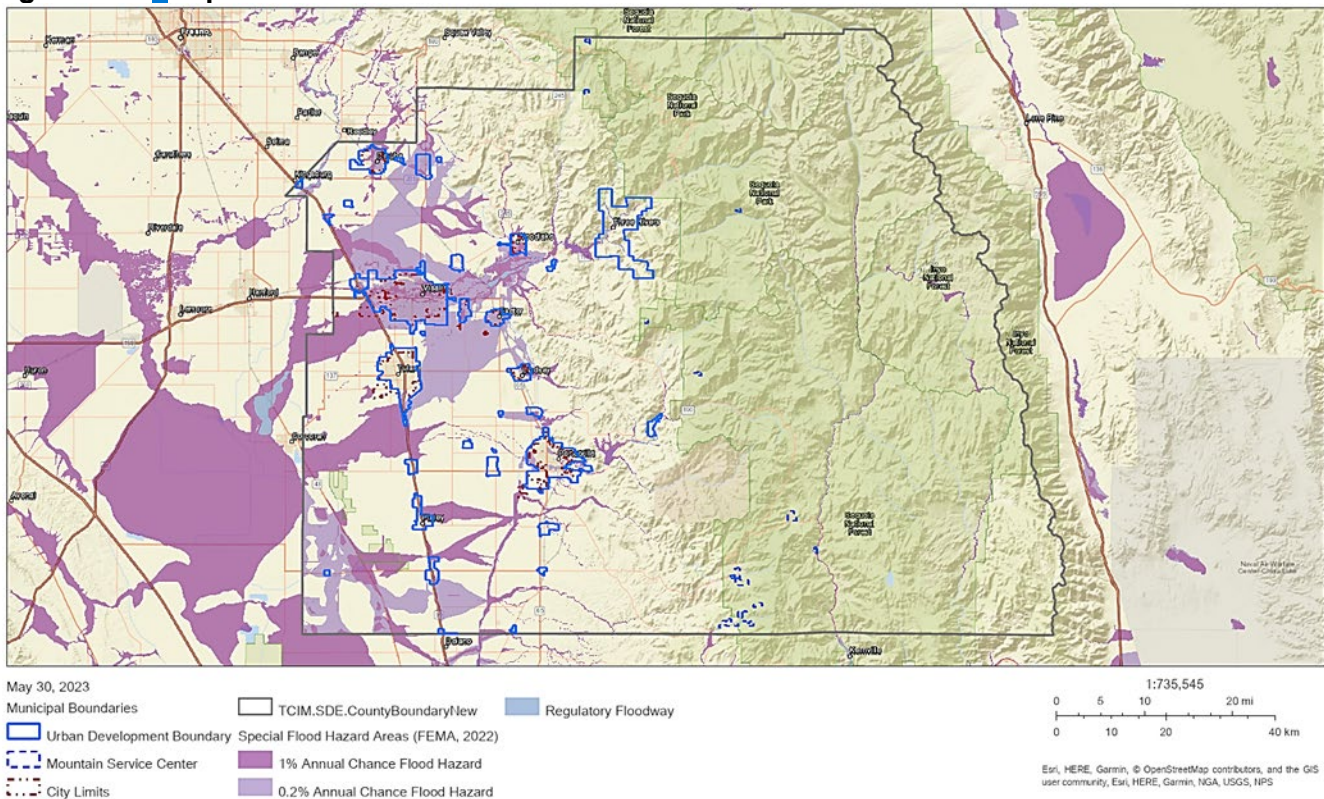
Overall, most census tracts in the Southern San Joaquin Valley are at low risk to displacement.



## Disaster-Driven Displacement

Displacement can also occur due to natural disasters as the geography of the region makes communities and homes susceptible to damage from flooding and wildfire. The valley floor of the county is a natural flood plain formed largely in part by the Kaweah, Kern, and White rivers. The three rivers are fed by the snowmelts of the Southern Sierra Nevada Mountain Range. Figure B-24 shows the special flood hazard areas of the county. As displayed, many unincorporated communities in the county are at risk to flooding. Most recently, flooding from heavy rainfall produced by an atmospheric river between February and March resulted in 37 destroyed structures and over 1,000 damaged structures, near 24,000 homes and businesses remain threatened from riverine flooding caused by snowmelt from record breaking snowpacks according to CAL Fire Tulare County.

**Figure B-245: Special Flood Hazard Areas**



Source: CA HCD, AFFH Data Viewer 2.0

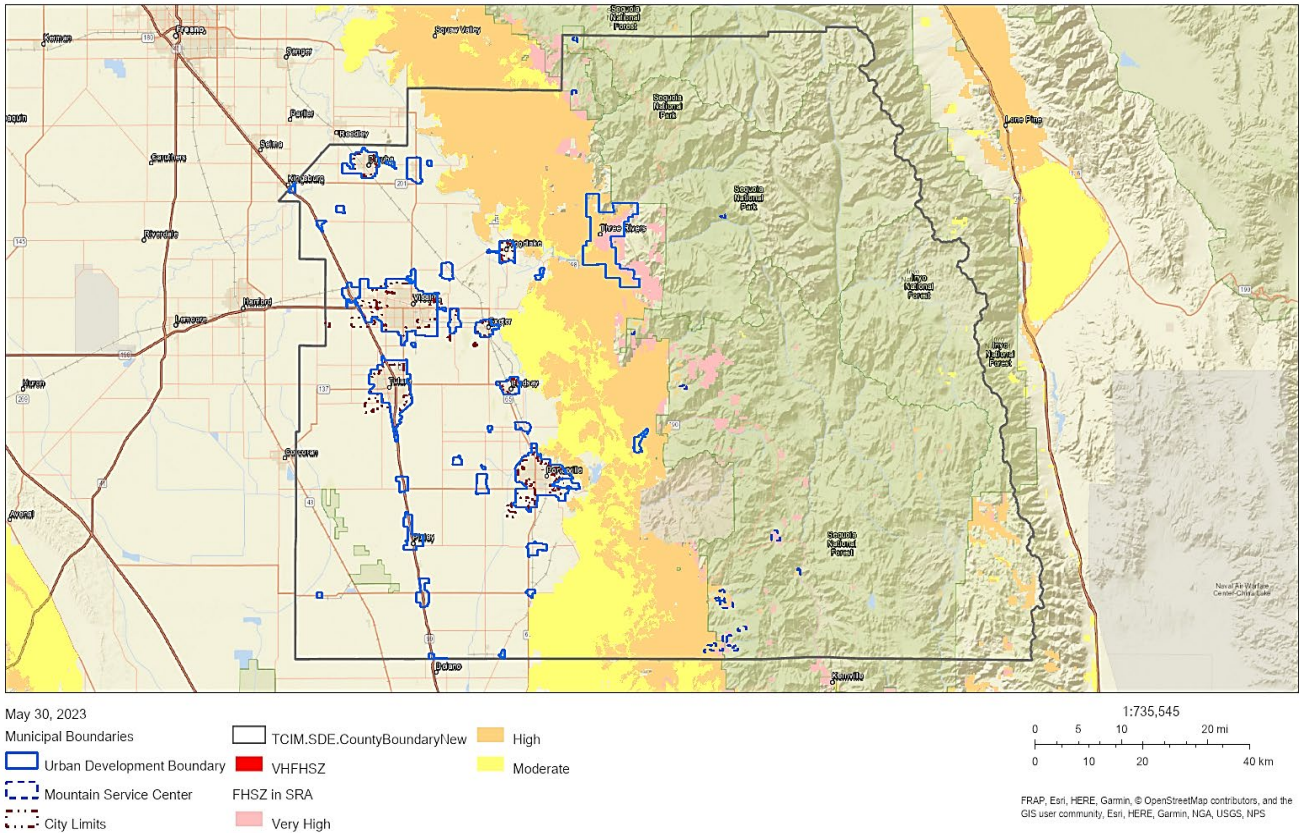
The most severe wildfires in Tulare County have occurred in recent years. In 2020, the SQF Complex Fire became the largest and most destructive fire in Tulare County history, with over 174,178 acres burned, 228 structures destroyed, and 17 structures damaged. Mandatory evacuation areas included



## Appendix B. Assessment of Fair Housing

Alpine Village, Cedar Slope, Pyles Boys Camp, Redwood Drive, Sequoia Crest, Upper Tule River Corridor, Doyle Springs, Ponderosa, Mineral King, Silver City, Bear Creek Road at Scicon, Mahogany Flat, and above Cinnamon Canyon. Most mountain and foothill communities such as Three Rivers, Springville, and Posey have a moderate to very high risk of severe fire, Figure B-25. As natural disasters occur, many residents may not have the income, proper insurance, access to resources to

**Figure B-256: Fire Hazard Severity Zones**



Source: CA HCD, AFFH Data Viewer 2.0

afford any significant damage to the home.

## Local Knowledge

### History of Development Patterns

To honorably mention, one of the first populations of people to reside in the Tulare Lake Basin that still reside in the area today was the Yokuts people formerly known as the Penutians. After the establishment of Spanish settlers and Anglo fur trappers in the region, it was not until the admittance of California into the Union and the adoption of the Homestead Act of 1862, that settlement in Tulare County by settlers, cattle ranchers, homesteaders, and fur trappers increased. Between the 1870s and 1890s, intensive development took place in Tulare County with the advent of the Southern Pacific Railroad, bringing many Chinese laborers to construct the railroads, and intensive wheat farming. Many unincorporated communities were initially railroad centered towns such as Goshen, Traver, Tipton, Earlimart (formerly Alila), and Pixley. Despite the railroad stations moving to other townsites, populations in these communities increased due to the agricultural potential of the Tulare Lake Basin.

## Appendix B. Assessment of Fair Housing

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Most unincorporated communities in Tulare County were established before and around 1910 as a direct result of transportation and agricultural development.

After the First World War, the San Joaquin Labor Bureau and Basin farmers recruited farm laborers out of Mexico and the Philippines specifically for cheap seasonal labor to sustain high profits. Mexican and Filipino farm workers stayed in seasonal barracks on the grower's properties as permanent housing development for migrant workers was faced with hostility and violence. As agricultural intensification continued more migrant laborers were recruited and the non-migrant residents of Tulare County communities led public outcries that resulted in mass evictions. With the onset of the Great Depression and the Great Migration, more farm laborers were recruited to replace laborers who participated in cotton strikes. Of these new laborers were Dustbowl Migrants or "Okies", Southern African Americans, former Japanese internees, and Chinese. A major takeaway from this early era of Tulare County development was that the rural population of Tulare County grew significantly more than the urban population from 1920 to 1940 due to influx of low wage migrant farmworkers, however, migrant settlements were largely clustered makeshift houses on the outskirts of cities or were located in segregated labor camps in which "the growers, like their hired laborers, participated only marginally in the growth and development of basin communities."<sup>1</sup> It was not until the 1960s and 1970s where populations have dramatically shifted to urban centers like Visalia, Tulare, and Porterville from rural towns.

Agriculture has been an essential part of Tulare County's economy and culture since its beginning. The County's total gross production value for agricultural commodities was over 7 billion dollars in 2020, with the top commodities being milk, oranges, grapes, pistachio nuts, tangerines, and almonds. Conservation of agricultural land has been a large priority throughout the planning history of Tulare County dating back to the adoption of the Williamson Act in 1965 which instituted agricultural zoning and the adoption of the Right to Farm Ordinance in 1990. Evidently, in the 1972 Environmental Resource Management Element of the Tulare County General Plan states fragmented urban growth extension of utility services should be avoided to attain maximum conservation of usable agricultural acreages. Also in the 1971 Tulare County General Plan page 2-1, it has been noted providing sewer and water services to unincorporated communities should be carefully examined as a number of unincorporated communities were referred to as "non-viable communities" or "communities with little to no authentic future" and by withholding infrastructure development, these communities would enter a process of long-term natural decline as residents will move to nearby communities for improved opportunities.

In summary, the history of growers and low wage seasonal migrant farmworkers relationships coupled with early views of urban development supporting sprawl<sup>2</sup> have influenced the development patterns that have contributed to rural townsites in Tulare County being identified as Disadvantaged Unincorporated Communities (DUC's).

### **Loan Denial Rates**

Table B-7 shows the disposition of loan applications for Tulare County per the 2020 Home Mortgage Disclosure Act report from the Consumer Finance Protection Bureau. According to the data, above-moderate applicants who make 120% of the median income or more had the highest rates of loans approved. Of that income category, applicants who reported white had the highest percentage of approval and the number of applications. Very-low income applicants in the less than 50% of the MSA/MD median income category showed higher percentages of denied loans than loans originated. According to the data, applicants who reported white were, on average, more likely to be approved for a loan than another race or ethnicity.

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<sup>1</sup> Preston, W.L. (1981). *Vanishing Landscapes Land and Life in the Tulare Lake Basin*. University of California Press.

## Appendix B. Assessment of Fair Housing

**Table B-7: Percent of Loan Applications by Race in Tulare County, 2020**

<b>Applications by Race/Ethnicity</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>	<b>Total (Count)</b>
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaskan Native	7.7%	61.5%	30.8%	13
Asian	21.6%	51.3%	27.0%	37
Black or African American	21.1%	21.1%	57.9%	19
Native Hawaiian or Pacific Islander	40.0%	20.0%	40.0%	5
White	45.1%	27.2%	28.6%	583
Hispanic or Latino	41.0%	34.9%	25.6%	390
<b>50% TO 79% OF MSA/MD MEDIAN</b>				
American Indian and Alaskan Native	40.0%	10.0%	50.0%	20
Asian	40.9%	27.3%	36.4%	66
Black or African American	33.3%	25.0%	41.7%	12
Native Hawaiian or Pacific Islander	33.3%	66.7%	0.0%	3
White	60.3%	15.7%	29.2%	1442
Hispanic or Latino	56.3%	17.6%	31.3%	1167
<b>80% TO 99% OF MSA/MD MEDIAN</b>				
American Indian and Alaskan Native	0.0%	50.0%	50.0%	4
Asian	58.1%	25.8%	16.1%	31
Black or African American	42.9%	57.1%	0.0%	7
Native Hawaiian or Pacific Islander	0.0%	100.0%	0.0%	1
White	69.1%	10.5%	25.9%	598
Hispanic or Latino	64.6%	13.1%	26.0%	458
<b>100% TO 119% OF MSA/MD MEDIAN</b>				
American Indian and Alaskan Native	38.7%	38.7%	29.0%	31
Asian	55.6%	17.8%	31.1%	90
Black or African American	64.3%	17.9%	28.6%	28
Native Hawaiian or Pacific Islander	40.0%	35.0%	25.0%	20
White	67.4%	10.6%	28.4%	2336
Hispanic or Latino	64.0%	13.0%	29.5%	1672
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaskan Native	57.0%	28.0%	21.0%	100
Asian	57.0%	13.4%	33.8%	521
Black or African American	48.2%	18.8%	38.4%	112
Native Hawaiian or Pacific Islander	52.2%	13.0%	34.8%	23
White	70.4%	8.9%	29.3%	8858
Hispanic or Latino	64.5%	12.5%	33.2%	4050

## Site Inventory

### TCAC/HCD Opportunity Sites

Government Code Section 65583 (c)(10) requires a jurisdiction's housing element to identify sites that affirmatively further fair housing. The COG Geography TCAC/HCD Opportunity Sites were used to determine the resource category for the identified sites that are available and suitable for housing. Lower income housing that is developed in higher resource areas can assist in alleviating the disparities in access to opportunity between racially and ethnically concentrated areas of poverty and concentrated areas of affluence by developing housing near beneficial public services and areas with proficient environmental quality, economic opportunity, and educational opportunity. As displayed in Table B-8, most disadvantaged unincorporated communities on the valley floor that are predominantly Hispanic are entirely contained in census tracts categorized as areas of high segregation and poverty. In contrast, most sites in high resource tracts are located near cities where adequate resources exist. Prioritizing housing development for lower income households in high resource areas within the fringe areas or urban development boundaries of cities would continue to increase the historic disparities in access to opportunities between lower income residents in unincorporated communities and residents living in or near major cities. The County continues to make honest efforts to implement community and economic development initiatives in disadvantaged unincorporated communities to increase the number of high resource census tracts in unincorporated Tulare County.

In demonstrating how the below identified “opportunity” sites affirmatively further fair housing, the County analyzed

In demonstrating how the below identified “opportunity” sites affirmatively further fair housing, the County analyzed resource areas for fair housing opportunities:

Each indicator value that falls above the regional median adds one point to the overall opportunity score. To account for areas with high levels of environmental burden, one point is deducted if a tract ranks in the highest 5% of regional environmental burden. Using this method, the final scores are divided into four primary categories:

- 9 or 8 = “Highest Resource”
- 7 or 6 = “High Resource”
- 5 or 4 = “Moderate Resource”
- 3 or lower = “Low Resource”

The Environmental Burden represents a subset of data from the CalEnviroScreen 4.0 tool and is utilized to identify the geographies that have the highest potential – defined as ranking in the highest 5% of regional environmental burden - to expose vulnerable populations to nearby health and safety threats.

Census-Tract	General-Area	Site-Inventory-Capacity			Resource Category	Economic Score	Education Score	Env Score
-	-	Lower	Moderate	Above Moderate	-	-	-	-
6107000100	Three-Rivers	49,106	10,194	5762	Highest Resource	0.868	0.855	

## Appendix B. Assessment of Fair Housing

6107000201	Cutler-Orosi	3421	2114	0	Low Resource	0.145	0.25	
6107000202	East Orosi	3856	1117	0	High Segregation & Poverty	0.447	0.434	
6107000301	Sultana,Kingsburg, Delft Colony, Monson	5078	1447	0	Moderate Resource	0.724	0.447	
6107000302	Traver,London	11992	2568	0	High Segregation & Poverty	0.211	0.197	
6107000401	Dinuba	0	4559	0	High Resource	0.632	0.395	
6107000600	Yettem	479	0	0	Low Resource	0.289	0.25	
*6107000701	Woodlake	0	1976	0	Moderate Resource	0.355	0.632	
*6107000702	Woodlake	0	1976	0	High Segregation & Poverty	0.329	0.632	
*6107000800	Ivanhoe,Seville	1808	1978	0	Moderate Resource	0.526	0.618	
*6107000900	Visalia, West Goshen, Patterson Tract	3114	16,973	825	Highest Resource	0.553	1	
*6107001003	Visalia	28	15,885	0	Highest Resource	0.987	0.987	
*6107001301	Ivanhoe, Visalia	1658	16762	0	High Resource	0.671	0.474	
*6107001400	Farmersville,Lemon Cove, Lindcove	14707	937	0	Highest Resource	0.763	0.921	
*6107001602	Farmersville	371	704	0	Moderate Resource	0.5	0.342	
*6107002007	Rancho Sierra, Visalia	466+28	17613	0	Highest Resource	0.816	0.868	
*6107002100	Tulare	4	8190	0	Highest Resource	0.776	0.789	
*6107002400	East Tulare Villa, Tulare	52	8573	0	High Resource	0.908	0.526	
*6107002500	Lindsay, Tonyville	151	2039	0	Moderate Resource	0.474	0.75	
*6107002601	Lindsay	0	2007	0	High Segregation & Poverty	0.013	0.539	
*6107002602	Lindsay	0	2007	0	High Segregation	0.25	0.592	



## Appendix B. Assessment of Fair Housing

					& Poverty			
6107002700	Springville	2954	3077	0	High Resource	0.566	0.421	
*6107003100	Tulare, Waukena	310	8448	0	Low Resource	0.171	0.316	
*6107003200	Tipton, Woodville, Poplar Cotton Center	15079	1816	0	High Segregation & Poverty	0.079	0.092	
6107003300	Plainview, Strathmore	7596	306	0	Low Resource	0.118	0.013	
*6107003400	Poplar Cotton Center, Porterville	2051	12183	0	Low Resource	0.105	0.882	
*6107003501	Porterville	35	11926	0	High Resource	0.711	0.329	
*6107003502	Porterville	35	11926	0	High Resource	0.618	0.513	
*6107003902	Porterville, East Porterville	804	12637	0	Moderate Resource	0.263	0.658	
6107004200	Pixley, Teviston	5935	6373	1107	High Segregation & Poverty	0.053	0	
6107004300	Alpaugh, Richgrove, Delano	13270	479	0	High Segregation & Poverty	0.039	0.224	
6107004400	Earlimart	1220	4447	0	High Segregation & Poverty	0.184	0.224	
6107004500	Ducor, Terra Bella	677	295	26	Low Resource	0.237	0.158	

Table B-8: Site Inventory by TCAC/HCD Opportunity Sites

Census Tract	General Area	Site Inventory Capacity			Resource Category	Over Payment	Over Crowding	Displace Risk	Income / Poverty	Race / Ethnic	Pattern / Isolation / Distribution	Infrastructure / Hazards
		Lower	Moderate	Above Moderate								
610700010	Three Rivers	49,106	10,194	5762	Highest Resource	20 – 40%	< 5%	Low	\$73,720 / 4%	78% White	New pattern, distributes lower income homes in medium / high income area – isolate middle income, as lower may get priced out.	Well and septic. Small water purveyor, CSD only does water testing. SR 198 goes through the middle of town. SFA, unbuildable slopes, erosion, and flooding
610700020	Cutler-Orosi	3421	2114	0	Low Resource	<20%	< 5%	Low	\$53,370 / 19%	99% Hispanic	The existing pattern, lower income growth in DAC. Distributes more middle income in area	CSD has de facto moratorium limits on water and sewer capacity. Hazards: Drought, lack of water / flooding from Sand Creek
610700020	East Orosi	3856	1117	0	High Segregation & Poverty	<20%	> 20%	Low	\$33,472/ 52%	98.9% Hispanic	The existing pattern, lower income growth in DAC. Distributes more middle-income homes in area	CSD connected to Cutler-Orosi JPA for sewer. WWTP needs improvement. Hazards: Drought / lack of water
610700030	Sultana Kingsburg Delft Colony Monson	5078	1447	0	Moderate Resource	<20%	> 20%	Low	\$33,542 / 40%	84% Hispanic	Existing pattern, small DAC communities and rural residences. Distributes more middle-income homes in area	Limited infrastructure Sultana connected to Monson, and administers CSD, City of Kingsburg has water capacity and SKF for sanitation. Private water purveyors can supply some water in the Kings River Area Plan. Hazard: lack of water / flooding from Sand Creek and Kings River.
610700030	Traver London	11992	2568	0	High Segregation & Poverty	40 – 60%	10 -15 %	Low	\$50,469/ 18%	92% Hispanic R/ECAP	Traver small community but on SR 99 and closer to Fresno so has potential to change patterns and Distributes more medium income households in area.	Traver County sewer. and London CSD sewer / water, need expansion. Traver private water purveyor has limited fees for improvements. Hazard: Drought / lack of water / flooding.
610700040	Dinuba	0	4559	0	High Resource	<20%	> 20%	Low	\$50,186/ 31%	88% Hispanic	The pattern is Dinuba growth is steady middle income and lower income housing. County has not developed around the City. Would distribute more middle-income households in area.	Traver County sewer and London CSD sewer / water need expansion. Traver private water purveyor has limited fees for improvements. Hazard: Drought / lack of water / flooding.
610700060	Yettem	479	0	0	Low Resource	<20%	10 - 15%	High	\$42,500/ 30%	96% Hispanic	Continuing existing pattern. Some isolation of low income households to the area.	Yettem/Seville water line in planning stage under Seville CSD. Sewer improvements through County needed, as expecting 3-year moratorium. Hazards: Drought / lack of water / flooding.
*6107000701	Woodlake	0	1976	0	Moderate Resource	<20%	10 - 15%	Low	\$42,502/ 40%	70% Hispanic	Continuing the existing pattern of middle-income housing in City. Distributes more middle-	Drainage concerns in area. Flooded in 2023. The existing County subdivision connected to City services, would be difficult



## Appendix B. Assessment of Fair Housing

Census Tract	General Area	Site Inventory Capacity			Resource Category	Over Payment	Over Crowding	Displace Risk	Income / Poverty	Race / Ethnic	Pattern / Isolation / Distribution	Infrastructure / Hazards
		Lower	Moderate	Above Moderate								
											income housing in County.	to get City to connect for future subdivisions. Hazards: Drought / lack of water / flooding
*61070007 02	Woodlake	0	1976	0	High Segregation & Poverty	<20%	10 - 15%	Low	\$41,352/ 40%	70% Hispanic	Continuing the existing pattern of middle-income housing in City. Distributes more middle-income housing in County.	Drainage concerns in area. Flooded in 2023. The existing County subdivision connected to City services, would be difficult to get City to connect for future subdivisions. Hazards: Drought / lack of water / flooding
*61070008 00	Ivanhoe Seville	1808	1978	0	Moderate Resource	<20%	10 - 15%	Low	\$41,352/ 40%	96% Hispanic	Differing growth pattern but could isolate lower-income homes by pricing out. Distributing more medium income homes throughout the County.	Has adequate infrastructure and water quality improvements needed. Hazards: Drought / lack of water
*61070009 00	Visalia West Goshen Patterson Tract	3114	16,973	825	Highest Resource	<20%	<5%	Low	\$46,250 / 31%	84% Hispanic	Lower income housing around City creates a differing growth pattern for the City. Lower Income developments could be limited by proximity to existing City developments. Distribution of RHNA throughout the County of Tulare: Distributing lower income homes closer to City.	Would be competing with City for infrastructure. Private water purveyor Cal Water would need to upgrade facilities and has limited capacity out to West Goshen. CSD would need to build its own sewer plant or improve the City's. Goshen has capacity for additional units under sewer agreement with City. Would need drainage improvements. Hazards: Drainage concerns around St. Johns River, and creeks throughout area (i.e. Mills Creek). Did not flood in 2023 in these communities and St. Johns flood stage water flowed to Tulare Lakebed with only slight flooding on SR 99.
*61070010 03	Visalia	28	15,885	0	Highest Resource	<20%	5 - 10%	Low	\$69,252/ 13%	53% Hispanic	Change City low-income development pattern and increase potential for medium income homes in County. City may limit development potential with competing middle-income homes / General Plan policies. Distributing medium income homes in County.	Has adequate infrastructure from Private water purveyor Cal Water, would need to build its own sewer plant or improve the City's. Hazards: Drought / lack of water/potential flooding from creeks.
*61070013 01	Ivanhoe Visalia	1658	16762	0	High Resource	<20%	5% - 10%	Low	\$69,252/ 13%	53% Hispanic	Change City low-income development pattern and increase potential for medium income homes in County. City may limit development potential	Has adequate infrastructure from Private water purveyor Cal Water, would need to build its own sewer plant or improve the City's. Hazards: Drought / lack of water/potential flooding

## Appendix B. Assessment of Fair Housing

Census Tract	General Area	Site Inventory Capacity			Resource Category	Over Payment	Over Crowding	Displace Risk	Income / Poverty	Race / Ethnic	Pattern / Isolation / Distribution	Infrastructure / Hazards
		Lower	Moderate	Above Moderate								
											with competing middle-income homes. Distributing medium income homes in County.	
*6107001400	Farmersville Lemon Cove Lindcove	14707	937	0	Highest Resource	<20%	5 - 10%	Low	\$54,489/41%	42.9 % Hispanic 35% white	Slow growing area along SR 198: has Badger Estates, which are high income home estates. Lemon Cove and Lindcove are small communities with medium income housing and rural low-income ag related housing. Low-income housing would be consistent. Rural areas may isolate lower income / higher density to other areas with more capacity.	Limited infrastructure from City only water purveyor in area. Developers would need to build their own sewer plant or improve the City's. Lemon Cove has CSD for water but cannot expand without an additional well, replaced recently to serve existing customers. Rural areas all on individual wells and septic including in Lindcove. Lindcove still on propane. Hazards: Drought / lack of water / flooding on creeks – Yokohl Creek flooded properties in 2023.
*6107001602	Farmersville	371	704	0	Moderate Resource	20 - 40%	>5%	Low	\$48,262/24%	89.7 % Hispanic	Consistent growth rate. May distribute more middle-income housing in County with Caldwell improvements.	Limited infrastructure available due to water availability constraints. City has some capacity for new developments. Improvements to Caldwell will open potential for densification in a major corridor connected to Visalia. Hazards: Drought / lack of water / flooding.
*6107002007	Rancho Sierra Visalia	494	17613	0	Highest Resource	5 - 10%	>5%	Low	\$69,252/13.5%	53 % Hispanic 36.5% White	Consistent growth rate. Rancho Sierra subdivision has available unbuilt potential middle-income housing land. May distribute more middle-income housing in the County with Caldwell improvements.	Limited infrastructure available due to water availability constraints. The city has some capacity for new developments. Improvements to Caldwell will open potential for densification in a major corridor connected to Visalia. Hazards: Drought / lack of water / flooding.
*6107002100	Tulare	4	8190	0	Highest Resource				\$68,395/16%	63.7 % Hispanic	Consistent with existing growth patterns but further distributes middle income development consistent with County growth policies. Potential isolation: City of Tulare planned development in area, potential to go further north may be impact by City of Visalia policies and higher income groups	Available infrastructure water and sewer from City of Tulare. Hazards: Drought / lack of water / flooding.
*6107002400	East Tulare Villa	52	8573	0	High Resource				\$68,395/16%	63.7 % Hispanic	Consistent with existing growth patterns but	Available infrastructure water and sewer from City of Tulare.

## Appendix B. Assessment of Fair Housing

Census Tract	General Area	Site Inventory Capacity			Resource Category	Over Payment	Over Crowding	Displace Risk	Income / Poverty	Race / Ethnic	Pattern / Isolation / Distribution	Infrastructure / Hazards
		Lower	Moderate	Above Moderate								
	Tulare										further distributes middle income development consistent with County growth policies	Hazards: Drought / lack of water / flooding.
*6107002500	Lindsay Tonyville	151	2039	0	Moderate Resource				\$21,736/62 %	100 % Hispanic	Increases population in impoverished communities. Increased isolation of lower income persons in lower income communities	Working with City of Lindsay for water, County provides existing sewer but to accept added units would need to connect to City for sewer, City would need to improve WWTP. The Irrigation District and City recently improved basin off of Lewis Creek to control future flooding in City. County would need to improve flood control for the area. Hazards: Drought / lack of water / flooding
*6107002601	Lindsay	0	2007	0	High Segregation & Poverty				\$39,375/30 %	88.4 % Hispanic	Increases population in impoverished communities. consistent with existing growth patterns	City would need to improve WWTP. The Irrigation District and City recently improved basin off of Lewis Creek to control future flooding in City. County would need to improve flood control for the area. Hazards: Drought / lack of water / flooding
*6107002602	Lindsay	0	2007	0	High Segregation & Poverty				\$39,375/30 %	88.4 % Hispanic	Increases population in impoverished communities. consistent with existing growth patterns	City would need to improve WWTP. The Irrigation District and City recently improved basin off of Lewis Creek to control future flooding in City. County would need to improve flood control for the area. Hazards: Drought / lack of water / flooding
6107002700	Springville	2954	3077	0	High Resource				\$ - /61.5 %	92% white		Limited available water in private water purveyor and Springville Community Service District sewer and water. Mostly on septic on Globe Dr. / River islands Hazards: Fire – in SRA Zone / Drought / lack of water / flooding
*6107003100	Tulare Waukena	310	8448	0	Low Resource				\$64,375/12.2 %	79.7% Hispanic		
*6107003200	Tipton Woodville Poplar Cotton Center	15079	1816	0	High Segregation & Poverty				\$34,777/31.5 %	96% Hispanic		
6107003300	Plainview Strathmore	7596	306	0	Low Resource				\$31,952/21.3 %	80.4% Hispanic		
*6107003400	Poplar Cotton Center, Porterville	2051	12183	0	Low Resource				\$32,556/33.6 %	80.3% Hispanic		

## Appendix B. Assessment of Fair Housing

Census Tract	General Area	Site Inventory Capacity			Resource Category	Over Payment	Over Crowding	Displace Risk	Income / Poverty	Race / Ethnic	Pattern / Isolation /Distribution	Infrastructure / Hazards
		Lower	Moderate	Above Moderate								
*61070035 01	Porterville	35	11926	0	High Resource				\$48,955 / 21 %	70% Hispanic		
*61070035 02	Porterville	35	11926	0	High Resource				\$48,955 / 21 %	70% Hispanic		
*61070039 02	Porterville East Porterville	804	12637	0	Moderate Resource				\$31,151/41 .4 %	83.2% Hispanic		
610700420 0	Pixley Teviston	5935	6373	1107	High Segregation & Poverty				\$42,827/ 40 %	92% Hispanic		
610700430 0	Alpaugh Richgrove Delano	13270	479	0	High Segregation & Poverty				\$17,000/54 %	97.8% Hispanic		
610700440 0	Earlimart	1220	4447	0	High Segregation & Poverty				\$43,194 / 17.8 %	95.4% Hispanic		
610700450 0	Ducor Terra Bella	677	295	26	Low Resource				\$39,000/ 9.3 %	89.1% Hispanic		

Source: CA HCD , AFFH Data Viewer 2.0, Tulare County Resource Management Agency

\*Note: the number of housing units are inflated as the total number of sites in a community is included in multiple census tracts.

## Contributing Factors and Meaningful Actions

Government Code Section 65583 (c)(10) paragraphs three and five require jurisdictions to assess contributing factors to fair housing issues and identify fair housing goals and priorities. Table B-9 outlines and summarizes the identified contributing factors to fair housing issues and the respective goals and priorities.

**Table B-9: Contributing Factors and Meaningful Actions**

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<a href="#">Displacement of farm workers</a> <a href="#">Fair Housing Enforcement and outreach</a>	<a href="#">Displacement of farm workers</a> <ul style="list-style-type: none"> <li>Lack of language access</li> <li>Lack of accessible forums</li> </ul> <a href="#">Lack of farmworker housing</a> <ul style="list-style-type: none"> <li><a href="#">Lack of non federally funded housing units</a></li> </ul> <a href="#">Limited income</a> <ul style="list-style-type: none"> <li><a href="#">Farmworkers typically fall within the extremely low-income groups., the mean and median income of farmworkers ranged between 20,000 and 24,999</a></li> </ul>	<p>The County will provide informational brochures in Spanish, English, and other languages requested from State and Federal agencies regarding fair housing law, legal services and County programs. (Program 2.1)</p> <p><a href="#">Discuss with CAO and BOS to defer administrative fees until issuance of occupancy for housing developments with 50% of units affordable to low income farmworkers. (Program 3.5)</a></p> <p><a href="#">Encourage an ongoing assessment of farmworker housing needs. (Program 3.6).</a></p> <p><a href="#">Assist with finding low-cost alternatives for rental units for farmworker housing, such as mobilehomes or ADUs (Program 11.5).</a></p>
<a href="#">Homelessness concentrated near the City of Visalia, Tulare, and Porterville</a> <a href="#">Lack of farmworker housing</a>	<ul style="list-style-type: none"> <li><a href="#">Limited access to assistance and homeless programs</a><a href="#">Lack of non federally funded housing units</a></li> </ul>	<p><a href="#">-The County, through project Homekey, has recently approved the final building permits for the 99 Palms Inn (Tagus Gardens) conversion that will provide 56 units for homeless individuals.</a></p> <p><a href="#">The County will continue to seek and support facilities and programs for the homeless, such as Family Services of Tulare County, Visalia Recuse Mission, Open Gate Ministries, Turing Point, Tulare County Transitional Living Center, Clark Court, Central California Family Crissi Center, Light house Rescue Mission, Tulare Emergency Aid Council, Visalia Warming Center, Kings Tulare Homeless Alliance, United Way of Tulare County, The Paar Center, and Salt + Light Works (Goal 1.4).</a></p> <p><a href="#">Discuss with CAO and BOS to defer administrative fees until issuance of occupancy for housing developments with 50% of units affordable to low income farmworkers. (Program 3.5)</a></p> <p><a href="#">Encourage an ongoing assessment of farmworker housing needs. (Program 3.6)</a></p>

## Appendix B. Assessment of Fair Housing

Concentration of high segregation and poverty in southwestern area of the county (south of Tulare and west of Porterville)	<ul style="list-style-type: none"> <li>Lack of technical assistance for growth</li> <li>60-80% of homeowners are cost burdened</li> <li>Median household income is less than \$55,000</li> </ul>	<p>Apply for grant funding to re implement the first time homebuyers program. (Program 1.2)</p> <p>Continue to seek grant funding from state, federal, and local sources for affordable housing development. (Program 1.3)</p> <p>Provide inter-organizational relations, coordination, and support with housing-related organizations. (Program 1.4)</p>
<a href="#">Presence of R/ECAPs</a>	<ul style="list-style-type: none"> <li><a href="#">High segregation and poverty in Tulare County appear to contain a higher number of unincorporated communities opposed to tracts that largely consist of farmland where census designated places are either absent or less frequent.</a></li> <li><a href="#">Concentration of primarily Hispanic speaking households</a></li> <li><a href="#">Shortage of affordable housing alternatives.</a></li> </ul>	<p><a href="#">The County also invests heavily in terms of resources and monies to assist the communities in receiving grants and to match investments in infrastructure. The County continues to seek out any grant with the interest groups, this inadvertently places a higher focus on the R/ECAPs within the Unincorporated areas because most of the R/ECAPs near cities have better infrastructure.</a></p> <p><a href="#">Continue outreach meetings with Spanish speakers for the seven areas identified as R/ECAPs in the incorporated cities of Tulare County throughout the current planning period.</a></p> <p><a href="#">Assist with finding low-cost alternatives for residences, such as mobilehomes or ADUs utilizing pre-approved plans (Program 11.5).</a></p>
Substandard housing	<ul style="list-style-type: none"> <li>20%-40% of housing stock in unincorporated communities have been built prior to 1960</li> <li>Median household income is less than \$55,000</li> </ul>	<p>Apply for grant funding from state and federal sources to reimplement the housing rehabilitation program. (Program 1.1)</p> <p><a href="#">The Building and Housing division receives approximately 30 substandard abatement calls per month. The County will continue to process and maintain the program daily. The County will continue to use assistance from outside agencies such as Habitat of Humanity of Kings/Tulare County to provide rehab and builds.</a></p> <p><a href="#">Promote energy conservation to reduce the utility costs through programs such as weatherization. (Program 6.1)</a></p>
<a href="#">Lack of adequate infrastructure to support higher density development</a> <del>Lack of affordable housing opportunities near public services and amenities for residents including special needs populations such as farmworkers, residents experiencing homelessness, and seniors.</del>	<ul style="list-style-type: none"> <li><a href="#">Larger residential developments and non-infill developments may require construction of public roadways, sidewalks and storm drainage infrastructure such as inlets, conveyance, and detention or retention basins. The cost of these infrastructure improvements can vary widely depending on the scale of the development</a><del>Lack of</del></li> </ul>	<p>Track updated policies and procedures adopted by local water and sewer providers. (Program 8.8)</p> <p>Seek grant funding from state and federal resources to infrastructure and planning projects to support the provision of water and sewer services to new housing developments. (Program 8.9).</p> <p><a href="#">Continue to assist with help in the process of obtaining a permit for either a</a></p>

## Appendix B. Assessment of Fair Housing

	<a href="#">adequate infrastructure to support higher density development.</a>	<a href="#">well or septic if water and sewer are not available.</a>  <a href="#">Continue to utilize programs such as the curb and sidewalk reimbursement programs, to help reduce costs.</a>
Lack of effective program outreach for beneficial services and opportunities and limited broadband and electricity in disadvantaged unincorporated communities	<ul style="list-style-type: none"><li>• Lack of broadband, electricity, and gas services</li></ul>	Seek grant funding from the state, federal, and other sources for increased availability for adequate broadband, electricity, and gas services. (Program 8.11)

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**Appendix C**  
**Community Outreach Results**

## C-1 Community Outreach Results

### Poplar – National Public Health Week: Community Health Fair

Figure C-1: Poplar Community Survey Results

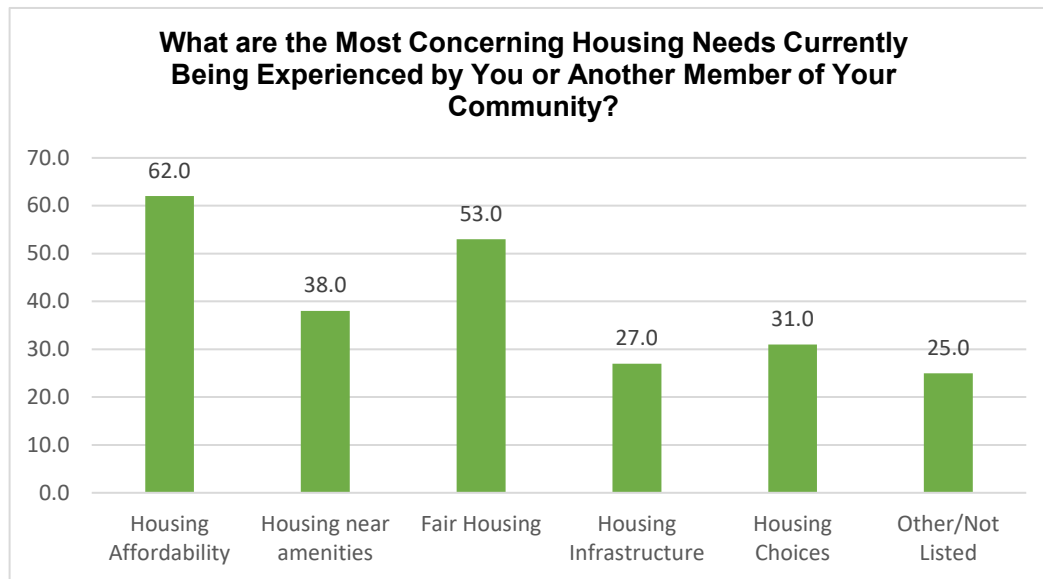
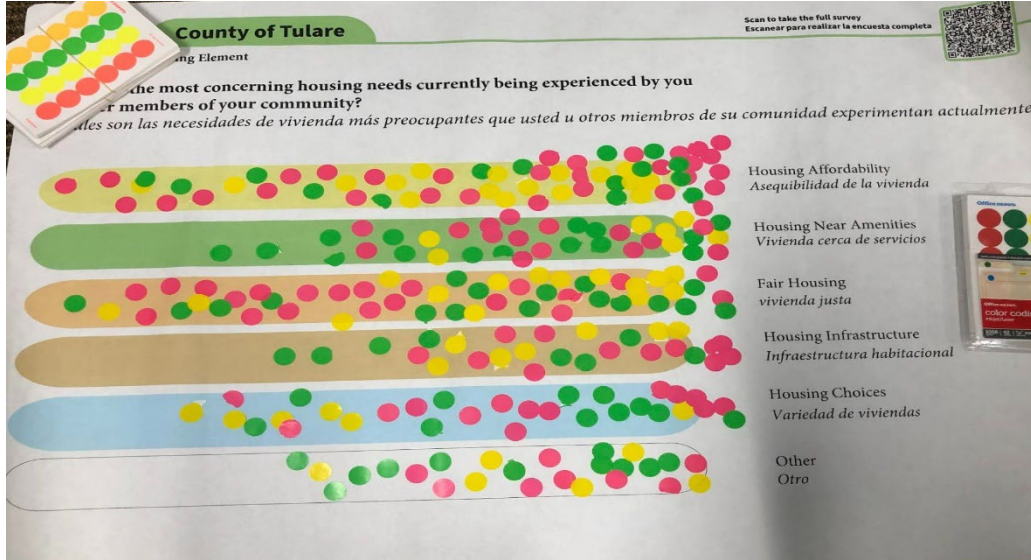


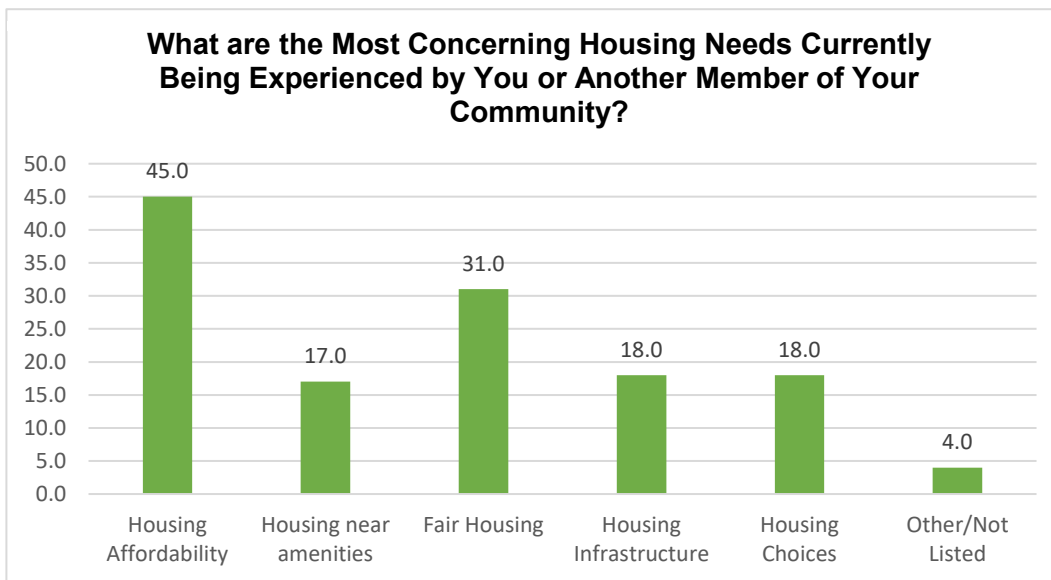
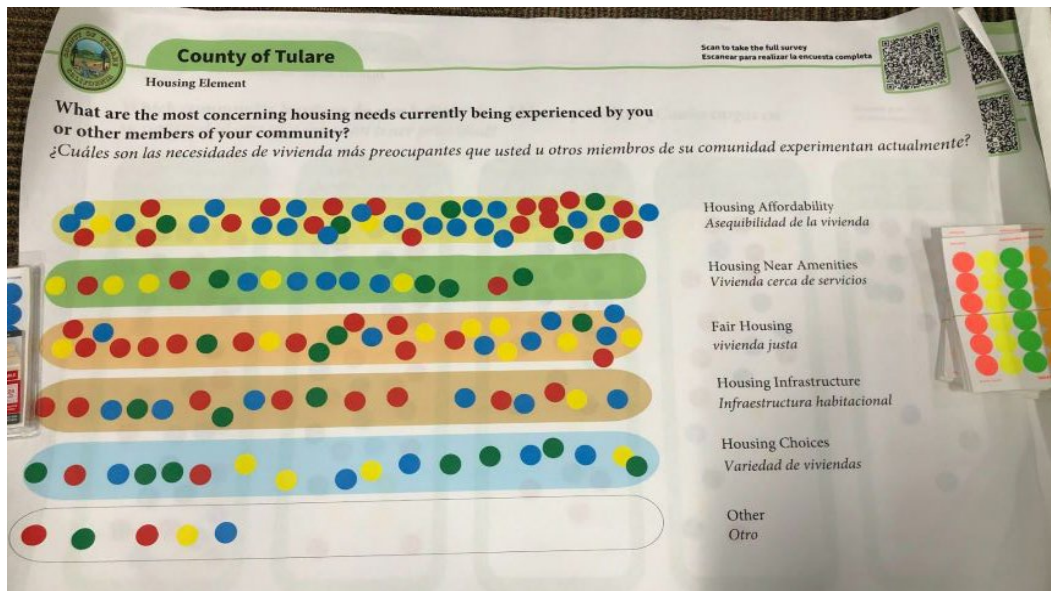
Figure C-2: Poplar Community Health Fair Outreach Photos





## Strathmore – National Public Health Week: Community Health Fair

Figure C-3: Strathmore Community Survey Results



**Figure C-4: Strathmore Community Health Fair Outreach Photos**





## Earlimart : Spring Health Fair

Figure C-5: Earlimart Community Outreach Results

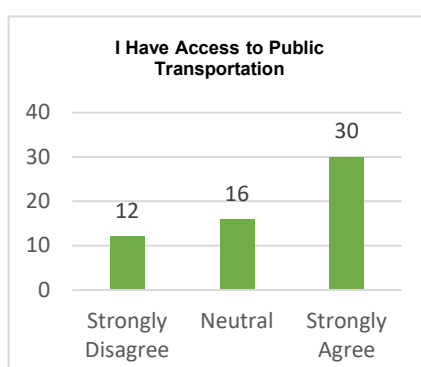
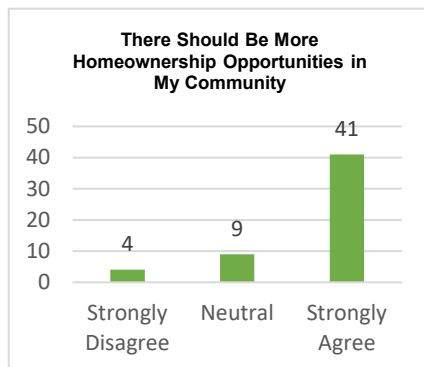
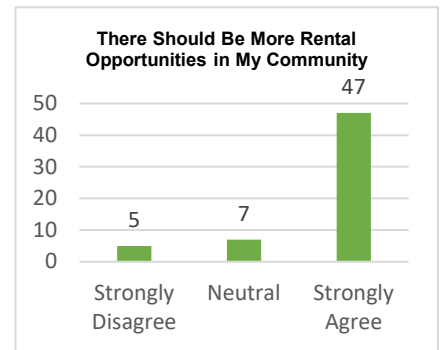
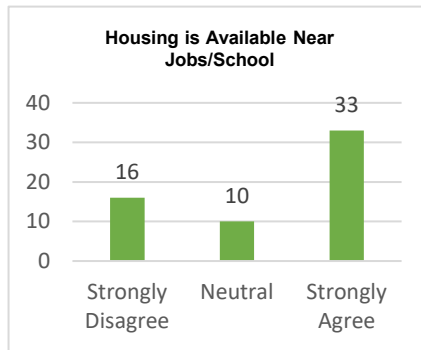
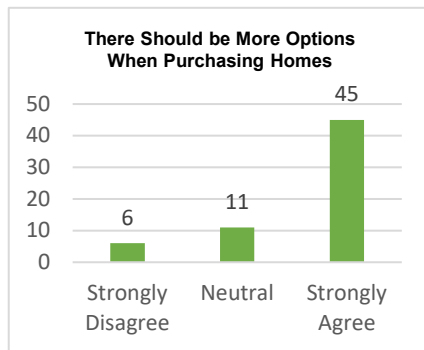
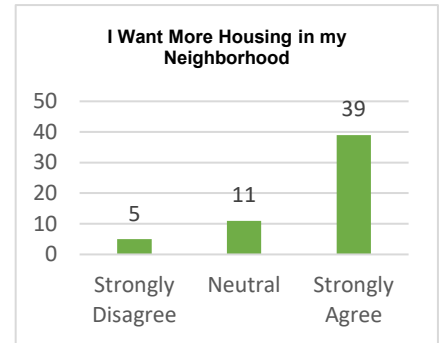
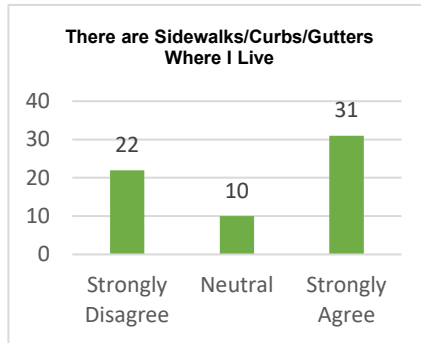
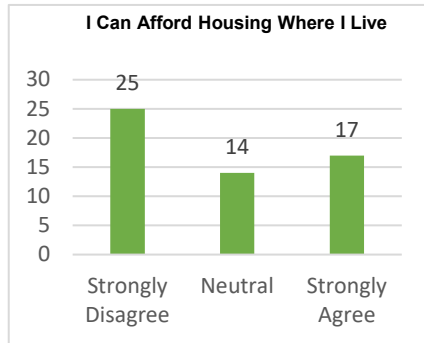
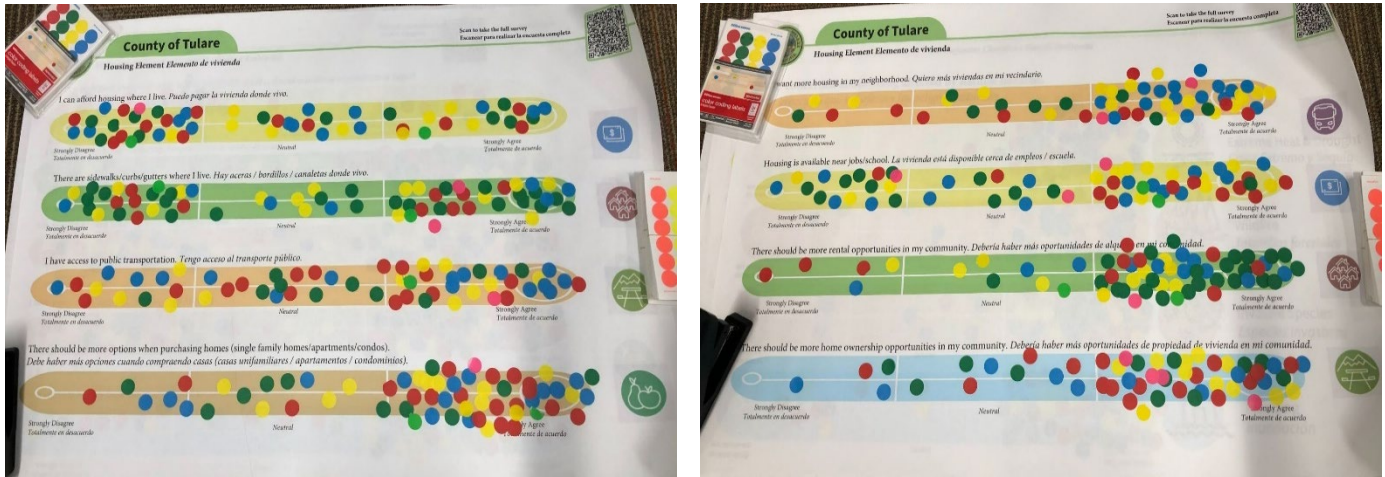


Figure C-6: Earlimart Spring Health Fair Outreach Photos





## Pixley: El Día de los Niños/El Día de los Libros

Figure C-7: Pixley Community Outreach Results

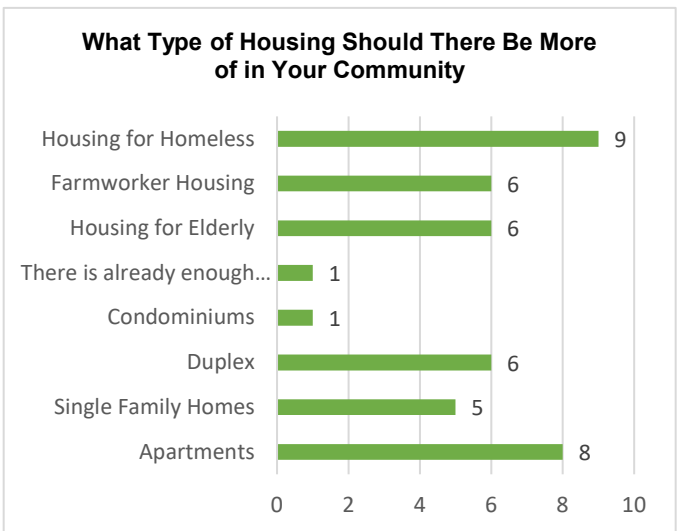
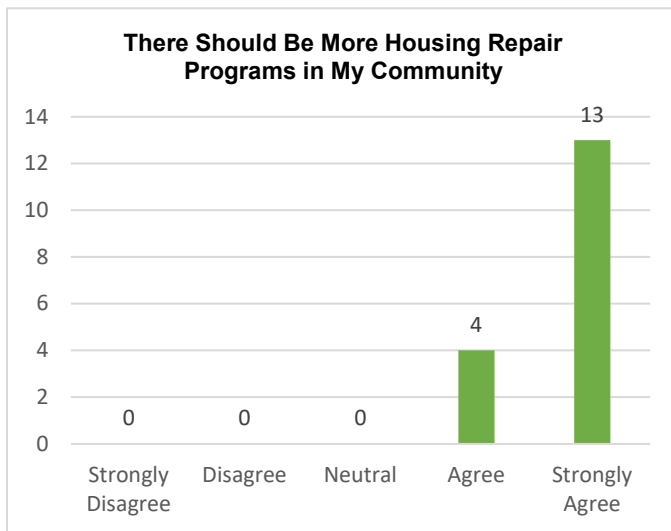
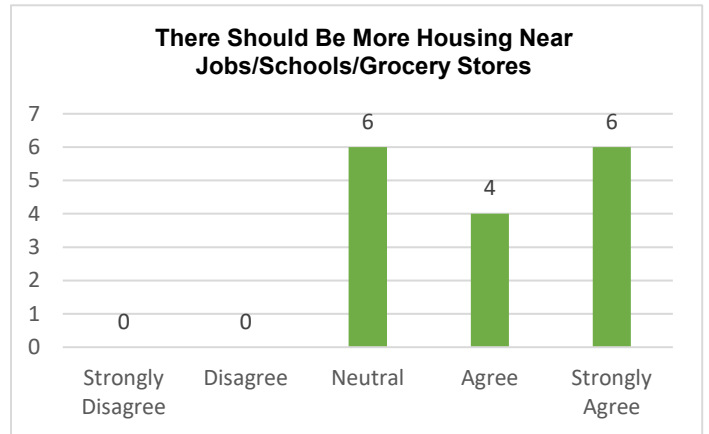
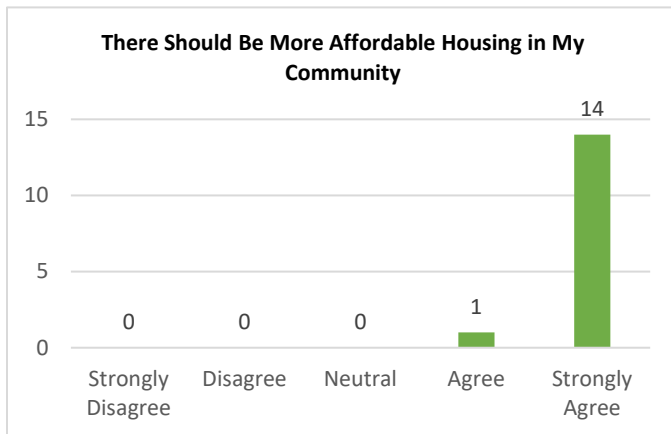
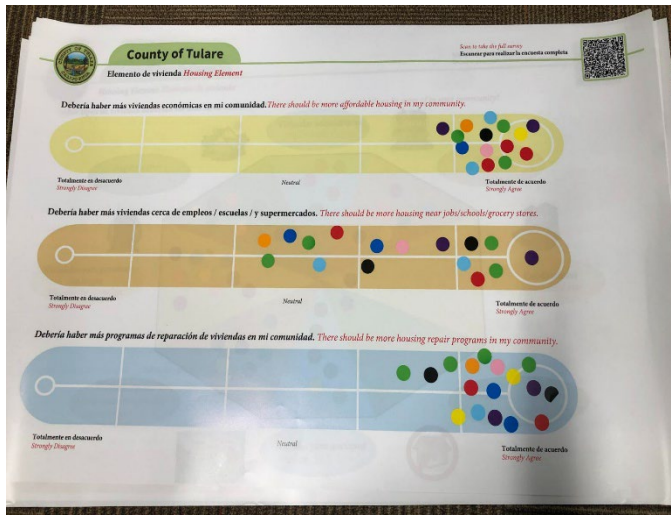
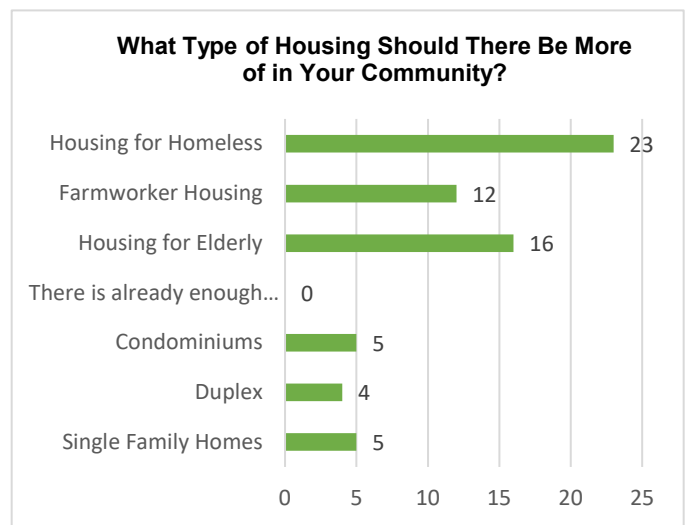
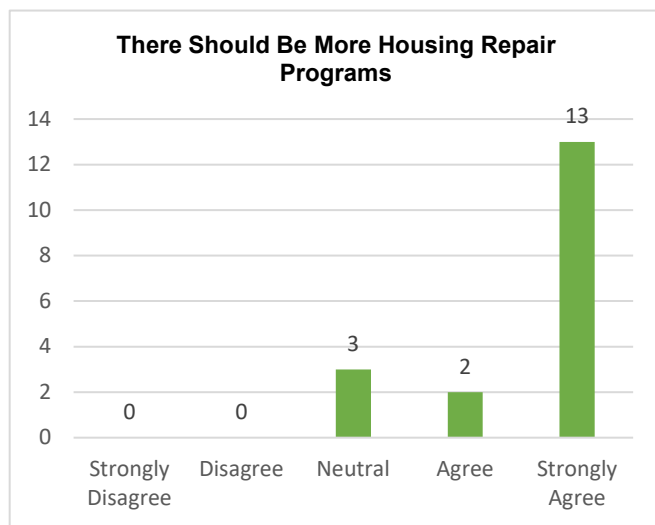
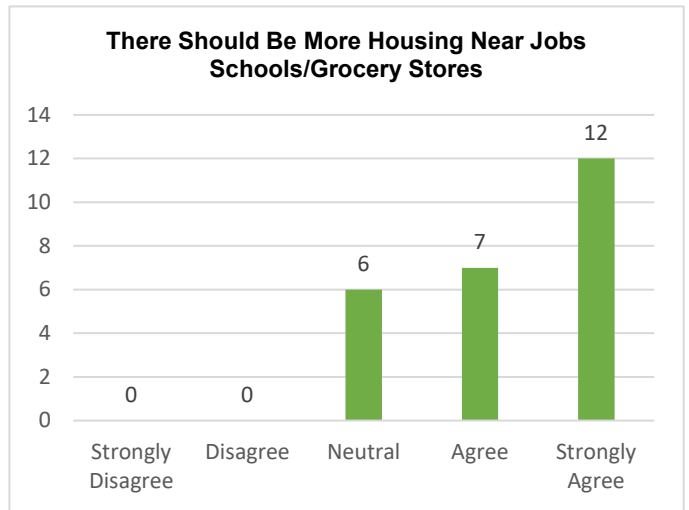
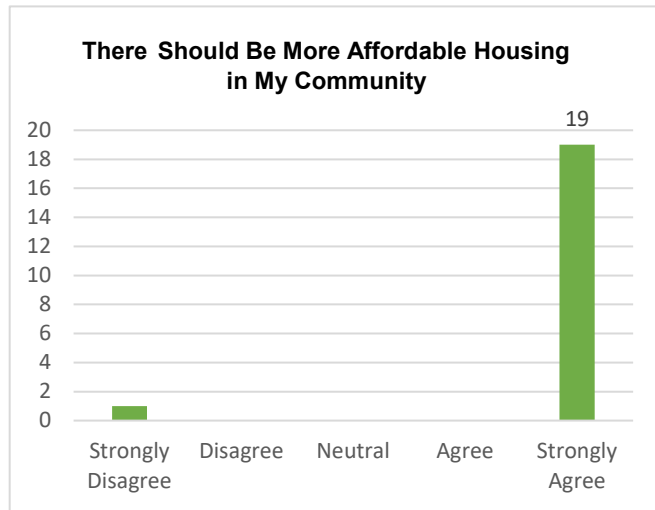
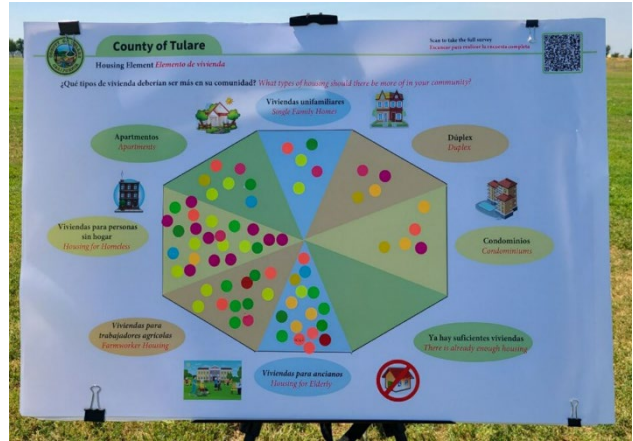
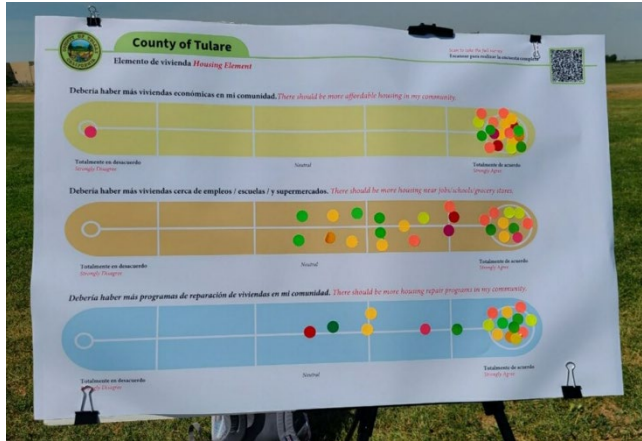


Figure C- 8: Pixley Community Outreach Photos



## Porterville: Sequoia Arbor Day 5k and Health Fair

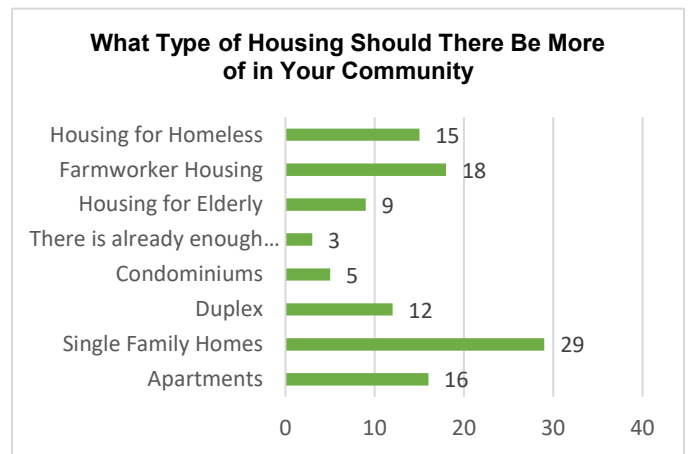
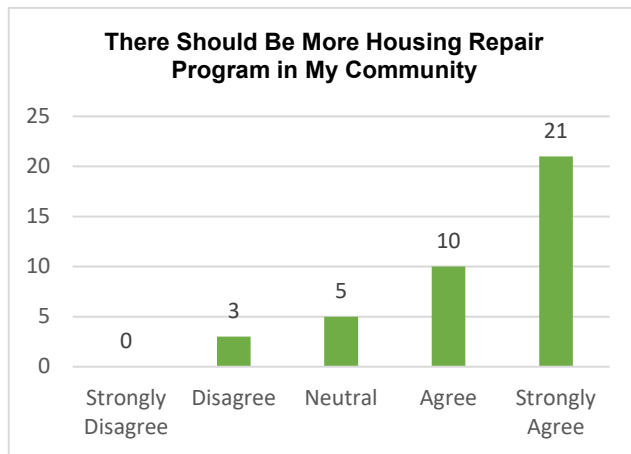
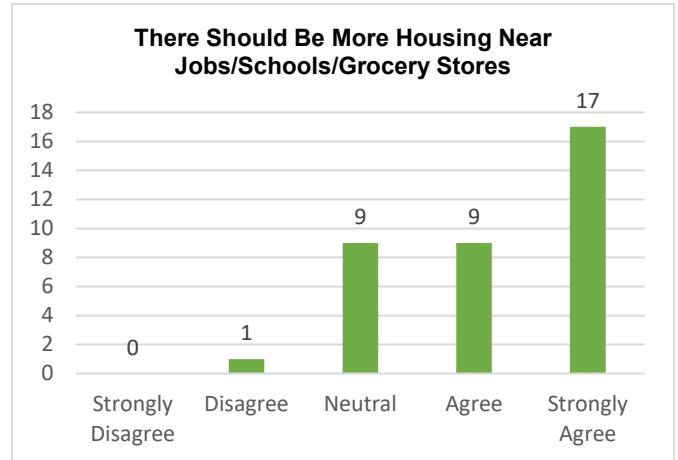
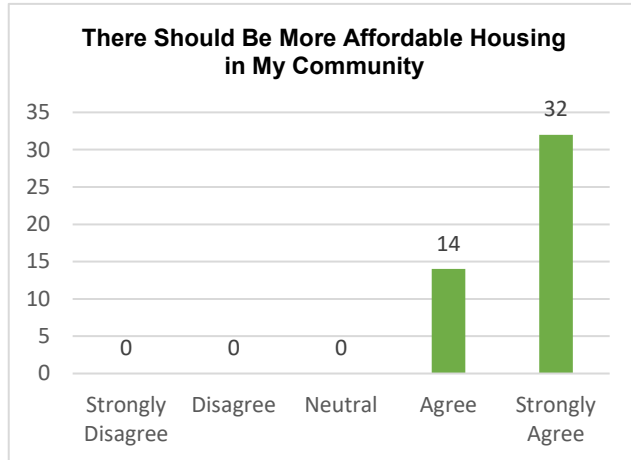
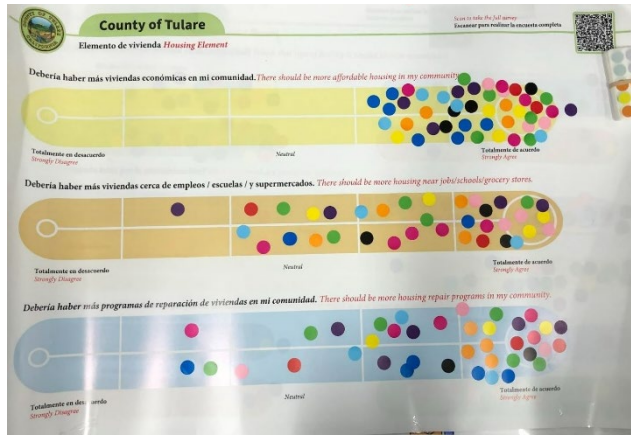
Figure C-9: Porterville Community Outreach Results





## Visalia: Día De Los Niños and Earth Day Celebration

Figure C-10: Visalia Community Outreach Results



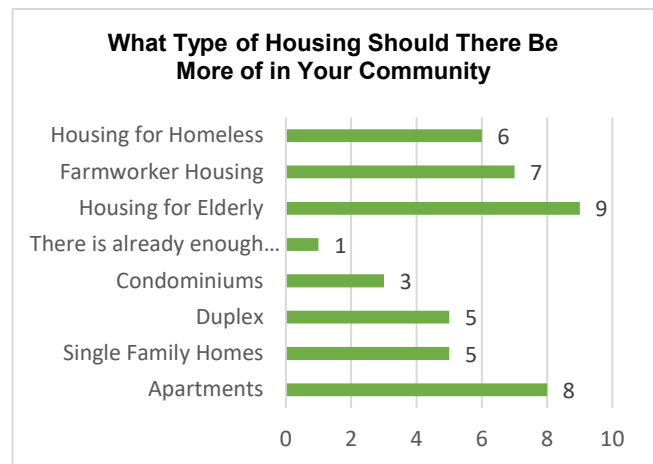
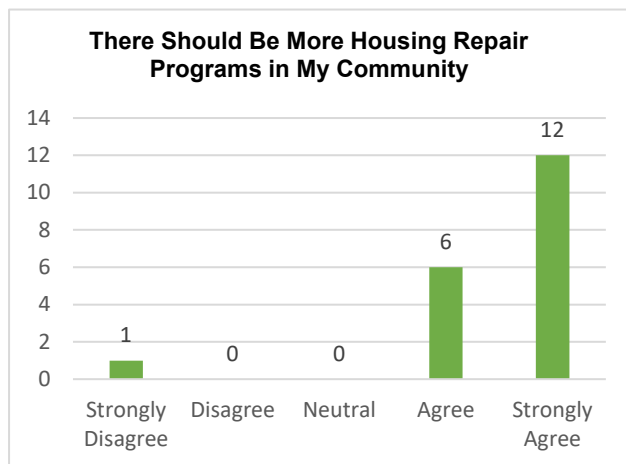
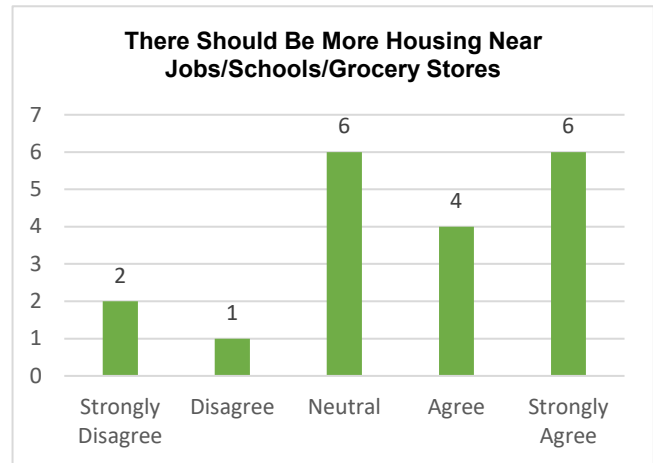
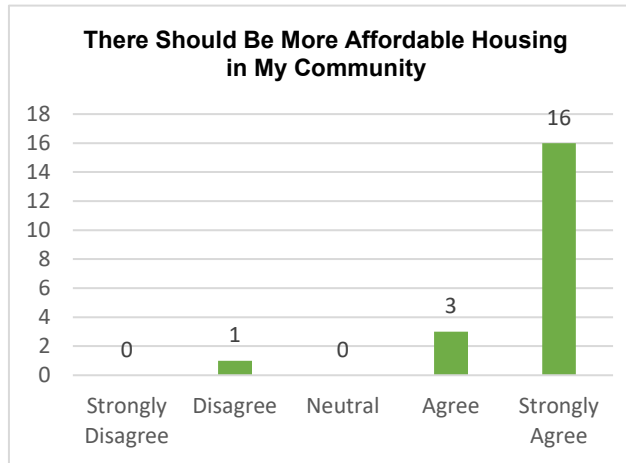
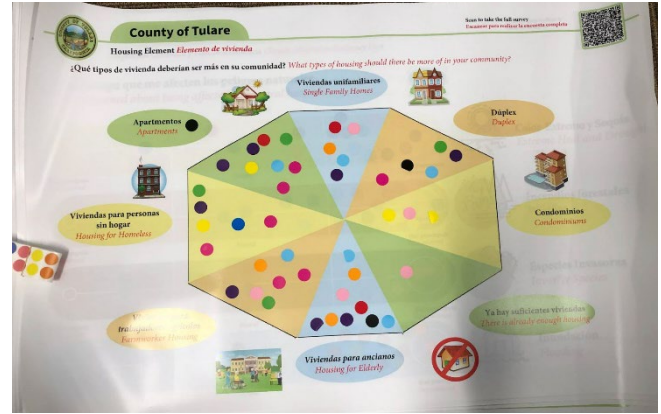
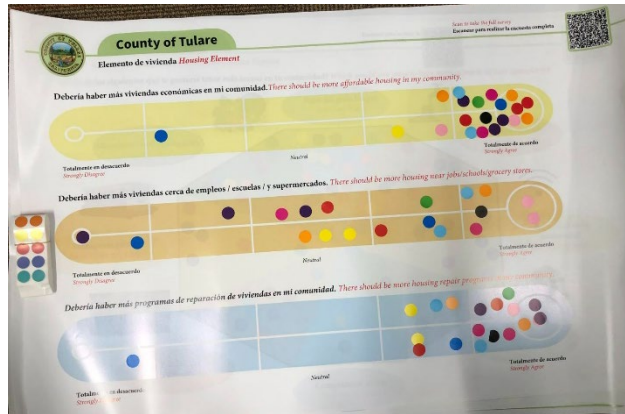
## Appendix C. Community Outreach Results

Figure C-11: Visalia Community Outreach Photos



# Dinuba: Cinco De Mayo

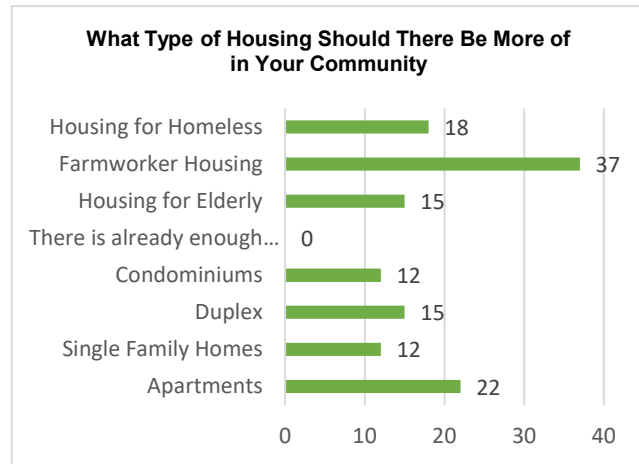
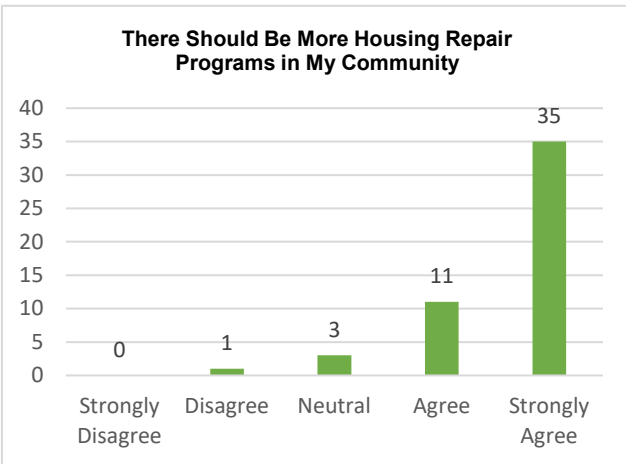
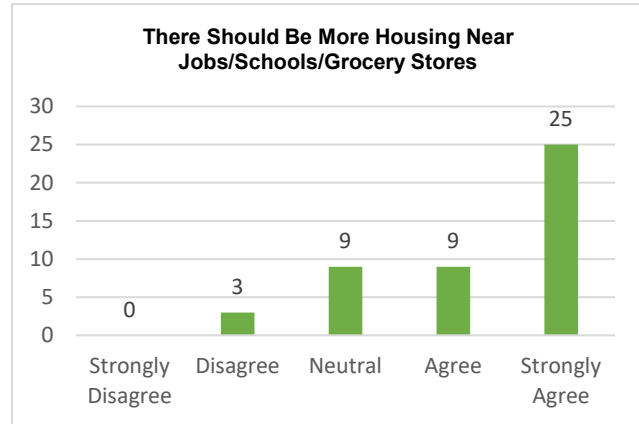
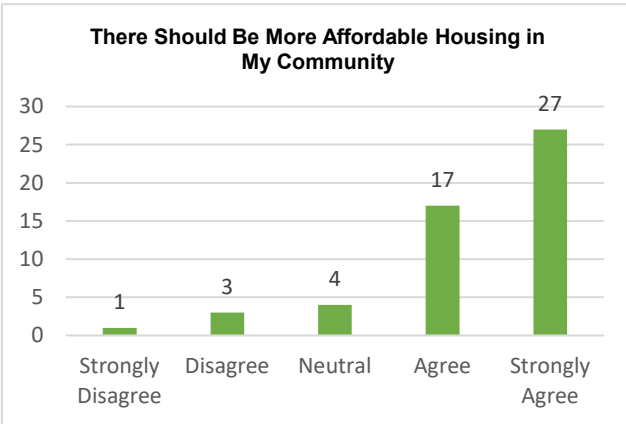
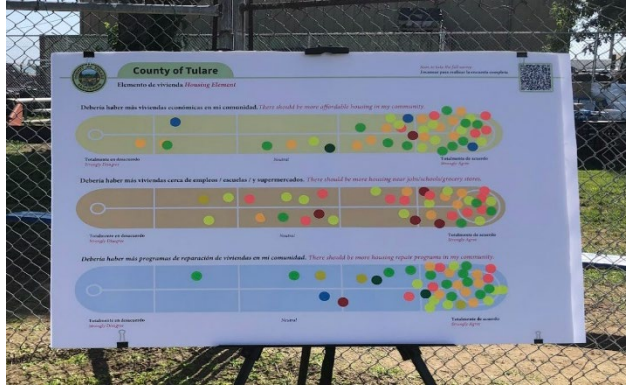
Figure C-12: Dinuba Community Outreach Results





## Woodville: TCSO Youth Services PAL Soccer Kick-off

Figure C-12: Woodville Community Outreach Results





## Allensworth: Friends of Allensworth Gospel Festival

Figure C-13: Allensworth Community Outreach Results

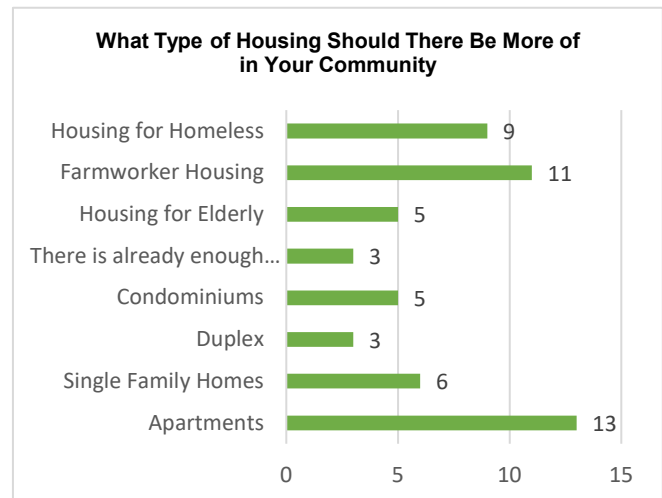
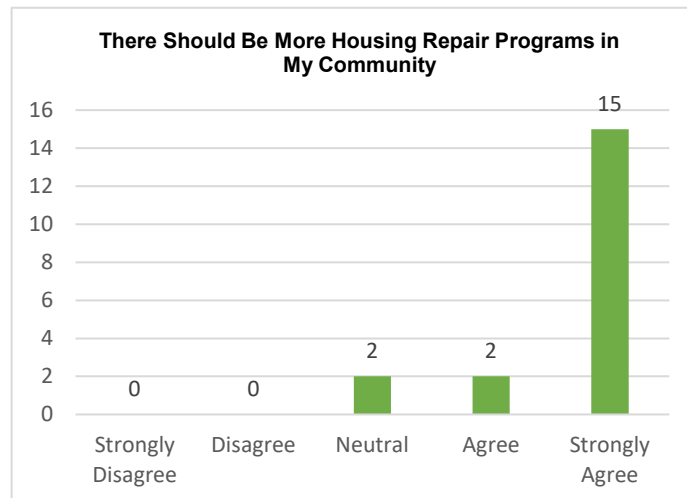
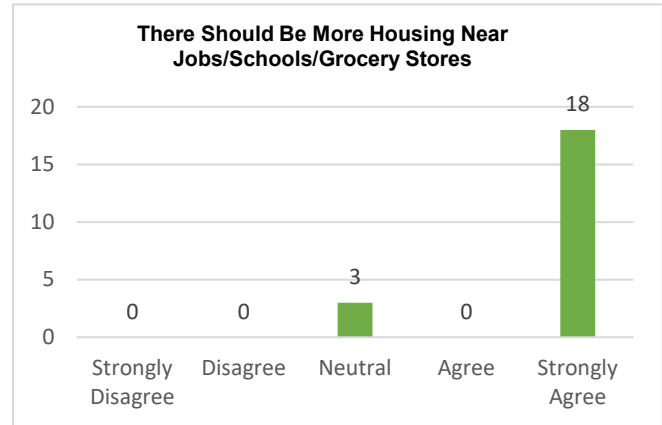
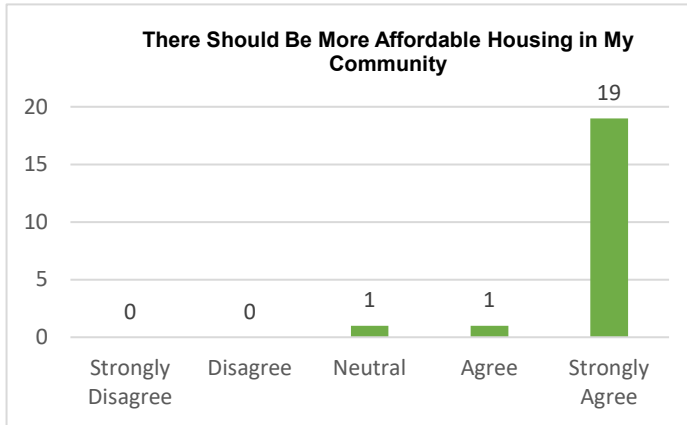
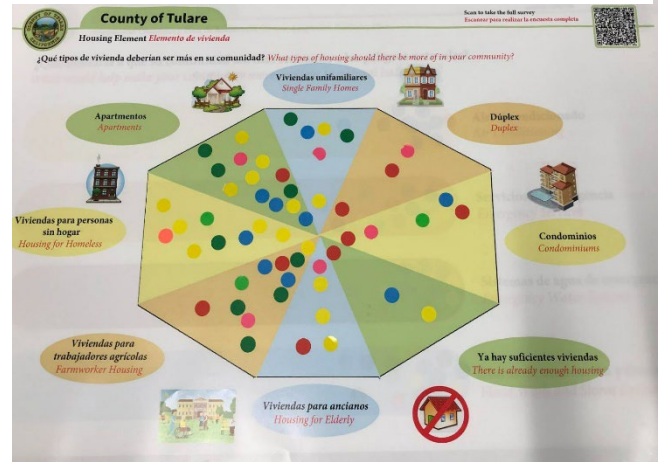
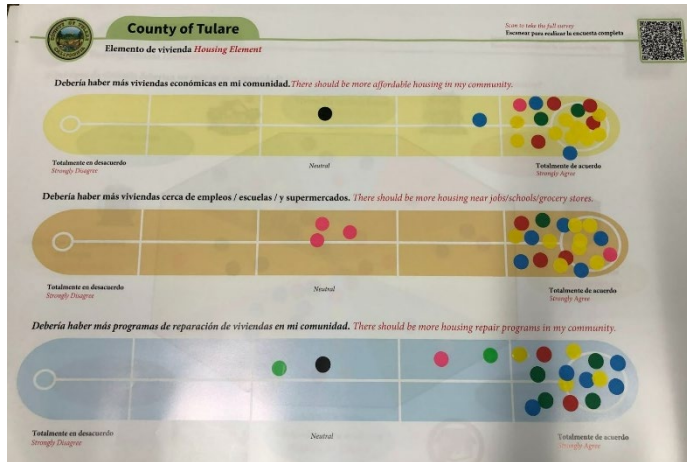


Figure C-14: Allensworth Community Outreach Photos



## Orosi: Orosi Swapmeet

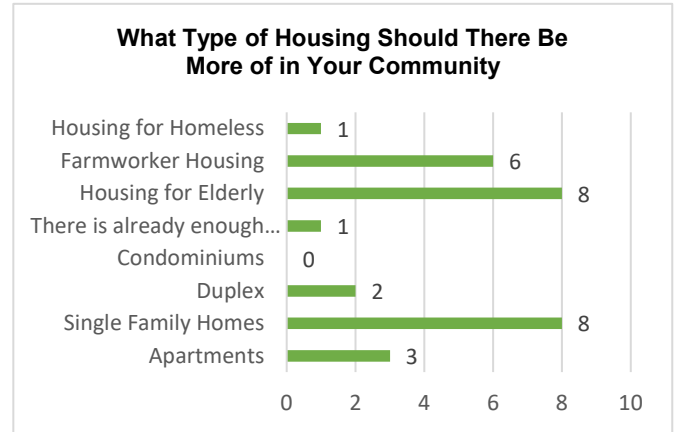
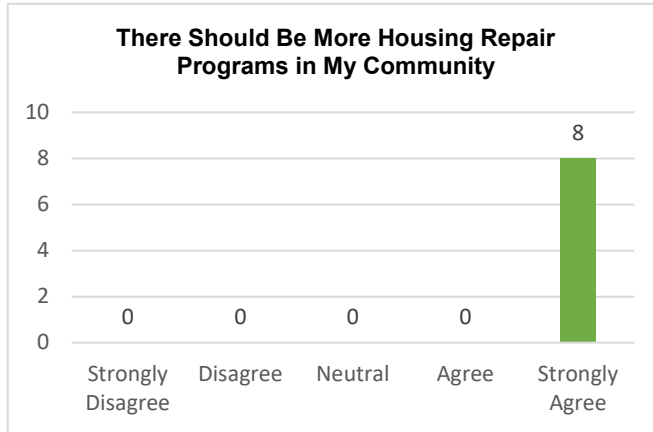
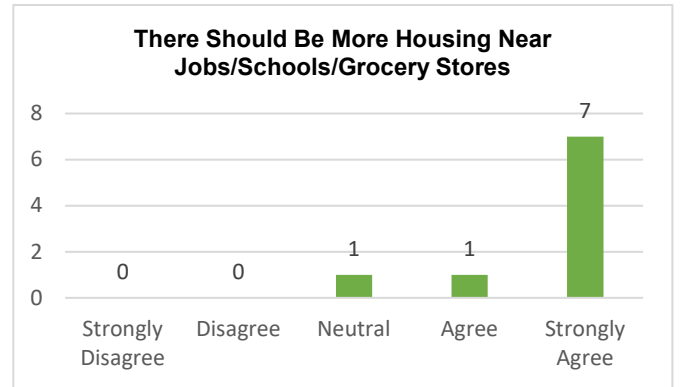
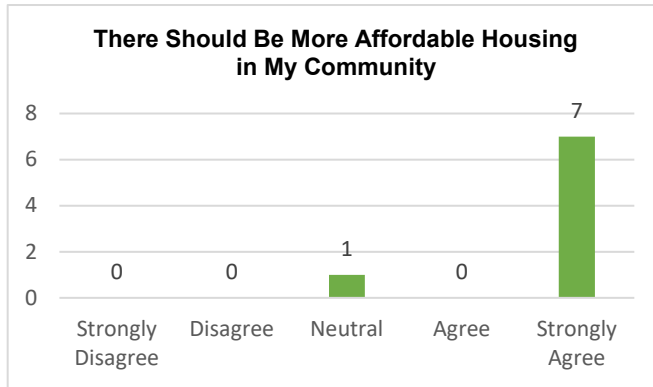
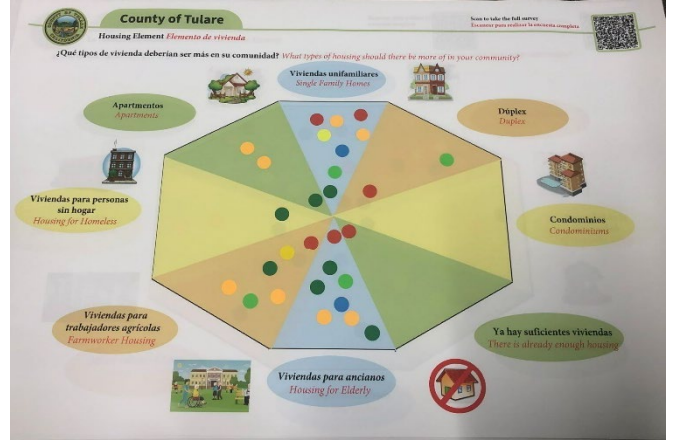
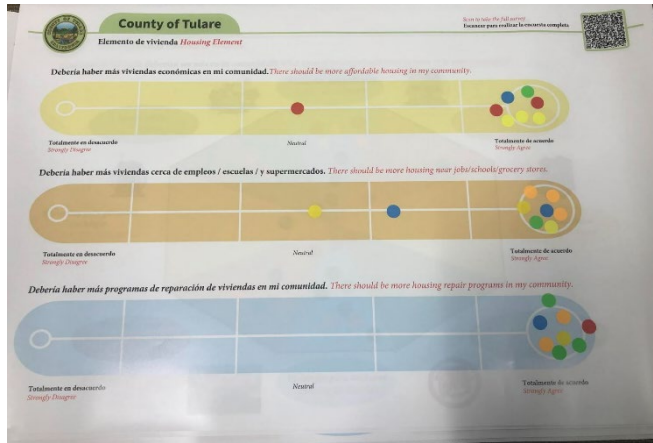
Figure C-15: Orosi Community Outreach Results





## Ivanhoe: Town Council Meeting

Figure C-16: Ivanhoe Community Outreach Results



## Visalia: Pride Walk Visalia

Figure C-17: Visalia Community Outreach Results



## Housing Element Brochure

### Tulare County Housing Element

Tulare County is updating the Housing Element for the 2023 -2031 period and WE WANT YOU TO BE INVOLVED!

#### What is a Housing Element?

A Housing Element is a document required by state law that guides future housing decision-making by establishing housing programs and policies to achieve the County's housing goals and support affordable housing development for all.

The housing element:

- Identifies housing needs and conditions of county residents
- Identifies barriers to housing development
- Identifies locations for future housing development
- Affirmatively Furthers Fair Housing by identifying disparities in housing opportunities based on characteristics such as race, ethnicity, disability, and income.

#### Goal of the Housing Element:

*The attainment of a suitable, affordable, safe, and sanitary living environment for every present and future resident in the unincorporated area of Tulare County, regardless of race, age, religion, sex, gender, marital status, ethnicity, source of income, personal disability, or any other identity.*

#### Why Does It Matter?

A successfully completed Housing Element is required to receive state and federal funding that is used towards building healthier and safer communities within Tulare County.

With local public participation in the housing element process, we can create more effective housing element programs that better serve our communities by identifying community housing needs and solutions.

#### Affirmatively Furthering Fair Housing

Under state law, the Housing Element aims to take meaningful actions to address significant disparities in housing needs and access to opportunity, replace segregated living patterns with integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and maintain compliance with civil rights and fair housing laws.

#### Get Involved

Complete the Online Survey using the QR Code below.

(Scan this image using a cellphone camera)



Receive updates and event information by visiting the County website at:  
<https://tularecounty.ca.gov/rma/>

#### Contact Us

(559) 624-7000

[tsteensland@tularecounty.ca.gov](mailto:tsteensland@tularecounty.ca.gov)



### Elimento de vivienda del condado de Tulare

El Condado de Tulare está actualizando el Elemento de Vivienda para el período 2023 - 2031 y ¡QUEREMOS QUE USTED PARTICIPE!

#### ¿Qué es un Elemento Vivienda?

Un Elemento de Vivienda es un documento exigido por la ley estatal que orienta la futura toma de decisiones en materia de vivienda estableciendo programas y políticas de vivienda para alcanzar los objetivos de vivienda del Condado y apoyar el desarrollo de viviendas asequibles para todos. The housing element:

- Identifica las necesidades y condiciones de vivienda de los residentes del condado
- Identifica los obstáculos al desarrollo de la Vivienda
- Identifica ubicaciones para el futuro desarrollo de viviendas
- Fomenta afirmativamente la equidad en la vivienda identificando disparidades en las oportunidades de vivienda basadas en características como la raza, la etnia, la discapacidad y los ingresos.

#### Objetivo del Elemento Vivienda:

*La consecución de un entorno de vida adecuado, asequible, seguro e higiénico para cada residente presente y futuro en el área no incorporada del Condado de Tulare, independientemente de su raza, edad, religión, sexo, género, estado civil, origen étnico, fuente de ingresos, discapacidad personal o cualquier otra identidad.*

#### ¿Qué importancia tiene?

Un Elemento de Vivienda completado con éxito es necesario para recibir fondos estatales y federales que se utilizan para la construcción de comunidades más sanas y seguras dentro del Condado de Tulare.

Con la participación pública local en el proceso del elemento vivienda, podemos crear programas más eficaces del elemento vivienda que sirvan mejor a nuestras comunidades identificando las necesidades y soluciones de vivienda de la comunidad.

#### Promoción positiva de la vivienda justa

De acuerdo con la legislación estatal, el Elemento Vivienda pretende adoptar medidas significativas que, en su conjunto, aborden las disparidades significativas en las necesidades de vivienda y en el acceso a las oportunidades, sustituyendo los modelos de vida segregados por modelos de vida verdaderamente integrados y

equilibrados, transformando las zonas de pobreza concentradas racial y étnicamente en zonas de oportunidades, y fomentando y mantener el cumplimiento de las leyes sobre derechos civiles y vivienda justa.

#### Participe!

Rellene la encuesta en línea utilizando el código QR que figura a continuación.

(Escanea esta imagen con la cámara de un móvil)



Reciba actualizaciones e información sobre eventos visitando el sitio web del Condado en:

<https://tularecounty.ca.gov/rma/>

Póngase en contacto con nosotros

(559) 624-7000

[tsteensland@tularecounty.ca.gov](mailto:tsteensland@tularecounty.ca.gov)



## Appendix D. Draft Infrastructure Feasibility Analysis

### **Appendix D Draft Infrastructure Feasibility Analysis**



## Technical Memorandum

**To:** Charles Przybylski

**From:** Heather Bashian, PE

**Subject:** County of Tulare Housing Element – Infrastructure Feasibility Study

**Date:** March 30, 2023

### Introduction

Provost & Pritchard Consulting Group (P&P) understands that the County of Tulare (County) has received Regional Early Action Planning (REAP) grant funding from the Tulare County Association of Governments as part of the Building Homes and Jobs Act (SB 2 Planning Grants) administered by the California Department of Housing and Community Development. The County is using these funds to initiate an update to Chapter 7 of its General Plan Housing Element (Adequate Sites Inventory) and subsequently will prepare an Infrastructure Feasibility Study. The County has authorized P&P to provide engineering and planning services for the updated Housing Element and Infrastructure Feasibility Study.

This memorandum identifies infrastructure available for water, wastewater, and storm drain for communities throughout the County and possible improvements needed for water and wastewater to provide capacity for growth in specific communities. Once the County identifies the number of new housing units anticipated in various communities, the costs shown below can be used to develop masterplan-level costs for infrastructure improvements, where there is currently insufficient water or wastewater capacity available to accommodate additional housing in those communities.

The following masterplan-level costs can be used to estimate costs of necessary improvements.<sup>1</sup>

Description	Unit Price
<b><u>Water Infrastructure</u></b>	
8-in Diameter Water Main (per linear foot)	\$160
12-in Diameter Water Main (per linear foot)	\$230
500 gpm Well (per well)	\$2,500,000
1" Water Service, Meter, Meter Box (per service connection)	\$5,000
<b><u>Wastewater Infrastructure</u></b>	
8-in Diameter Sewer Main (per linear foot)	\$180
10-in Diameter Sewer Main (per linear foot)	\$225
12-in Diameter Sewer Main (per linear foot)	\$270
4" Sewer Service (per service connection)	\$7,500
Lift Station (per lift station with capacity to serve 300 residential connection)	\$725,000
Wastewater Treatment Plant (per plant with capacity to serve 300 residential connection)	\$5,300,000

<sup>1</sup> The water and wastewater main costs include backfill, compaction, and resurfacing. The lift station and wastewater treatment plant costs include capacity to serve 300 residential connections or their equivalent.

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## Communities

### Alpaugh

#### Existing Infrastructure

Water: 394 connections; 3 available; 2 groundwater wells; served by Alpaugh Community Services District (CSD).

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community beyond the three connections available; associated water mains, services and appurtenances would also be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Badger Hill Estates

#### Existing Infrastructure

Water: 98 connections; 30 available; 2 groundwater wells; served by Badger Hill Estates Mutual Water Company (MWC).

Sewer: 98 connections; 30 available via individual septic systems, no additional growth beyond empty lots; served by Badger Hill Septic Tank Management Program.

Stormwater: No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 30 additional connections without major infrastructure improvements. Mains, services, and other related items will still be needed.

### Calgro

#### Existing Infrastructure

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

## Infrastructure Improvements Needed to Provide Additional Housing

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate the community system(s).

### California Hot Springs

#### Existing Infrastructure

Water: 25 connections; 0 available; 2 groundwater wells; served by California Hot Springs Water Company (WC); non-community system<sup>2</sup>.

Sewer: 25 connections; served by California Hot Springs Water Co. Wastewater Treatment Facility (WWTF).

Stormwater: No stormwater collection system exists.

## Infrastructure Improvements Needed to Provide Additional Housing

This is a non-community water system and the WWTF provides service to a vacation resort area. Additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

### Camp Nelson

#### Existing Infrastructure

Water: 300 connections; 0 available; water supply source is surface water, provided by Camp Nelson WC through a water supply contract with Grier MWC.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

## Infrastructure Improvements Needed to Provide Additional Housing

The community does not have additional capacity in the water system without expanding their surface water agreement.

The community does not have a wastewater collection system; additional housing cannot be accepted without significant infrastructure development and modification to the governance structure to accommodate owning and operating wastewater infrastructure. Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

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<sup>2</sup> A non-community water system is a public water system that is not a community water system. This category includes both transient *and* non-transient non-community water systems, neither of which regularly serves 25 or more of the same persons over 6 months per year, such as campgrounds.

## Cedar Slope

### Existing Infrastructure

Water: 59 connections; 0 available; 2 groundwater wells; served by Cedar Slope WC; non-community system.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is a non-community water system and no wastewater collection system exists in the community; additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

## Cutler

### Existing Infrastructure

Water: 1,217 connections; 0 available; 2 groundwater wells; served by the Cutler Public Utility District (PUD).

Sewer: 1,217; no additional capacity available. Served by Cutler PUD and the Cutler-Orosi Wastewater Joint Powers Wastewater Authority (Cutler-Orosi JPWA)<sup>3</sup>.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no water connections are available; associated water mains, services, and appurtenances would also be necessary.

Cutler's allotted capacity in the Cutler-Orosi WWTP is fully committed. The Cutler-Orosi WWTP would require expansion to accept new connections beyond those currently available.

## Ducor

### Existing Infrastructure

Water: 178 connections; 0 available; 2 groundwater wells; served by the Ducor CSD.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

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<sup>3</sup> The Cutler-Orosi Wastewater Treatment Plant (WWTP) is owned and operated by the Cutler-Orosi JPWA, which provides wastewater treatment services for the communities of Cutler, Orosi, East Orosi, Sultana, Yettem, and Seville. Each community has a limitation on how much waste can be sent to the WWTP, thereby limiting growth without a WWTP expansion.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community as no water connections are available; associated water mains, services, and appurtenances would be necessary also.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

#### **Earlimart**

##### **Existing Infrastructure**

Water: 1,545 connections; 143 available; 5 groundwater wells; served by the Earlimart PUD.

Sewer: 1,545 connections; 540 available; served by the Earlimart WWTF.

Stormwater: No stormwater collection system exists.

##### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 143 additional connections (water capacity being the more limiting factor) without major infrastructure improvements. Water and sewer mains and other appurtenances will still be needed.

#### **Elderwood**

##### **Existing Infrastructure**

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

##### **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate the community system(s).

#### **East Orosi**

##### **Existing Infrastructure**

Water: 103 connections; 5 available; 2 groundwater wells; served by the East Orosi CSD.

Sewer: 103 connections; 5 available; served by East Orosi CSD and the Cutler-Orosi JPWA.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community beyond the five connections available; associated water mains, services, and appurtenances would be necessary also.

East Orosi's allotted capacity in the Cutler-Orosi WWTP is nearly fully committed (5 equivalent unit connections are available). The Cutler-Orosi WWTP would require expansion to accept new connections beyond the two currently available.

### **East Porterville**

#### **Existing Infrastructure**

Water: 0 Available; consolidated with the City of Porterville, no growth assumed.

Sewer: 1675 connections; 0 available; served by the City of Porterville WWTF.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

No growth assumed in the community when consolidation was completed for the water system; therefore, discussions with Porterville would be needed to understand water system capacity, if any and/or improvements needed to accommodate additional housing.

The Porterville WWTF would need to be expanded to accommodate additional connections.

### **Globe**

#### **Existing Infrastructure**

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and the operate community system(s).

### **Goshen**

#### **Existing Infrastructure**

Water: California Water Service (CalWater) owns this water system and can build to serve any new growth.

Sewer: 697 connections; 805 available; served by the City of Visalia WWTF.

Stormwater: Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 805 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

#### **Ivanhoe**

### **Existing Infrastructure**

Water: 1,122 connections; 1,278 available; 4 groundwater wells; served by the Ivanhoe PUD.

Sewer: 1,122 connections; 853 available; served by the Ivanhoe WWTF.

Stormwater: Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 853 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

#### **Johnsondale**

### **Existing Infrastructure**

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and the operate community system(s).

#### **Kennedy Meadows**

### **Existing Infrastructure**

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.



## **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and the operate community system(s).

### **Lemon Cove**

#### **Existing Infrastructure**

Water: 54 connections; 0 available; 1 groundwater well; served by the Lemon Cove WC.

Sewer: 54 connections; 21 available; served by the Lemon Cove WWTF.

Stormwater: No stormwater collection system exists.

#### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community; associated water mains, services, and appurtenances would also be necessary.

The Lemon Cove WWTF would require expansion to accept new connections beyond the 21 currently available.

### **London**

#### **Existing Infrastructure**

Water: 312 connections; 118 available; 4 groundwater wells; served by the London CSD.

Sewer: 312 connections; 333 available; served by the London WWTF.

Stormwater: No stormwater collection system exists.

#### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 118 additional connections (water capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

### **Matheny Tract**

#### **Existing Infrastructure**

Water: 325 connections; 0 available; consolidated with City of Tulare, no growth assumed.

Sewer: Community served by individual septic systems.

Stormwater: Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

## **Infrastructure Improvements Needed to Provide Additional Housing**

No growth assumed when consolidation with the City of Tulare was completed for the water system.

Consolidation with the City of Tulare is in process for wastewater collection and disposal; no growth is assumed regarding wastewater services.

## Orosi

### Existing Infrastructure

Water: 1,570 connections; 2,218 available; 5 groundwater wells; served by the Orosi PUD.

Sewer: 1,570 connections; 592 available; served by the Orosi PUD and Cutler-Orosi JPWA.

Stormwater: Drainage inlets and sumps exist throughout the community and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

The water supply system has sufficient capacity to accommodate new connections without major infrastructure improvements.

Orosi's can accommodate up to 592 additional equivalent housing units within their allotted capacity in the Cutler-Orosi WWTP.

## Panorama Heights

### Existing Infrastructure

Water: 110 connections; 0 available; served by the Panorama Heights Property Owners Association; non-community system.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is a non-community water system and no wastewater collection system in the community; additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

## Patterson Tract

### Existing Infrastructure

Water: 153 connections; 0 available. 2 groundwater wells; served by the Patterson Tract CSD.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

None at present; the community is in process of consolidating with CalWater Visalia and will have capacity for additional housing in the future if wastewater improvements are undertaken (there is no wastewater collection system currently).

## Pixley

### Existing Infrastructure

Water: 841 connections; 0 available; 4 groundwater wells; served by the Pixley PUD.

Sewer: 841 connections; 0 available; served by the Pixley WWTF.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

The Pixley WWTF would require expansion to accept new connections.

## Plainview

### Existing Infrastructure

Water: 187 connections; 0 available; 1 groundwater well; served by the Plainview MWC.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## Ponderosa

### Existing Infrastructure

Water: 146 connections; 0 available; 4 groundwater wells; served by the Ponderosa CSD.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## Poplar – Cotton Center

### Existing Infrastructure

Water: 597 connections; 368 available; 2 groundwater wells; served by the Poplar CSD.

Sewer: 597 connections; 43 available. Served by the Poplar CSD WWTF.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 43 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

## Posey

### Existing Infrastructure

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and the operate community system(s).

## Richgrove

### Existing Infrastructure

Water: 525 connections; 0 available; 2 groundwater wells; served by the Richgrove CSD.

Sewer: 525 connections; 0 available; served by the Richgrove WWTF.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

The Richgrove WWTF would require expansion to accept new connections.

## Silver City

### Existing Infrastructure

Water: 56 connections; 0 available; served by the Silver City MWC; non-community system.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is a non-community water system and no wastewater collection system in the community; additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

## Springville

### Existing Infrastructure

Water: 390 connections; 970 available; 1 groundwater well and surface water supply; served by the Springville PUD.

Sewer: 390 connections; 195 available; served by the Springville WWTF.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 195 additional connections (wastewater capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

## Strathmore

### Existing Infrastructure

Water: 472 connections; 0 available; 2 groundwater wells and surface water supply; served by the Strathmore PUD.

Sewer: 472 connections; 728 available; served by the Strathmore WWTF.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

The wastewater system has capacity to accommodate up to 728 additional connections without major infrastructure improvements. Mains, services, and other related items will still be needed.

## Sugarloaf Mountain Park

### Existing Infrastructure

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and the operate community system(s).

## Sugarloaf Park/ Guernsey Mill

### Existing Infrastructure

Water: 49 connections; 0 available; 1 groundwater well; served by the Sugarloaf Village MWC; non-community system.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is a non-community water system and no wastewater collection system in the community; additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

## Sugarloaf Village

### Existing Infrastructure

Water: 30 connections; 0 available; 2 groundwater wells; served by the Sugarloaf Village MWC; non-community system.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

There is a non-community water system and no wastewater collection system in the community; additional housing cannot be accepted without significant infrastructure development and governance established to own and operation the community system(s).

## Sultana

### Existing Infrastructure

Water: 249 connections; 0 available; 2 groundwater wells; served by the Sultana CSD.

Sewer: 249 connections; 0 available; served by the Sultana CSD and the Cutler-Orosi JPWA.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

Sultana CSD is in process of constructing a new well and may be able to accommodate additional housing once the project is complete; coordination with Sultana CSD is required once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Sultana CSD's allotted capacity in the Cutler-Orosi WWTP is fully committed and the community is under a building moratorium for wastewater connections, thus limiting the addition of housing units. The Cutler-Orosi WWTP would require expansion to accept new connections.

## Terra Bella

### Existing Infrastructure

Water: 803 connections; 497 available; 12 groundwater wells and surface water supply; served by Terra Bella Irrigation District.

Sewer: 803 connections; 0 available; served by the Terra Bella WWTF.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

The community is dependent on surface water supply; no additional connections are possible without an additional water supply source, either through groundwater wells or additional surface water supplies.

The Terra Bella WWTF would require expansion to accept new connections.

## Three Rivers

### Existing Infrastructure

Water: 15 connections; 75 available; 1 groundwater well; served by the East Three Rivers Village MWC.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.



### **Infrastructure Improvements Needed to Provide Additional Housing**

The water system has capacity to accommodate up to 75 additional connections; no additional water infrastructure is needed to accommodate additional housing; associated water mains, services, and appurtenances would be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## **Tipton**

### **Existing Infrastructure**

Water: 601 connections; 0 available; 3 groundwater wells; served by the Tipton CSD.

Sewer: 601 connections; 553 available; served by Tipton WWTF.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

The wastewater system has capacity to accommodate up to 553 additional connections without major infrastructure improvements. Mains, services, and other related items will still be needed.

## **Tooleville**

### **Existing Infrastructure**

Water: 77 connections; 0 available; 2 groundwater wells; served by the Tooleville WC.

Sewer: 77 Connections. 0 Available. Served by the Tooleville WWTF, which was at capacity at the last Housing Element Update.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services and appurtenances would be necessary also. Discussions with the City of Exeter are in process and may result in the ability for the community to accept additional housing at a later date.

The Tooleville WWTF would require expansion to accept new connections.

## Traver

### Existing Infrastructure

Water: 198 connections; 0 available; 2 groundwater wells; served by Del Oro WC – Traver District.

Sewer: 198 Connections. 41 Available. Served by the Traver WWTF.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would also be necessary.

No wastewater infrastructure is needed to support housing needs, as the existing WWTF has capacity to accommodate up to 41 additional connections; addition wastewater collection mains and services would also be needed.

## Wilsonia (National Park Service – Grant Grove)

### Existing Infrastructure

Water: 24 connections; 0 available; served by the National Park Service – Grant Grove.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### Infrastructure Improvements Needed to Provide Additional Housing

This is a community within the National Park Service; expansion of services for water supply to accommodate additional housing is not anticipated. Additionally, there is not a wastewater collection system in the community.

## Woodville

### Existing Infrastructure

Water: 467 connections; 363 available; 2 groundwater wells; served by the Woodville PUD.

Sewer: 467 connections; 693 available. Served by the Woodville WWTF.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

None; both water and wastewater systems have capacity to accommodate up to 363 additional connections (water capacity being the limiting factor) without major infrastructure improvements. Mains, services, and other related items will still be needed.

## Hamlets

### Allensworth

#### Existing Infrastructure

Water: 168 connections; 0 available; 2 groundwater wells; served by the Allensworth CSD.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community as no connections are available; associated water mains, services, and appurtenances would be necessary also.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### Delft Colony

#### Existing Infrastructure

Water: 99 connections; 13 available; 2 groundwater wells; served by the Delft Colony WC, managed by the County of Tulare.

Sewer: 99 connections; 43 available; served by the Delft Colony WWTF.

Stormwater: No stormwater collection system exists.

#### Infrastructure Improvements Needed to Provide Additional Housing

An additional groundwater well or other water supply source would be necessary to expand the community beyond the 13 connections available; associated water mains, services and appurtenances would also be necessary.

The Delft Colony WWTF would require expansion to accept new connections beyond the 43 currently available.

### East Tulare Villa

#### Existing Infrastructure

Water: 178 connections; CalWater owns this water system and can build to serve any new growth.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

The water distribution system has capacity to accommodate additional connections, with additional infrastructure as required.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

#### **Lindcove**

##### **Existing Infrastructure**

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate community system(s).

#### **Monson**

##### **Existing Infrastructure**

Water: 31 connections; 0 available; 1 groundwater well; served by the Sultana CSD.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

Sultana CSD is in process of constructing a new well and Monson may be able to accommodate additional housing once the project is complete; coordination with Sultana CSD is required once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

#### **Seville**

##### **Existing Infrastructure**

Water: 90 connections; 24 available; 2 groundwater wells; served by the Seville-Yettem CSD.

Sewer: 90 Connections. 13 Available. Served by the County of Tulare and the Cutler-Orosi JPWA.

Stormwater: No stormwater collection system exists.

### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 13 additional connections (wastewater being the limiting capacity) without major infrastructure improvements. Mains, services, and other related items will still be needed. Seville has available allotted capacity in the Cutler-Orosi WWTP.

## Teviston

### Existing Infrastructure

Water: 135 connections; 0 available; 1 groundwater well; Teviston CSD.

Sewer: Community served by individual septic systems.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

Teviston CSD is in process of constructing a second well and may be able to accommodate additional housing once the project is complete; coordination with Teviston CSD is required once the new well is operational. Associated water mains, services, and appurtenances would still be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## Tonyville

### Existing Infrastructure

Water: 50 connections; 120 available; 2 groundwater wells and surface water supply; served by the Lindsay-Strathmore Irrigation District.

Sewer: Community served by individual septic systems.

Stormwater: Drainage inlets and sumps exist throughout these communities and are owned and maintained by Tulare County.

### Infrastructure Improvements Needed to Provide Additional Housing

The water system can accommodate an additional 120 connections; associated water mains, services, and appurtenances would be necessary.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

## Waukena

### Existing Infrastructure

Water: No public water system exists; residences are served via private wells.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

## **Infrastructure Improvements Needed to Provide Additional Housing**

There is no public water system or wastewater system in the community; additional housing cannot be accepted into the community without significant infrastructure development and development of a governance structure to own and operate the community system(s).

### **West Goshen**

#### **Existing Infrastructure**

Water: 69 connections; CalWater owns this water system and can build to serve any new growth.

Sewer: Community served by individual septic systems.

Stormwater: No stormwater collection system exists.

#### **Infrastructure Improvements Needed to Provide Additional Housing**

The water distribution system has capacity to accommodate additional connections, with additional infrastructure as required.

Wastewater improvements could entail continued use of individual septic systems, a community septic system, or a wastewater collection and treatment system.

### **Yettem**

#### **Existing Infrastructure**

Water: 68 connections; 532 available; 2 groundwater wells; served by the Seville-Yettem CSD.

Sewer: 68 connections; 194 available; served by the County of Tulare and the Cutler-Orosi JPWA.

Stormwater: No stormwater collection system exists.

#### **Infrastructure Improvements Needed to Provide Additional Housing**

None; both water and wastewater systems have capacity to accommodate up to 194 additional connections (wastewater being the limiting capacity) without major infrastructure improvements.

Mains, services, and other related items will still be needed. Yettem has available allotted capacity in the Cutler-Orosi WWTP.

## Technical Memorandum

**To:** Charles Przybylski

**From:** Heather Bashian, PE

**Subject:** County of Tulare Housing Element – Draft Updated Tables 7-1 and 7-3

**Date:** March 31, 2023

The County of Tulare (County) has contracted with Provost & Pritchard (P&P) to prepare an update to Chapter 7, Tables 7-1 and 7-3 of the County's Housing Element which were last updated in 2014.

### Table 7-1: Regional Housing Needs Allocation

Table 7-1 identifies the County's Regional Housing Needs Allocation (RHNA) for the 6<sup>th</sup> Cycle Housing Element Update and relies on information from the County, which P&P understands to have been finalized in August 2022, as follows. Confirmation of the Draft Updated Table 7-1 information below is requested of County staff.

**Table 7-1: Regional Housing Needs Allocation June 30, 2023 through December 31, 2031**

Very Low* < 50% AMI	Low < 80% AMI	Moderate 80% < 120%	Above Moderate > 120%	Total
1,563	963	1,870	4,847	9,243
Notes: * Extremely-Low included in Very-Low Category AMI = Area Median Income Source: County of Tulare Staff (Thomas Steensland, November 22, 2022)				

### Table 7-3: Infrastructure Availability

Regarding updating Table 7-3, as an initial task, P&P prepared a draft list of the communities to be included in Updated Table 7-3, which was sent to the County for review and comment. Based on comments from the County, the communities to be included were revised and updated and information was prepared for each pertaining to water and/or wastewater connections available, and the existence of a stormwater collection system or related infrastructure.

The approach to updating each portion of Table 7-3 is discussed below. Following acceptance of the information in Table 7-3, P&P will prepare an Infrastructure Feasibility Study, summarizing the infrastructure available in each community and the improvements needed to further provide service to additional homes.



## Water and Wastewater Connections

The existing data from Table 7-3 was initially reviewed and compared against available data, primarily acquired from the *Community Water Needs Assessment Tool for the Tulare-Kern Funding Area* developed by the County of Tulare (<https://dacapp.tularelakebasin.com/dacstorymap/>), which leverages data from non-government organizations Self-Help Enterprises and Community Water Center, and multiple divisions and programs within the State Water Resources Control Board.

The existing data from Table 7-3 was updated as follows:

- **Connections Available:**
  - Previously known active and remaining connections, and current total active connections were noted. An updated number of remaining connections was calculated based on those pieces of data.
  - For example, if a community previously noted 377 active connections and 20 available connections, and the current number of active connections is understood to be 391, then the currently available connections is six<sup>1</sup> unless additional supply sources are noted (see following bullet). This applied to both water and wastewater connections.
- **Water Supply Sources and Connections:**
  - If the previously understood number of supply sources increased from the 2014 data, additional connections were assumed to be available, on a proportional basis compared to the previous total connections and total supply sources.
  - For example, if two groundwater wells had been used to serve 500 connections, a new well would be assumed to equate to an additional 250 water connections available.
  - **Water Connection Assumptions:**
    - If a community has only one supply source, no additional connections were noted, as the community lacks redundancy or resiliency in their water supply and should not be expanding.
    - If a community does not have public water system, no additional connections are noted.
    - If a community has a 'non-community' type water system<sup>2</sup>, no additional connections are noted.
    - Consistent with the 2014 Table 7-3 data, if a community is consolidated with CalWater, there is no limit to the amount of additional connections available.
    - Other consolidations of small communities to a larger water system are assumed to have no additional connections, unless explicitly stated otherwise by the larger water system (typically a city).
    - Several communities are in process of building infrastructure and are noted as 'no additional connections' at this time but in the Infrastructure Feasibility Study, those situations will be noted as well as the assumed additional connections available upon completion of their respective projects.
- **Wastewater Capacity:**
  - Additional wastewater capacity information is not as readily available, therefore additional capacity from a wastewater standpoint, while rarer than additional water

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<sup>1</sup> 2014 Active + 2014 Available – 2022 Active = Current Available; 377 + 20 – 391 = 6.

<sup>2</sup> A non-community water system is defined as a public water system that is not a community water system, including non-transient non-community water systems and transient non-community water systems.

supply capacity but still possible, could not be understood from the data available and outreach was needed to the communities.

- **Community Outreach:**
  - In many cases, the principal engineer involved in this project, Heather Bashian, had direct knowledge of water or wastewater improvements, projects underway, or limitations to services and that knowledge informed the updated data and Table 7-3. This knowledge will be documented in the Infrastructure Feasibility Study for clarity.
  - In other cases, outreach to the community, via a designated community representative was conducted. The most common community representative is Special District office staff, a Special District Board of Directors member, or the District/community engineer.
    - When the designated community representative was not available or non-responsive, the data in the table was updated only as described above, without direct community involvement. This will also be noted in the Infrastructure Feasibility Study.
    - When contact was successful, updated information regarding infrastructure was noted and informed the data in Table 7-3. This information will be included in the Infrastructure Feasibility Study.

## Stormwater System Existence

Stormwater system data was acquired from the *Community Water Needs Assessment Tool for the Tulare-Kern Funding Area*, which includes information on the existence of a stormwater collection system or other related infrastructure in each community. The existing data relative to stormwater systems in Table 7-3 was updated through inquiries to the designated community representative, similar to the outreach undertaken for confirmation of wastewater capacities. Inquiries were made to confirm the existence, expansion, or creation of any stormwater control facilities within the community.

## Draft Updated Table 7-3

The following is the Draft Updated Table 7-3, for County review and comment. Once the information in the table is accepted by the County, preparation of the Infrastructure Feasibility Study will begin. If the County chooses, to expedite preparation of the Infrastructure Feasibility Study, this acceptance can be confirmed in pieces and P&P can begin those portions of the Infrastructure Feasibility Study. Cells in the Water/Wastewater Connections Available columns marked with a '--' indicate there is no system of that type in existence in the community/hamlet.

Table 7-3 within the Housing Element also includes columns, headed as *Low, Very Low Income Units Residential, Low, Very Low Income Units Commercial, and Total Available Units*. Those columns are understood to be updated directly by County staff and have not been included below.

A column, Active Water Connections, has been added at the request of the County staff, which is not part of the Table 7-3 structure but being provided to give background information. This column should not be a component of the final Table 7-3.

**Table 7-3: Adequate Available Sites for Low and Very Low Income Units Based On Infrastructure**

Area	Water Connections		Wastewater Connections Available	Stormwater System (Y/N)
	Active <sup>1</sup>	Available		
Communities				
Alpaugh	394	3	--	N
Badger Hill Estates	98	30	30	N
Calgro	--	--	--	N
California Hot Springs	25	0	275	N
Camp Nelson	300	0	--	N
Cedar Slope	59	0	--	N
Cutler	1217	0	38	Y
Ducor	178	0	--	N
Earlimart	1545	143	540	N
Elderwood	--	--	--	N
East Orosi	103	5	5	N
East Porterville	1675	0	0	N
Globe	--	--	--	N
Goshen	697	No Limit; CalWater	805	Y
Ivanhoe	1122	1278	853	Y
Johnsondale	--	--	--	N
Kennedy Meadows	--	--	--	N
Lemon Cove	54	0	21	N
London	312	118	333	N
Matheny Tract	325	0	--	Y
Orosi	1570	2218	592	Y
Panorama Heights	110	0	--	N
Patterson Tract	153	0	--	N
Pixley	841	0	0	Y
Plainview	187	0	--	N
Ponderosa	146	0	--	N
Poplar Cotton Center	597	368	43	N
Posey	--	--	--	N
Richgrove	525	0	0	Y
Silver City	56	0	--	N
Springville	390	970	195	N
Strathmore	472	0	728	Y
Sugarloaf Mountain Park	--	--	--	N
Sugarloaf Park/ Guernsey Mill	49	0	--	N
Sugarloaf Village	30	0	--	N
Sultana	249	0	0	Y
Terra Bella	803	497	0	Y
Three Rivers	15	75	--	N

Area	Water Connections		Wastewater Connections Available	Stormwater System (Y/N)
	Active <sup>1</sup>	Available		
Communities				
Tipton	601	0	553	Y
Tooleville	77	0	0	N
Traver	198	0	41	Y
Wilsonia	24	0	--	N
Woodville	467	363	693	Y
Hamlets				
Allensworth	168	0	--	N
Delft Colony	99	13	43	N
E. Tulare Villa	178	No Limit; CalWater	--	N
Lindcove	--	--	--	N
Monson	31	0	--	N
Seville	90	24	13	N
Teviston	135	0	--	Y
Tonyville	50	120	--	Y
Waukena	--	--	--	N
W. Goshen	69	No Limit; CalWater	--	N
Yettem	68	0	194	N

Notes:

- As reported in the State Drinking Water Information System, State Water Resources Control Board;  
<https://sdwis.waterboards.ca.gov/PDWW/>