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5.1 Progress, Review & Revision

The previous Chapters have identified housing characteristics, housing needs and constraints to the provision of housing in Tulare County. On a more positive note, this chapter discusses the progress that has been made in meeting the housing needs of Tulare County. More specifically, this chapter contains a discussion of progress toward meeting new construction needs identified in the 2014 Tulare County Association of Governments (TCAG) Regional Housing Needs Plan, a description of existing housing programs in operation in Tulare County, and an evaluation of the County's success in meeting housing needs and implementing policies and programs, which were contained in the Housing Element adopted in 2009. This chapter also contains a discussion of opportunities for energy conservation in the production of new housing, and the application of energy-saving techniques to existing housing.

5.2 Progress in Meeting Housing Needs

Production of New Housing/Progress in Meeting Affordability Needs

The County has made significant progress in meeting the quantifiable goals and projected needs from the 2009 Housing Element. Table 5-A summarizes the County's progress toward meeting the 2007-2014 Regional Housing Needs Allocation targets in the unincorporated area. The 2008 Regional Housing Needs Plan indicated a housing need of 7,035 units within the unincorporated area; overall growth was much greater than the projected need.

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

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Table 5-A
Characteristic of Housing Units Added

Reporting Year	Total Building Permits	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Mobile Homes	Apt Units	Demos
2010	357	78	53	59	62	100	5	
2011	325	99	106	13	13	88	6	
2012	319	158	46	1	16	96	2	
2013	313	101	79	15	8	109	1	
2014	355	x	x	x	x	79	7	100
Total	1,669	436	284	88	99	472	21	100
2008 RHNA	7,035	2,294	2,132	2,138	471			

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

Table 5-B
Progress in Meeting Quantified Housing Objectives 2009-2014

Unit Type/Description	Actual Units
Market Rate Units	
Single Family Units	364
Multiple Family Units	76
Manufactured Homes	N/A
Mobile Homes	N/A
Total Market Rate	440
Single Family Affordable/Assisted Units	
USDA	145
Mutual Self-Help Construction Program	N/A
Youthbuild (Self-Help & CSET)	52
Total Single Family Affordable/Assisted	145
Multiple Family Affordable/Assisted Projects	
USDA Rural Housing	
Multi-Family Housing Direct Loan –MFH 515 Loan	160
Farm Labor Housing Direct Loan & Grant –FLH 514/516	393
State Farmworker Housing Grant (Current)	0
State Farmworker Grant (Future)	0
Self Help Rental Units	364
Housing Authority	0
Total MF Affordable/Assisted	N/A
Acquisition	
First Time Homebuyers – HOME	3
Rural Development Single Family Housing - USDA	73
Total	117
Rehabilitation	
Housing Rehabilitation Program – CDBG	74
Housing Rehabilitation Program – HOME	96

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Unit Type/Description	Actual Units
CHDO – HOME	0
Owner-Occupied Emergency – Cal HOME	0
Single Family Home Repairs (504 Loans/Grants) – USDA	N/A
USDA RRH 515	Pending Info
USDA FL 514	Pending Info
State Farmworker Housing Grant	0
Housing Preservation Grant	N/A
Comprehensive Grant Program (HUD) (TCHA)	N/A
Purchase/Rehab/Resale – CVC Housing	72
Exterior Accessibility Grants for Renters (EAGR) – CSET	N/A
Washburn Fund/Emergency Home Repairs – Self-Help	N/A
Total	
Assistance	
Housing Authority Section 8 Voucher	N/A
Bed nights/mass shelters, motels or other shelters – EFSP	N/A
Rental /Mortgage Assistance – EFSP	
CSET Utility Assistance – HEAP	28,835
CSET Utility Assistance – EFSP	247
CSET Utility Assistance – Fast Track	10,553
SHE HUD one-on-one counseling on delinquency, pre-purchase, purchase, and post-purchase	N/A
SHE FTHB classes on finding a lender, pre-purchase sessions 1 & 2, post-purchase follow-through (English & Spanish)	28
Total	
Weatherization	
Weatherization – CSET	2650
Total	N/A

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

Existing Housing Programs – Funding Sources

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

The following section contains a catalog of some of the existing funding sources, both public and private. The County continues to explore additional funding possibilities, such as the 2009 Neighborhood Stabilization Program and the American Recovery and Reinvestment Act. However, some loan and grant programs have burdensome requirements that have discouraged County from filing applications. Some are not

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formal programs per se, but rather actions which the County and private entities have taken to address the housing needs which exist in the unincorporated area.

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

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

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

**Table 5-C
LMIF Assistance Loans and Grants**

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

Source: Tulare County Resource Management Agency

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

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

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

Community Development Block Grants

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

The primary objectives of this program are:

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

In 2009, Tulare County was awarded \$800,000 for Ivanhoe Well and Multifamily Housing Rehab for 34 units in Ivanhoe and \$862,942 for the Green Alley housing project in Richgrove.

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In 2011, Tulare County was awarded \$140,000 in technical assistance funding through CDBG to fund Tract 92 Well Remediation Feasibility Study.

Tulare County was awarded \$1,100,000 in 2012 to rehab Nueva Sierra Vista apartments and provide food assistance through Foodlink. In 2014, Tulare County was awarded \$2,000,000 to provide housing infrastructure and rehabilitation in Traver.

Program Income from CDBG programs has been expended on drought related issues throughout Tulare County.

Home Investment Partnerships Program (HOME)

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

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

Neighborhood Stabilization Program (Federal, Housing & Urban Development)

In March of 2011, the U.S. Department of Housing and Urban Development (HUD) announced that funds were available for the Neighborhood Stabilization Program 3 (NSP3) under the American Recovery and Reinvestment Act of 2009. NSP3 funds were awarded through a direct allocation to non-entitlement counties for eligible activities that include the acquisition and renovation of foreclosed properties for resale or rent; the creation or expansion of financial programs such as a soft-second, loan loss reserves and shared equity loans; the establishment of land banks; and the demolition of blighted structures. Not less than 25% of the funding must benefit households with incomes at or below 50% of the area median. The County of Tulare was awarded \$2,845,829 million in NSP 3 funds for the purpose of purchasing and rehabilitating homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such properties; and for providing direct homeownership assistance and housing counseling for those seeking to participate in the program. Housing assisted with NSP funds will provide permanent housing to low-, moderate- and middle-income persons. In addition to housing rehabilitation, funds went toward the completion of Ivanhoe Family Apartments.

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

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

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opportunities. Descriptions of the homeownership and “other” programs that the County has participated in are as follows:

CalHome Program

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

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USDA Housing Programs

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

The USDA-RD Rural Housing programs include:

- Section 502 Direct Housing Program provides financing for very low and low-income households to build, purchase, repair or refinance homes and building sites in rural communities with less than 10,000 population, on a farm or in open country not closely associated with an urban area. The site must have adequate sewage disposal and water systems and the cost of the house must not exceed HUD Section 203b limit for the county. Families must be without adequate housing and must be unable to obtain credit elsewhere, but must have reasonable credit histories and be able to afford the mortgage payments, including principal, interest, taxes and insurance. The Direct Loan Program includes Mutual Self-Help Housing Loans (Section 502) – financing to help very low- and low-income households construct their own homes. Families participating in a mutual self-help project perform approximately 65% of the construction labor on each other's homes under qualified supervision, contributing an average 30 hours per week per family over a period of 8-12 months. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes. Non-profit housing organization Self Help Enterprises Inc is headquartered in Tulare County, pioneered the mutual self-help housing movement and regularly utilizes this program. Between 1/1/01 and 7/1/08, USDA funded 366 Section 502 Direct Loans totaling \$33,218,424.
- Section 523 Self-Help Housing Technical Assistance Grants are provided to non-profit organizations, public bodies or Tribes, who in turn provide technical assistance to low and very low income households to build their own homes via the Mutual Self-Help Housing method. Section 523 grant funds may be used to pay salaries, rent and office expenses of the recipient organization. Between 1/1/01 and 7/1/08, USDA funded three grants totaling \$11,846,688 to Self-Help Enterprises.
- Section 509 Grants are made to public and private nonprofit organizations for packaging loan applications for housing under Sections 502, 504, 514/516, 515 and 533. The assistance is directed to underserved areas where at least 20 percent or more of the population is at or below poverty level and at least 10 percent or more of the population resides in substandard housing. Between

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1/1/01 and 7/1/08, USDA funded \$15,000 in three grants to Self-Help Enterprises.

- Section 502 Single Family Housing Guaranteed Home Loans – loans by approved mortgage lenders to qualified low and moderate income individuals and households in rural areas (defined as any town of 25,000 or less that is not adjacent to a large city or that is not part of a continuous urban area). In Tulare County, the unincorporated communities of Earlimart and Orosi are eligible, as well as the cities of Dinuba, Exeter, Farmersville, Lindsay and Woodlake. The loans require no down payment or mortgage insurance, limiting loan and closing costs and offering favorable interest rates similar to conventional loans. The guaranteed program in Tulare County provided a total of 73 loans for \$12,557,983.
- Section 504 Home Improvement and Repair Loans and Grants – finances needed repairs and improvement to dwellings of eligible very low income owner-occupants living in rural areas with a population of 10,000 or less. Grant funds may be used to remove health and safety hazards in homes of persons who are 62 years or older and who could not repay a loan. Repair loans and grants may be used to remove health and safety hazards such as repairing roofs, heating, electrical and plumbing systems, water and waste disposal, installing screens, windows, insulation and other steps to make the home safe. Home improvement loans may include the above, but may also be used to modernize, add a room, remodel and generally improve. Between 1/1/01 and 7/1/08, USDA funded grants and loans to very low income homeowners in unincorporated Tulare County under the Section 504 Home Improvement Program.
- Section 533 Housing Preservation Grants – offers funds to qualified public agencies, private non-profit organizations and other eligible entities to assist low and very low income rural owner-occupants with repairs for their homes.
- USDA Rural Development also offers several programs for rental properties intended for low and moderate-income tenants. Approximately 16 multi-family housing rental complexes have been funded by USDA in the unincorporated communities of Tulare County.

Multiple-Family Housing Programs include:

- Section 514/516 Farm Labor Housing Program – provides low-interest loans and grants to public or non-profit agencies or to individual farmers to build affordable rental housing for farm workers. Past Section 514 funding assisted development of Richgrove's 49-unit Vera Cruz Village, 180-unit Linnell Camp, 174-unit Woodville Farm Labor Camp and 14-unit Terra Bella Labor Camp. Between 1/1/01 and 7/1/08, Section 514 funds totaling \$1,800,000 were used to construct the new 30-unit Sand Creek Apartments in Orosi and \$900,000 was provided for the new 50-unit Poplar Grove Apartments. USDA provided a \$400,000 loan to the Housing Authority of Tulare County for repairs to 383 units in the Linnell and Woodville Farm Labor Housing projects.
- Section 515 Rural Rental Housing Program – provides loans with interest rates as low as one percent to developers of affordable rural rental housing. Past Section 515 funds helped finance the 42 family unit Oakwood Apartments in

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Ivanhoe, 40-unit Pixley Apartments, 42-family-unit Strathmore Villa, and 34-family-unit Tipton Terrace. Section 515 funds were used in Earlimart for the 35-unit Earlimart Senior Apartments, 44-unit Washington Plaza and 40-family-unit Westwood Manor. In Orosi Section 515 financed the 42-senior-unit Alta Vista Apartments, 43-family-unit Orchard Manor Apartments I, 31-family-unit Orchard Manor Apartments II and 42-family-unit Sequoia View Apartments. Between 1/1/01 and 7/1/08, USDA provided \$786,600 of Section 515 funds for one new construction project, Earlimart's Washington Plaza Apartments with 25 subsidized units of 44 total units. During the same period, USDA provided \$1,000,000 for repairs to Pixley Apartments and \$103,000 for repairs to Westwood Manor in Earlimart.

- Section 538 Rural Rental Housing Guaranteed Loan Program – guarantees loans to develop affordable rental housing for low- to moderate income tenants in rural areas, complementing the Section 515 Rural Rental Housing Program. Between 1/1/10 and 7/1/14, USDA funded no projects under this program in the unincorporated area of Tulare County.
- Section 521 Rental Assistance Program – provides subsidies to some tenants in Rural Development rentals or off-farm labor housing complexes so they do not pay more than 30 percent of their incomes for rent and utilities.
- Section 525 Homeownership Counseling and Education Program – Self-Help Enterprises received grants to provide financial management counseling and services for homeowners facing foreclosure.
- USDA Rural Development has included communities in Tulare County as Empowerment Zones / Enterprise Communities, in its efforts to target assistance to rural communities with the greatest need. These special initiatives assist competitively selected communities that demonstrate superior cooperation, planning and vision.
- USDA also provides funding for Community Facilities grants and loans:
- USDA Water and Waste System Grant and Loan Program – In 2006 the Tulare County Redevelopment Agency received \$1 million in grants, \$1.9 million in loans to upgrade the Cutler-Orosi regional wastewater treatment plant that serves a 23,040-acre rural area including the communities of Cutler, Orosi, Sultana, East Orosi, Seville and Yettem, with a combined population of 13,190 residents.

California Tax Credit Allocation Committee

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

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Poplar Grove, Sand Creek (in Orosi), Washington Plaza (in Earlimart), Rosewood Villas (in Cutler) and Mirage Vista (in Pixley).

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

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

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

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

American Recovery and Reinvestment Act

Rural Water and Wastewater Funding

State Water Resources Control Board (SWRCB)

In 2012 Tulare County was awarded \$223,621 from SWRCB to fund a wastewater feasibility study in Plainview, and \$453,000 to fund a wastewater feasibility study in the Matheny Tract to upgrade and expand wastewater treatment facilities.

State Department of Public Health

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

State Proposition 1C –Housing and Emergency Shelter Trust Fund Act of 2006

Proposition 1C is a legislative bond act passed by 57% of voters that authorized the state to sell \$1.9 billion in general obligation bonds to fund housing for lower-income residents and development in urban areas near public transportation. The proposition has four programs for funding and the County's Housing Element incorporated the program strategies in order to compete for its funding. The programs are:

- **Development Programs** (\$1.35 billion) The measure would fund three new programs: 1) Regional Planning, housing and Infill, to encourage infill; fixing transportation, environmental, water and sewer issues associated with infill, and developing or rehabilitating parks to promote infill development; 2) Low interest loans to local governments and developers that facilitate T.O.D. development; and 3) Housing-related parks in all areas.
- **Homeownership Programs** (\$625 million) Encourages homeownership for low- and moderate-income homebuyers. Funds would be used to provide down payment assistance for low income or first time homebuyers and projects which provide health care and social care (i.e., senior citizens, disabled persons and military veterans).
- **Multifamily Housing Program** (\$590 million) Aimed at construction or renovation of rental housing (apartments) with low interest loans (3%). Projects must reserve a portion of their units for low income households for a period of 55 years.
- **Other Housing Programs** (\$285 million) Loans and grants to the developers of homeless shelters and housing for farm workers. Such funding would provide shelters for battered women and their children, repairs and accessibility improvements to apartments for families and disabled citizens, and affordable housing for former foster youths.

Emergency Food and Shelter National Board Program (EFSP)

The Emergency Food and Shelter Program began in 1983 by Congress to help meet the needs of hungry and homeless people throughout the United States and its territories by allocating federal funds for the provision of food and shelter. Per their website, www.efsp.unitedway.org the program is governed by a national board composed of representatives of the American Red Cross, Catholic Charities, United Jewish Communities, the Salvation Army and United Way of America. The Board is chaired by a representative of the Federal Emergency Management Agency (FEMA). During its 25 years of operation, the program disbursed over \$3.1 billion to over 12,000 local providers in more than 2,500 counties and cities. Program funds are used to provide the following: food, in the form of served meals or groceries; lodging in a mass shelter or hotel; one month's rent or mortgage payment; one month's utility bill; minimal repairs to allow a mass feeding or sheltering facility to function. Staff from the United Way, Visalia, CA

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reported that a total of \$1,492,486.50 has been spent during this housing element period. The following totals were allocated:

Rent/Mortgage \$322,800	Other Food \$670,485	Served Meals \$144,349.50
Mass Shelter \$226,092	Other Shelter \$50,760	Utilities \$78,000

HUD Continuum of Care Funding

The U.S. Department of Housing and Urban Development has Continuum of Care grants that are awarded through a national competition. Under the HUD Continuum of Care program, local communities and agencies must work together to provide prevention, outreach, emergency shelter and supportive services of homeless individuals and families in addition to housing options. The Kings/Tulare Continuum of Care (KTCOC) reported receiving the following funding levels from 2010 to 2014 respectively: \$1,309,279, \$1,335,250, \$1,780,900, \$1,014,944, and \$1,764,900. The total amount awarded was \$7,205,273. The funding provides resources that are needed to continue offering highly successful programs like transitional housing for women and children, while introducing new programs like Shelter Plus Care to serve chronically homeless residents. Recipients include Family Services, Central California Family Crisis Center, Kings United Way, Champions Recovery and the City of Tulare. Shelters and services are centered in cities, but Tulare County’s unincorporated communities, especially redevelopment areas, may develop services for the homeless in the future.

Private Foundations

Most of the private foundation funding for housing has been donated to Habitat for Humanity of Tulare County. Foundations include Bank of America, Christ Lutheran Church, MJ Penner Consulting, Southern California Edison, Union Bank, United Way, Visalia Times Delta, Wells Fargo

Existing Housing Programs – Housing Organizations

Tulare County Housing Authority

The Housing Authority of the County of Tulare (HATC) has been officially designated as the local public housing agency for the County of Tulare by the Board of Supervisors and was created pursuant to federal and state laws. Per their website (www.hatc.net), HATC is a unique hybrid: a public sector agency with private sector business practices. Their major source of income is the rents from residents. The HATC mission is “to provide affordable, well-maintained rental housing to qualified low- and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.”

HATC provides rental assistance to very low and moderate-income families, seniors and the handicapped throughout the county. HATC offers many different programs, including the conventional public housing program, the housing choice voucher program (Section 8), the farm labor program for families with farm labor income, senior housing programs,

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and other programs. They also own or manage some individual subsidized rental complexes that do not fall under the previous categories, and can provide information about other affordable housing that is available in Tulare County. All programs are handicap accessible. Almost all of the complexes have 55-year recorded affordability covenants. Table 5-D provides the number of units and locations.

The Housing Authority conducts an annual needs study, which indicates the areas with the greatest need for new low-income housing. The latest survey shows the greatest need in the incorporated areas, especially Visalia. An exception was the City of Dinuba, which was shown to have more low income housing per capita than any other area in the county.

The Public Housing Program provides rental assistance to low and moderate-income families and individuals. HATC owns and manages all rental units offered under this program, which is located in communities throughout Tulare County. HATC owns approximately 710 public housing units, which are mostly located inside city limits. The four main areas are Visalia, Tulare, Porterville and the north county area, which includes Dinuba, Woodlake, Cutler, Traver and London. Each area has a separate waiting list, screens applicants for criminal records, good rent-paying habits, acceptable credit and housekeeping standards. Priority is given to families displaced by government action. Sex offenders are excluded from the program by Federal Law.

The Agency, in partnership with Kaweah Management Company (a Non-Profit Development Company), has several new complexes in development. These new units are being developed using a combination of Low Income Housing Tax Credits, HOME funds, City Redevelopment tax increment funding, Private Activity bonds, and Housing Authority administrative funds. Since the 2010/2011 fiscal year, development has occurred for 9 units in the City of Visalia, a 73 unit senior tax credit complex in the City of Lindsay, a 57 unit tax credit single family complex and a 60 unit multifamily complex (both in the City of Tulare), a 40 unit senior apartment complex in the city of Farmersville, and a 57 unit multifamily tax credit complex in the City of Dinuba.

These projects had been expected to begin construction in the 2009 calendar year, but were delayed due to the virtual collapse of the Tax Credit Program and loss of Equity Investors. The Housing Authority is exploring additional projects for the future. No significant capital expenditures of greater than 30% of the Agency's total capital expenditure for any development are planned for the plan year.

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

The HUD Section 8 housing choice voucher program currently has approximately 200 contracts in unincorporated areas of the County, a number that changes daily, per the HATC. (Most Section 8 contracts are located within city limits – approximately 2,830 units are under lease throughout the County, with a 10,000 family waiting list.) This program allows eligible low-income legal residents of Tulare County to find the rental unit

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of their choice, which meets federal standards for housing condition and maximum rents. The difference between 25 to 30% of the tenants' incomes and the actual rent is subsidized. New units are developed through the non-profit agency, so referenda are not necessary.

The HATC farm labor program provides housing to very low, low and moderate-income families with two to nine members who have current farm labor income. Under the **USDSA Rural Housing Service Section 514/516 program**, the Housing Authority rents over 400 units to non-migratory farm workers for very low amounts. Rental assistance is also offered. To be accepted into the farm labor program, the head of household must be a legal resident of the United States, per the Authority's website.

HATC farm labor centers are located throughout the county in **five** different locations – two in the cities of Visalia and Tulare and **three** in the unincorporated area of Tulare County. Over 400 units are available. Woodville has 178 units, Linnell has 191 units and Terra Bella has 14 units. Agricultural workers and their families often have special needs that are unmet by traditional housing. To meet these needs, the Linnell and Woodville Farm Labor Centers have been developed into nearly self-contained communities that offer more than just housing. Since inheriting the Linnell and Woodville centers from the federal government in the mid-1950s, the authority has expanded and improved facilities with comprehensive street, water and sewer systems, as well as community centers and major recreational areas. The authority provides classrooms for Headstart programs and daycare facilities.

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

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

The Housing Authority's senior housing programs provide housing to senior couples and individuals and, in some cases, to non-elderly, handicapped couples and individuals. The Authority owns or manages several senior-housing complexes, which vary in character. All 118 units are located within incorporated city limits to be close to community services.

The category of **"Other" housing programs** includes a family complex in the unincorporated community Sultana. Sultana Acres has 36 units and was assisted using tax credits. (The 110-unit Springville "Sequoia Dawn" complex listed in the 2003 Housing Element Update Table 5-2 as "miscellaneous rental housing" was sold to a private

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investor a few years ago. Section 8 rental assistance is provided to qualifying tenants of Sequoia Dawn.)

The Housing Authority also operates two facilities within Visalia city limits for the mentally ill, including patients coming out of Institutions of Mental Disease, individuals requiring a Board and Care facility, the temporarily homeless and individuals requiring a period of extensive evaluation. A Transitional Living Center provides a variety of housing options for the mentally ill. Intensive case management services and structured by individualized programming are provided by the Tulare County Department of Health and Human Services. The project involved the rehabilitation of a Board and Care facility that was being abandoned and sold. Three agencies (the Community Redevelopment Agency of the city of Visalia, the County of Tulare Department of Health and Human Services and the Housing Authority of Tulare County) collaborated to save the property for affordable housing. Final rehabilitation was completed in July 2003. The facility has a large 11-bedroom house, nine one-bedroom apartments, and a large community building. All bedrooms are double occupancy, stretching the total capacity to 40 occupants. Another transitional facility, 12-unit Clark Court Group Home, also inside Visalia city limits, is designed as a half-way house for mentally ill tenants preparing to move into an open market situation. All are very low income. Clark Court was constructed using State of California bond funding from the Rental Housing Construction Program.

**Table 5-D
Tulare County Housing Authority
Units Owned and Managed in Unincorporated Area**

Program Description	Number of Units	Location
Conventional Housing Units	105	Cutler-Orosi, London, Goshen, Traver, and the unincorporated areas surrounding various cities within the County
Farm Labor Housing Units	428	Woodville, Linnell, Terra Bella, and Poplar Grove*
Section 8 Units & Moderate Rehabilitation Projects	156	Unincorporated areas throughout the County
Assisted Units Using Tax Credits	36	Sultana
Total	725	

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

The HATC participates in a Moving to Work (MTW) Demonstration Program, which offers housing for five years at a flat rate, based on unit bedroom size instead of being income-based. The HATC determines the payment standard and operational costs. Tulare County's MTW program is designed to give rental assistance to families who are working to achieve self-sufficiency from all types of governmental assistance while they are in the process of achieving that goal. Successful applicants are encouraged to seek higher paying employment and/or further their education. An increase in family income does not increase the monthly rent. Families can continue on the MTW program for a maximum of five years or until their income reaches 120 percent of the area median, at which time assistance will be terminated or they will be given six months to move out. Many of the current MTW participants transferred to MTW from HATC's conventional low

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rent and Section 8 programs. Others were referred to the MTW program by HATC's partner agencies, the Tulare County Department of Health and Human services and Community Services Employment and Training, Inc. HATC's MTW program began in 1999 and an amended and restated MTW Agreement executed in 2008 will terminate June 30, 2018.

Section 8 Housing Choice Voucher Program (HCV): As of April 11, 2012, HATC had a total of 2,841 (with authorization to lease an extra 150 vouchers authorized in the FY 2010-2011 plan) MTW HCVs allocated of which 2,991 are leased at this time. This made our lease-up percentage 105 %. HATC project-based 30 of its HCV-voucher allocations during the 2011/2012 fiscal year, and has no plans to convert any additional vouchers to project-based during the next plan year. HATC anticipates the number of HCV vouchers under lease to remain the same during the 2012-2013 plan year. We will, however, be monitoring Section 8 reserves to be sure that such a number is sustainable. If not, we will drop the number of vouchers under lease through attrition. The only non-MTW vouchers that HATC administers are the 35 VASH-voucher allocations for its veteran population in order for them to locate affordable housing. As of April 2012, 32 have been leased.

Other Housing Providers

There are several private, nonprofit corporations providing housing services in Tulare County. Other private for-profit housing developers are beginning to offer affordable housing in Tulare County as well, such as Pacific West Communities Inc, an Idaho-based real estate and financing firm that recently developed Farmersville's Gateway Village. In 2005 the Tule River Indian Tribe bought an 855-acre ranch to build more homes for tribal members. The Tribal Council Chairman informed the local *Porterville Recorder* newspaper that the 1,400 member tribe has grown, with more births and tribal members returning home to the reservation. The Tule River Housing Authority has 175 people on a waiting list.

Each housing organization currently working with the County of Tulare is further described below:

Self-Help Enterprises, Inc. (SHE)

Headquartered in Visalia, this corporation was formed in 1965 and serves eight San Joaquin Valley counties. To achieve its stated purpose of improving the living conditions of the San Joaquin Valley, Self-Help Enterprises, Inc. (SHE) has developed four distinct program areas: new housing, housing rehabilitation, multiple-family, and community development (community facilities).

Several Central Valley jurisdictions contract with Self-Help Enterprises for operation of CDBG and HOME housing rehabilitation programs and HOME First Time Homebuyer programs. As an example, the County of Tulare provided a CDBG grant of over \$350,000 to help develop a new water well in Richgrove. The previous well had become contaminated with nitrate and arsenic. Once completed, the new well will also serve the Rodriguez Labor Camp. SHE applied for grant funding for construction from the California Department of Public Health. SHE recently completed a New Homes subdivision in Orosi. The County of Tulare provided \$465,000 in HOME funds for mortgage assistance to 24 families, averaging \$20,000 per family. This secondary financing assures that new homeowners have house payments they can afford. The

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County of Tulare has committed \$600,000 in CDBG and redevelopment agency funds to rehabilitate our Vera Cruz Village apartments in Richgrove. The rehab work consisted primarily of cabinet, HVAC replacements, and enhancement of energy efficiency for the 49-unit farmworker project.

SHE completed 9 home projects in Tulare County in 2010, 19 in 2011, and a 35 unit apartment rehab project in 2013. 2012 reports were not available.

Housing Rehabilitation/First Time Homebuyer Programs – The County of Tulare has contracted with Self-Help Enterprises since the late 1970s to administer some of the housing rehabilitation and first time homebuyer programs funded by CDBG, HOME, Farmworker Housing Grants and Housing Preservation Grants. SHE has overseen the rehabilitation of homes and provided homebuyer assistance to borrowers in the unincorporated areas of Tulare County.

Central Valley Christian (CVC) Housing Development Corporation CVC Housing was established in 1997 to enhance and preserve the supply of affordable housing for low-income persons in the Central Valley area. CVC Housing primarily focuses on the rehabilitation of existing housing and providing assistance to low-income households to become homeowners. The CVC also provides weatherization assistance and/or home repairs in unincorporated areas. To enhance and preserve the supply of affordable housing, the CVC has contracted with the following:

- National Community Stabilization Trust (NCST): This program offers approximately 20 annual rehabilitation and acquisition loans.

Community Services and Employment Training (CSET)

Community Services and Employment Training (CSET) was spun off from Self-Help Enterprises in 1976 to provide youth employment training and rural community services. CSET took on the role as Tulare County's Community Action Agency in 1984 and now has eleven offices in Tulare County – in Goshen, Tulare, Porterville, Cutler/Orosi, Earlimart, Pixley, Lindsay, Tipton, Ivanhoe, Farmersville and Visalia. Current programs include housing related programs in Community Development (with Champion Communities, Energy & Housing Assistance) and Microenterprise) and Tulare County Youth Corps (with Construction Trades, Recycling Services and E-Waste). CSET offers homebuyer assistance programs and senior home repairs programs in the City of Visalia. CSET also operates programs focused on Workforce Development (with On-the-Job Training, Proven Performers 55+, Women Without Limits, Adult Career Transitions, Veterans Services, Resources for Businesses & Job Seekers), Youth Services (with Work Experience, Gang Prevention, Junior Leadership)

Several energy and housing assistance programs are offered by CSET. Listed below are the programs with the number of households assisted in all of Tulare County during the 2010-2014 Housing Element update period:

- Rental/Mortgage Assistance – 405 + households assisted

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- Home weatherization to reduce heating and energy costs by improving the energy efficiency of homes and apartments 2650 households assisted

- Utility Assistance –
 - Home Energy Assistance Program (HEAP) – 28,835 households assisted
 - Emergency Food and Shelter Program (EFSP) – 247 households assisted
 - FastTrack – an energy crisis intervention program – 10,553 households assisted

- Exterior Accessibility Grants for Renters (EAGR) for persons with disabilities – 16 households assisted between 2001 and 2007 when the program ended

CSET's Tulare County Youth Corps Construction Trades Programs prepares young people for good jobs in the construction industry through programs such as YouthBuild and the Construction Trades Training Partnership. The Youthbuild program has successfully built 52 homes in Tulare County.

Corporation for Better Housing

One of the newer non-profit housing organizations in California is the Corporation for Better Housing (CBH). CBH is a 501(c)(3) was established in 1995 with the mission to provide low to moderate income seniors and families with safe, quality affordable housing, coordinated access to enhanced social service programs and the dignity and peace of mind which create a better living environment.

When selecting its NSP3 target area, the County of Tulare gave preference to the construction of a 75-unit multifamily rental project, plus one Manager's unit, located in the community of Ivanhoe, entitled the Ivanhoe Family Apartments. The County of Tulare partnered with Corporation for Better Housing (CBH) for the construction of this project. The Ivanhoe Family Apartments is a new construction project that has 5 two-story garden style walk-up buildings, housing 75 rental units reserved for families with incomes ranging from 30% to 50% of the Area Median Income (AMI) and one Manager's unit at 60% of AMI. There are 16 one-bedroom units, 36 two-bedroom units, and 24 three bedroom units. At full capacity, the apartments will house 75 families, one Manager's unit and up to 376 people. The site is less than one mile from an elementary school, shopping, employment and transportation. A grocery store is within 100 yards of the project. The project developer has committed to hiring targeted income group individuals to manage and oversee day-to-day operation and maintenance of the complex. CBH established a waiting list of potential tenants. They will ensure that the tenants are income qualified and meet the requirements of tenancy. Preference is given to those tenants who meet qualifications on a first-come-first-served basis.

Ivanhoe is an extremely blighted and economically disadvantaged community that has a severe lack of diversified affordable housing. There have been no new apartments built in Ivanhoe since 1992 and the rate of residential overcrowding is 38.7%. According to the County's Housing Element, 26% of families in Ivanhoe are below the poverty level, compared to 19% countywide. The Ivanhoe Family Apartments address local market

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conditions by providing 75 new affordable rental housing units for low income families earning 50% of AMI and below, and one Manager's unit at 60% of AMI; therefore providing quality housing at a rental rate commensurate with the tenant's income. This helps alleviate overcrowding conditions and spur the local economy with tenants having more discretionary income to spend with local businesses. The new development aids in eliminating blight and overcrowding conditions and helps stabilize the housing market. In addition, the development provided local local jobs.

Habitat for Humanity of Tulare County

Habitat of Humanity of Tulare County (HHTC) is dedicated to eliminating substandard housing in Tulare County. HHTC builds affordable housing by using participating household sweat equity, community volunteers, donated and paid professional services and donated cash and construction materials. Numerous residual benefits are provided to the community at large, including urban infill investment, which bolsters adjacent property values in transitional neighborhoods and spreads the pride of ownership or upkeep to adjoining properties.

HHTC offers "A Brush With Kindness" program to Tulare County. The program brings resources, volunteers, and homeowners together to repair roofs, paint, landscape, replace damaged windows and doors, repair plumbing and electrical problems, install wheelchair ramps, replace stoves and refrigerators, install weather-stripping and low-flow shower heads, repair or replace floors, and provide general clean up. Homeowners repay the costs of materials through a zero interest loan provided by Habitat for Humanity. Homeowners and family members work side by side with volunteers to complete the restoration of their home if they are able. Our program helps individuals live in a safe, decent home and helps restore hope and dignity to their lives.

As of 2015 HHTC has provided housing rehab and builds in Porterville, Tulare and Visalia. There have not been any HHTC projects in the unincorporated areas of Tulare County.

County of Tulare Health and Human Services Agency

The County Health and Human Services Agency (HHSA) provides housing-related services to special needs populations.

IHSS (In-Home Supportive Services)

The IHSS program provides services to the elderly and disabled population who are unable to remain safely in their homes due to the inability to perform the activities of daily living. The purpose is to avoid out of home placement, such as convalescent care. For those individuals who qualify for services, the program pays for various tasks to be completed in the home such as housecleaning, meal preparation, shopping for food, and personal care, etc. Eligible persons are authorized service hours based on an individual assessment, and can then hire a caregiver to perform the services, which are paid by the program.

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MSSP (Multipurpose Senior Services Program)

MSSP and Linkages will build ramps or install safety rails to clients enrolled in the program. This service cannot involve any major structural changes or repairs. Client’s health, safety or independence must be jeopardized before these services can be provided. The service is limited to those who own their home or those in rental housing where the owner refuses to make the repairs. Written permission from the landlord is required. Many clients are referred to those programs by IHSS workers. MSSP serves those 65 years or older with Medicare and Medi-Cal and who are at risk for being placed in a nursing facility. Linkages serves those 18 and older, but has no insurance restriction (must state they are unable to pay for services). Clients must be at risk for being placed in a nursing facility.

Tulare County Patient Rights Advocate Program

The advocate is responsible for protecting the rights of mental health consumers in all aspects of their lives. He/she provides annual training at Board & Care Homes, which are located in incorporated cities, and makes quarterly site visits to the homes to help make the Patients' Rights Advocate's Office more visible. Upon receiving complaints it is sometimes necessary to report incidents to Community Care Licensing for investigation. There were approximately 12 private Board & Care Homes in Tulare County in 2014. Currently the County operates 3 assisted living facilities: Transitional Living Center, Community Living Center, and East Tulare Avenue Cottages. The Community Living Center is a joint agency facility operated with Tulare County Housing Authority. Tulare County Health and Human Services can provide up to 86 beds in their facilities, and the total availability with private Board and Care homes is approximately 231.

**Table 5-E
Assistance Provided in Unincorporated Area Since 1980**

Community Development and Redevelopment Division		
Community	Housing Activities	Infrastructure Provided Since 1980
Allensworth	Housing Rehabilitation	Emergency loan to fund operational expenses
Alpaugh	Housing Rehabilitation	New water system & hookups
Cutler – Orosi	Housing Rehabilitation, First Time Homebuyer (FTHB); annual compliance checks to verify insurance coverage, property condition & upkeep	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.

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Community Development and Redevelopment Division		
Community	Housing Activities	Infrastructure Provided Since 1980
El Rancho		Community sewer collection system & wastewater treatment facility
Goshen	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Community sewer collection system & wastewater treatment facility; Betty Drive / Ave 312 truck bypass; Phase 1 of community storm water system; water well & distribution on west side of SR 99
Ivanhoe	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Main Street Sidewalk project (Transportation Enhancement Act grant); streetlights
Lemon Cove		Water system
Lindcove	Housing Rehabilitation	
London		Community park
Lone Oak (outside Tulare)		Water distribution system & connection to Tulare
Madonna Tract (outside Delano)		Water service connection to Delano
Pixley	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Wastewater treatment & disposal plant, Pixley Place sidewalk & landscaping, community entry sign,
Plainview		Two test wells, new community water system, residential connections
Poplar	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Community Center/Chamber of Commerce facility
Posey	Housing Rehabilitation	
Richgrove	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Storm water system with detention basin & community park; new CSD admin building/ computer center; community street sweeper, tree nursery
Seville		New community sewer collection system & wastewater treatment facility
Springville / Sequoia Dawn		Water system
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	
Yettem	Housing Rehabilitation	Community water system; community sewer collection system & wastewater treatment facility

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Community Development and Redevelopment Division		
Community	Housing Activities	Infrastructure Provided Since 1980
Fringe areas – Tulare (Matheny Tract, etc.), Exeter, Lindsay, Porterville, Visalia	Housing Rehabilitation & FTHB	

Source: Tulare County Resource Management Agency

The County Engineering Department has also developed plans for a Sewer System Management Plan (SSMP) for each wastewater treatment facility and sewer lift stations within County Service Areas No. 1 and 2, which will benefit the communities of Delft Colony, Tooleville, Traver, El Rancho, Seville, Yettem, Tonyville and Wells Tract. The State Water Resources Control Board adopted new Waste Discharge Requirements in 2006, in order to reduce the number and frequencies of sanitary sewer overflows, as well as to decrease the risk to human health and the surrounding communities. Design and building of these systems continues as funding becomes available.

The County has aggressively sought and administered Community Development Grants, including CDBG, HOME, CalHome, Economic Development Administration, Farmers Home Administration, Clean Water, Urban Development Action Grants, etc.

The following funds have been received and administered by the Community Development and Redevelopment Division since the 1970s:

- CDBG General Allocation (or HUD from 1978-81) - \$14,345,010
- HOME - \$8,317,394
- CalHome - \$2,600,000
- CDBG Planning & Technical Assistance Grants - \$590,728
- Economic Development Block Grants - \$1,800,000
- Workforce Housing Grants - \$1,010,044
- Code Enforcement Grant - \$258,624
- Housing Preservation Grant - \$336,875
- USDA Rural Utilities Grant - \$1,600,000
- State Water Resources Control Board: Doyle Colony, Tooleville, Wells Tract, Plainview, Matheny Tract, Alpaugh, Allensworth, and Agiola - \$676,621
- Strategic Growth Council: Planning - \$1,323,714

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5.3 Effectiveness and Appropriateness of Programs in Previous Element

Tulare County has made a great deal of progress in meeting affordable housing needs in the unincorporated area during the previous planning period. Going into the planning period the County had an adequate supply of sites and did not require implementation of a rezoning program. Many of our programs have been successfully implemented and are contributing to meeting the needs of the County's low-income households, especially those grant and loan programs directed toward the rehabilitation of substandard housing and assisting homebuyers.

Due to the General Plan update and the budgetary constraints of the current economic climate, some of the previous housing programs requiring amending and/or developing ordinances have not been completed at this time. However, these are appropriate programs and the County will strive to implement all housing programs after the adoption of the General Plan update.

The previous Housing Element had a tremendous amount of Housing Programs, a number of which some were either repetitive or better characterized as policy rather than a program. The County has made a thorough review of the previous programs and continued, modified or deleted as appropriate. It is the County's belief that having fewer, more consolidated housing programs places a greater significance on all housing programs. Table 5-F lists each program from the prior Housing Element, a discussion of the effectiveness and implementation of the program and finally the program's appropriateness. Under the appropriateness column is a brief explanation of if the program is to be continued, modified or deleted.

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**Table 5-F
Housing Program Review**

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

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
1.42 Incorporate the findings of the 2002 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments in the Housing Element.	Program completed and implemented within the 2003 Housing Element.	Deleted: RHNA is part of Housing Elements by State mandate, therefore this program is unnecessary
1.51 Continue zoning practices, which provide for the use of modular units, prefabricated units and manufactured homes in residentially zoned areas.	These uses are allowed in the County's Zoning Ordinance.	Modify: More appropriate as Policy 1.13
1.61 Seek advice through a Construction Advisory Committee from private and public sector advocates such as local agencies, non-profit organizations, contractors and developers, to review County, zoning ordinance, development standards, permit processing and make suggestions for streamlining. In performing this task, the RMA will: <ul style="list-style-type: none"> ▪ Compare County permit processing costs and time required to issue such permits with other San Joaquin Valley Counties and the cities in the County ▪ Seek technical assistance from the State Office of Permit Assistance ▪ Review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level ▪ Consider using such techniques as tiering off community plans EIRs, addendum environmental studies and program EIRs to streamline residential project approvals ▪ Meet with the Construction Advisory Committee to review recommendations bi-annually ▪ Schedule a public hearing with the Board of Supervisors to review and approve changes to the procedures and fees ▪ Process the requisite zoning ordinance and amendments and revised permit processing procedures by 2006 	Projects are streamlined through the "fast-tracking" process, as well as through the internal departmental review of projects to optimize staff resources and to process multiple projects concurrently. One of the goals in the formation of the RMA in June 1996 was to "create" a more responsive approach to the permitting process. This has been accomplished through the creation of a centralized permit counter where all departments with a role in the permitting process participate. Zoning Ordinance will be completed after completion of the Updated General Plan. No Construction Advisory Committee has been created at this time. However, an ad hoc group has assisted staff in reviewing standards.	Modify: Is appropriate and has been modified into Action Program 6 and Action Program 7
1.62 Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.	The County continues to seek public input whenever proposals for new fee programs or increased fees are proposed. Public Hearings on applicant fee changes are usually held in the spring.	Appropriate: Continued as part of Action Program 6
1.71 Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	TCRA is establishing a "Bond Team" and researching the issuance of housing bonds for the eight Redevelopment Projects Areas within the County, which include: Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. California Community Redevelopment Law allows for bonded indebtedness for all Redevelopment Agencies.	Appropriate: Continued as part of Action Program 1
2.11 Enforce State law, which eliminates State tax deductions for depreciation for landlords with substandard rentals	The RMA Building Division does make active use of State Law, which eliminates State tax deductions for depreciation for landlords with substandard rentals.	Appropriate: Continued as part of Action Program 11

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

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/Delete
2.41 Offer low-income households mortgage subsidy and closing cost assistance through the County's first time homebuyer programs.	In February 2006, County raised its maximum HOME subsidy to \$90,000 for First Time Homebuyers. CR&R is working with local non-profits to identify additional first time homebuyer opportunities and programs. <ul style="list-style-type: none"> ▪ Home Investment Participation Program (HOME) ▪ CalHome ▪ Program Income Housing Rehabilitation Revolving Loan Fund 	Appropriate: Continued as part of Action Program 1
3.11 Support property maintenance programs in order to enhance private efforts at housing conservation	In calendar year 2007, the CD&R and TCRA lent \$2,478,842 to fifty-one (51) households in need of housing rehabilitation and housing related assistance.	Appropriate: Continued as part of Action Program 1 and Policy 5.13
3.12 Support applications from cities and non-profit organizations for Federal and State grant funds and other appropriate funding sources to conserve existing sound housing units and upgrade public facilities to assure adequate affordable housing stock.	TCRA supported Orsi and Pixley PUDs in their applications for USDA wastewater funds, as well as the Cutler and Earlimart school districts in their Safe Routes to School grant applications. TCRA also partnered with Traver and CalPoly San Luis Obispo to implement concept and urban design plans.	Appropriate: Continued as part of Action Program 9 and Policy 5.14
3.13 Actively seek grants through CBDG, HOME and CalHome, and other grants when they become available to help maintain and upgrade the existing housing stock. Promotional materials are available for these programs in English and Spanish.	The County was awarded 2006 and 2007 HOME, and 2006 CalHome funds for housing rehabilitation; which provides for demolition and complete reconstruction of new housing units. The County will apply for 2008 CalHome funding. 2006 CBDG funds were awarded for public works activities to assist water systems in Tooleville, Plainview and Richgrove to support affordable housing. All public works and housing activity promotional materials are printed in English and Spanish.	Appropriate: Continued as part of Action Program 1
3.14 Administer and enforce the Employee Housing Act, assuring that identified employee housing facilities are inspected annually and repairs made as necessary.	Employee Housing facilities are inspected annually as part of the permit renewal process administered by the Code Enforcement Division.	Appropriate: Continued as part of Action Program 4
3.21 Continue existing education and training programs, which include home maintenance and budgeting, for first-time homebuyers, for tenants of federally assisted housing and for low income homeowners who are assisted with County housing funds.	CD&R is partnering with CSET to provide Foreclosure Prevention Workshops and homeowner education trainings. CD&R, again partnering with CSET, is providing Voluntary Income Tax Assistance (VITA) to help low income individuals prepare tax returns and receive earned income credits, which have historically been unclaimed. Housing Authority regularly conducts a Moving to Work workshops for its clients in order to prepare them for their imminent move. Self-Help Enterprises also conducts homebuyer workshops for its clients who are purchasing homes.	Appropriate: Continued as part of Action Program 1
3.31 Ensure that currently sound housing is maintained through efforts of the Building Division and enforcement of the Uniform Building and Housing Code.	CD&R in conjunction with the Chief Building Inspector will step up enforcement of property maintenance requirements and construction site inspections beginning in 2008.	Appropriate: Continued as part of Action Program 11
3.32 Continue to administer the Substandard Abatement Program to abate substandard conditions in residential rental units.	This is an ongoing County practice.	Appropriate: Continued as part of Action Program 11
4.11 Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	Placement assistance is provided by the County Housing Authority, which administers the mandated Federal Preference Program for individuals that pay more than 50% of their income for housing, those displaced by no fault of their own, or those in substandard housing units.	Modified: More appropriate as Policy 1.53

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/Delete
4.12 Target demolition efforts in areas where new affordable housing is scheduled to be constructed.	County continues a grant-funded countywide housing rehabilitation program that demolishes the dilapidated residences of eligible owner-occupants and reconstructs single family dwellings on their properties. Self-Help Enterprises completed affordable multi-family projects in Earlimart and Oroshi and single family self-help housing around Lindsay and Tulare.	Appropriate: Continued as part of Action Program 1
4.21 Continue the collection of reasonable demolition permit fees for demolition of dilapidated housing units.	The County's current demolition fee is \$89.00.	Appropriate: Continued as part of Action Program 11
4.22 Determine the feasibility of using high density zoning as an incentive for the removal and replacement of dilapidated housing.	The County is in the process of preparing a Density Bonus Ordinance consistent with State Law. This process will be completed after the adoption of the General Plan 2030 update.	Appropriate: Modified as part of Action Program 2
5.11 Review the zoning of "infill" vacant lands in unincorporated communities to insure that present zoning is not impeding their development.	County staff has used data from the CDBG grant-funded Goshen Infill Study to research properties to purchase for the infill construction program. A new infill housing ordinance has been proposed, however, the ordinance is still in review.	Modified: More appropriate as Policy 3.21
5.21 Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.	The County has continued to approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans and ordinances. CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas.	Deleted: This program is unnecessary
5.22 Allow multi-family residential projects or mixed-use developments in commercial zone districts in the Urban Development Boundaries of unincorporated communities where it can be shown that other General Plan Goals, such as the provision of affordable housing, are achieved.	The Zoning Ordinance currently allows these types of developments. CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas. TCRA is looking into several mixed-use developments within Redevelopment Project Areas.	Modified: More appropriate as Policy 3.16
5.31 Implement the Animal Confinement Facilities Plan, which prohibits potentially incompatible agricultural uses (e.g., feedlots or dairies) near concentrations of dwelling units.	The Animal Control Facilities Plan, adopted by the Board of Supervisors in April 2000, prevents new dairy or other CAFOs within one mile a community Urban Area Boundary (UAB) or existing residentially developed area.	Modify: More appropriate as Policy 5.26
5.41 Systematically review existing community plans and zoning to assure that new community plans provide adequate residentially designated sites.	The County systematically reviews all Community Plans. Plans are also reviewed during General Plan and Zoning Amendments brought forth by applicants. A comprehensive review is part of the General plan update. CD&R will become more involved in the five year Community Plan update process for the Redevelopment Project Areas to insure consistency with the Redevelopment Plans and adequate residentially designated sites.	Modify: More appropriate as Policy 1.16
5.42 Streamline environmental assessments on individual housing projects by tiering off community plan EIRs.	The County is will evaluate the technique as new community plans are developed and existing plans are updated after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 7

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
5.43 Review and revise, where appropriate, the urban boundaries of unincorporated communities.	The County currently reviews urban boundaries around unincorporated communities every five years. The next comprehensive review will be part of the General Plan update. CD&R will become more involved in the five year Urban Boundaries Element update process in conjunction with the Redevelopment Project Areas to insure consistency with the Redevelopment Plans and to accommodate housing sites.	Modify: More appropriate as Policy 3.14
5.51 Streamline the Site Plan review process by making implementing a ministerial review process for minor projects or projects with less than 10 housing units	There are ministerial approvals of minor projects. However, this has not been applied to projects as large as 10 housing units.	Appropriate: Modified as part of Action Program 7
6.11 Identify and quantify the need for group quarters housing for special needs groups.	The Kings/Tulare Continuum of Care conducted a survey in 2003 to identify the need for group quarters housing. In 2007, the Continuum conducted a survey to measure the local capacity of group quarters providers. CD&R will establish a better collaborative effort with HHSA and Continuum of Care to identify special needs within Redevelopment Project Areas. The County will be investigating the purchase of tax sale properties to be used in providing transitional and permanent housing in the unincorporated areas. Staff continues to work with the Continuum of Care to determine the feasibility of additional projects. The Continuum of Care is also seeking to become a Designated Local Board (DLB) for the Emergency Housing and Assistance Program (EHAP) in order to develop local capital development priorities and continues to advise HCD on the relative merits of applications.	Appropriate: Continued as part of Action Program 1
6.21 Cooperate to expand new housing opportunities through ongoing discussions with housing providers.	CD&R has established a collaborative effort with others to identify senior citizen's special needs within Redevelopment Project Areas.	Appropriate: Modified as part of Action Program 1
6.22 Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities, with emphasis on the need for an administrative special use permit.	Not completed at this time. However, a major revision of the Zoning Ordinance will be completed after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 10
7.11 Incorporate information regarding trip generation into staff reports or environmental assessments for new or expanded industrial development.	TCAG has developed a Countywide Traffic Model, which provides information on trip generation and assignment. Incorporation of trip generation and traffic assignment information into staff reports or environmental assessments continue to be utilized by the County. The capability exists to calibrate trip generation data with housing areas to assure proximity of services and a good job housing balance.	Modified: More appropriate as Policy 4.23

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
7.21 Encourage the Tulare County Economic Development Corporation (EDC) to give consideration to housing opportunities in Tulare County to promote the concept of a "jobs to housing balance" when promoting business and industry opportunities in Tulare County, such as the current joint effort by EDC and TCRA at the annual Agricultural show to encourage businesses to locate here in Tulare County and the micro business enterprise, which assists small businesses within the County.	The Tulare County Economic Development Corporation has been encouraged, and has received continued financial support in order to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies. TCRA will share a booth with other organizations at the annual World Ag Expo in Tulare to encourage businesses to locate, expand and stay in the county. As businesses contact TCRA, they are informed of the affordability of area housing. CD&R will become more involved in the project review process when determining adequate employment base and other economic development factors within and surrounding Redevelopment Project Areas. TCRA is looking into more aggressive economic development and marketing of the Redevelopment Project Areas.	Modified: More appropriate as Policy 3.15
8.11 Conduct a housing condition survey of the unincorporated area at least once every five years.	CD&R applied for a CDBG Technical Assistance Grant in order to perform a new housing conditions survey which was completed in the spring of 2009.	Modify: More appropriate as Policy 5.12
8.21 Establish a procedure to make a distinction between permits for non-substantial and substantial rehabilitation of housing units to enable a more accurate assessment of housing condition	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Appropriate: Continued as part of Action Program 5
8.41 Establish arrangements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis: <ul style="list-style-type: none"> ▪ Housing unit construction ▪ Housing unit demolition or removal ▪ Housing unit relocation, including address of previous location ▪ Housing units lost by fire 	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Modify: As part of Action Program 5
8.51 Prepare a monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits: <ul style="list-style-type: none"> ▪ New construction of single family units ▪ New construction of multiple family units ▪ Mobile homes installations ▪ Mobile home removals ▪ Demolition of single family units ▪ Demolition of multiple family units ▪ Relocated units, including address of previous locations ▪ Rehabilitation of single and multiple family units ▪ Redevelopment area summaries 	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Modify: As part of Action Program 5
8.52 Produce periodic housing reports, which identify community needs and provide information on housing starts, dates, prices and other housing activity.	TCAG prepared the 2008 Regional Housing Needs Determination Plan, which provides the information on community housing needs.	Modify: As part of Action Program 5

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/Delete
9.11 Continue to enforce and streamline implementation of State Residential Energy Standards.	Energy Efficiency Standards for Residential and Non-Residential properties (Title 24) were updated in 2005 and are required for building permits in the County. CD&R has added Energy Performance Standards to all housing program procurement documents and guidelines, including Energy Star standards. Additional research is being conducted to determine the financial impact of adding "Green Building Standards" to the housing programs. This would include Leadership in Energy and Environmental Design (LEED) Green Building Rating System, as well as, other standards. LEED is a rating system that promotes the design and construction of high-performance green homes. A green home uses less energy, water and natural resources; and creates less waste.	Modify: More appropriate as Policy 4.15
9.12 Enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	The County enforces all provisions of the Subdivision Map Act.	Appropriate: Continued as part of Action Program 8 and Policy 4.22
9.13 Promote energy conservation by providing information about utility company weatherization programs to County Housing program managers, applicants and participants.	This is an ongoing practice of the County.	Appropriate: Continued as part of Action Program 8
10.11 Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	CD&R maintains a waiting list that is utilized to identify target areas for grant applications, as well as, utilizing the RHNA, most recent housing condition survey, and other information.	Appropriate: Continued as part of Action Program 1
10.21 In compliance with Government Code Section 54220, when land is purchased by the County in conjunction with installation of new public facilities, make any excess land available for sale by housing agencies to accommodate affordable housing including mixed-use and infill housing developments.	TCRA has purchased tax sale properties and will utilize those properties for affordable housing projects. All housing developed within a Redevelopment Project Area is required to provide inclusionary housing, which means a percent of the units must be provided as affordable units to low and very low income residents.	Modify: More appropriate as Policy 2.13
10.22 Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	TCRA staff has submitted for review the Deed of Trust, Promissory Note and other loan documents to determine the correct language necessary to maintain mandated affordability covenants associated with the housing rehabilitation, first-time homebuyer, and infill new construction programs within the Redevelopment Project Areas.	Appropriate: Continued as part of Action Program 1
10.31 Continue efforts to amend the Zoning and Subdivision Ordinance to allow higher densities, zero lot line development and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	The County is in the process of preparing Density Bonus allowances as well as provisions incorporated in the Planned Unit Development stage of Site Plan Review as contained in the Zoning Ordinance. On September 29, 2002, Governor Davis approved AB 1866(Wright). This new law, which applies to second unit applications received on or after July 1, 2003, takes away city power to apply discretionary review and public hearing processes to second unit applications. The bill also dramatically changes the density bonus law. The bill amends Government Code section 65852.2 to require second unit applications to "be considered ministerial without discretionary review or a hearing. A second unit ordinance was adopted according to State Law in February of 2004.	Appropriate: Continued as part of Action Program 2

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
10.32 Implement the Density Bonus Ordinance consistent with State Density Bonus Law.	The County is in the process of preparing a Density Bonus Ordinance consistent with State Law. This process will be completed after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 2
Improve the understanding of housing issues at both the staff and decision-making levels.	CD&R staff regularly attend training provided by HCD (for CDBG, HOME and CalHome programs) and by California Redevelopment Association. They attend conferences sponsored by the Great Valley Center and other housing and economic development organizations. Education continues through independent reading and staff discussions. Staff reports addressing housing issues are provided with agenda items when necessary. CD&R willingly responds to requests for information from members of the Board of Supervisors.	Appropriate: Modified and included as part of Action Program 1
10.41 Make developers, builders and the public aware of changes, which have been made or are under consideration; increase the County's public relations efforts.	The County has continued to utilize fliers and other public relations efforts in order to make developers, builders and the public aware of changes, which have been made or are under consideration.	Appropriate: Continued as part of Action Program 6
10.42 Preparation of annual reports which enumerate new ordinances; policy and standard revisions undertaken during the previous year and review of accomplishments.	Annual reports are prepared and reviewed by the Planning Commission and Board of Supervisors.	Appropriate: Modified and included as part of Action Program 6
10.43 Include a more detailed analysis of pros and cons and likely results of ordinance amendments in Planning and Development Department staff reports.	The County continues to evaluate alternatives when proposing any ordinance amendments. The County initiates the formation of committees, when appropriate, for advice on proposed Ordinance amendments.	Appropriate: Modified as part of Action Program 6
10.44 Encourage County staff to attend training offered by HCD, the California Redevelopment Association, and others to increase their understanding of housing issues.	CD&R attends trainings offered by HCD for CDBG, HOME, CalHome, WFH, the California Redevelopment Association, and other trainings annually.	Appropriate: Continued as part of Action Program 1
10.51 Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school	Individual school districts are now fully responsible for the implementation of school fees because of AB 2926. The County has no discretion on the matter.	Deleted: The County has no discretion on the matter
10.52 Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for very low income households.	Flexible payment schedules are possible, but only at the discretion of the school district.	Deleted: The County has no discretion on this matter
10.61 Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	Some standards have been adopted such as the Second Unit Ordinance and others are in the draft stage such as the Density Bonus Ordinance.	Appropriate: Continued as part of Action Program 7
10.62 Develop informational brochures in English and Spanish with diagrams to promote better understanding of County development standards.	The County has developed a series of informational brochures with diagrams to promote a better understanding of County development standards. The County publishes such documents as: General Plan Elements, House and Road Numbering Systems, Building Line Setback Requirements, and Dwelling House Requirements.	Appropriate: Continued as part of Action Program 7

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
10.71 Require the execution of a rent limitation agreement to restrict rent increases to an agreed percentage for low-income tenants of all rental units rehabilitated by publicly funded housing rehabilitation programs for a minimum of five (5) years, or as long as funding agencies require.	A few County-rehabilitated rental properties still have loans outstanding, but most Rent Limitation Agreements have expired. The multi-family Nueva Sierra Vista (NSV) Project funded by the County HOME Program was built in 1992-93 in a collaborative effort with Self-Help Enterprises. Ten units in NSV are monitored annually for their continued affordability for low-income tenants. Similar publicly funded future rental projects will include restrictions, as required by funding agencies and County.	Appropriate: Continued as part of Action Program 1
11.11 Make available information at the County Government Center within the CD&R using Spanish and English brochures from State and Federal agencies on fair housing laws, and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Central California Legal Services.	All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs. The County continues to disseminate information on fair housing laws and refers inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing, and to Central California Legal Services.	Appropriate: Continued as part of Action Program 3
11.12 Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are prominently displayed. The County adopts a resolution annually declaring the month of April as Fair Housing Month.	Appropriate: Continued as part of Action Program 3
11.13 Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled housing applicants.	Fair Housing logos are displayed. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations. Brochures are updated as necessary to provide information regarding the County's housing programs. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs. The County adopts a resolution annually declaring the month of April as Fair Housing Month.	Appropriate: Continued as part of Action Program 3
11.14 Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Equal Employment Opportunity language is included. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations.	Appropriate: Continued as part of Action Program 3
12.11 Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	CD&R attends annual funding fairs presented by the California Financing Coordinating Committee (CFCC). Additionally, CD&R, as well as some non-profit partners, meet with funding agencies and advocate the severity of issues in the County and request high priority to be given to the County projects. Staff regularly attends public meetings and training sessions on programs, which will benefit Tulare County communities. The RMA communicates with the County Executive Office and is apprised of legislative action, which has impact on the County.	Appropriate: Continued as part of Action Program 1

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
12.21 Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	The Board of Supervisors recently approved an ordinance requiring assessment districts to be formed in development of new subdivisions proposed after August 2005.	Appropriate: Continued as part of Action Program 9
12.22 Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	A landscaping and lighting district was established in Richgrove by way of a successful Proposition 218 election in 2004 that passed with 86% voters approving, in order to cover the costs of operations, maintenance and emergency response. In 2006 Ivanhoe voters passed Measure Z to establish a community street lighting project in the public utility district to supplement existing County sponsored street lighting in that redevelopment project area. CD&R continues to look for opportunities to utilize the CSA to meet O&M needs.	Appropriate: Continued as part of Action Program 9
12.23 Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as required under Proposition 218.	The Board of Supervisors increased the utility rates in all the CSAs in 2005.	Appropriate: Continued as part of Action Program 9
12.31 Identify target areas for public infrastructure assistance, through community needs assessments, housing condition surveys, redevelopment implementation plans and amendments, community plans and other relevant information.	CD&R continues to identify infrastructure needs based on information gathered through assessment and observation, than prioritizes target areas based on available funding, severity of need, and competitiveness. CD&R has a potential project list available upon request. See the notes for CD&R/TCRA on Policy 12.51 for a list of planned infrastructure	Appropriate: Continued as part of Action Program 9
12.41 Where community sewer systems are not available, regulate and monitor installation of septic systems to assure public health and safety.	The County continues to regulate and monitor the installation of septic systems and to assure public health and safety.	Appropriate: Continued as part of Action Program 9
12.42 Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	CD&R continues to look for opportunities to utilize the CSA to meet O&M needs. Where necessary, CD&R will assist in the establishment of a PUD, CSD, JPA or other options to assist projects fulfill the maintenance responsibilities.	Appropriate: Continued as part of Action Program 9

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2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
12.51 Continue existing efforts whenever feasible to (1) provide data and other information to identify the needs for public infrastructure; (2) submit grant applications on behalf of the districts; and (3) administer grants provided by Federal and State governments.	CD&R completed a study of a regional wastewater treatment plant for Tipton, Pixley, and Earlimart, as well as, completing a Revitalization Plan for Sequoia Field airport. CD&R was awarded 2005 Workforce Housing funds that include the purchase of solar street lights in Goshen, Poplar and Cotton Center; and a Ditchwitch trencher for the Construction Trades Training School. The Richgrove storm water drainage project is under construction with funding from the USDA Community Facilities and Rural Development Programs, Congestion Mitigation and Air Quality (CMAQ) funding from the Federal Highways Administration, and CDBG grant funds. County was awarded 2006 CDBG funds on behalf of the Tooleville Not-For Profit Mutual Water District to prepare final plans and specifications for system improvements. The County was awarded CDBG funds to rehab a well for the Richgrove Community Services District, install laterals for the Plainview Community Services District and partially fund the Tooleville Water System Improvement Project. The County will apply for 2008 CDBG funds for \$1,000,000 to perform additional infrastructure projects. Ivanhoe is receiving curb, gutter and sidewalk improvements through Transportation Enhancement (TE) funding. CD&R will continue to apply for grant funding for as many projects as possible.	Appropriate Continued as part of Action Program 9
12.52 Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	The County continues to provide technical assistance to Public Utility and Community Service Districts.	Appropriate Continued as part of Action Program 9
12.61 In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	TCRA funds subsidize 2005 CDBG General Allocation funds for public improvements to the Richgrove storm drainage project now under construction. In the 2006 CDBG P/TA application, TCRA funded a Traver park study. TCRA will continue to provide leverage for future applications for capital projects in redevelopment project areas. In Richgrove, future tax increment funds were pledged for debt repayment of a USDA loan for storm drainage system improvements.	Appropriate: Continued as part of Action Program 1
12.71 Coordinate community development and capital improvement programs through designation of target areas.	Areas are targeted for public facilities installations and upgrades based upon need and potential for funding. TCRA current redevelopment project areas include Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. TCRA is in final stages of establishing Tipton as a new redevelopment project area and is in the process of establishing new redevelopment project areas in the communities of Strathmore and Terra Bella-Ducor. These designations allow the County to coordinate and target efforts on improving these communities.	Appropriate: Continued as part of Action Program 1
12.81 Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	Development standards for roads will be reviewed during update of the General Plan Circulation Element as part of the comprehensive General Plan update.	Modify: More appropriate as Policy 2.24
12.91 For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.	Impact fees are not currently charged to new development. During the 2030 General Plan process, impact fees will be further assessed.	Appropriate Continued as part of Action Program 9

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

5. Progress, Review & Revision

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

The County has made a thorough review and evaluation of the previous housing element's effectiveness in meeting the needs of affordable housing, progress in the implementation of the programs and appropriateness of the goals, objectives, policies and programs. As a result of this review; revisions and additions have been made to the County's housing program as outlined in the following Chapter 6.

5.4 Opportunities for Energy Conservation

Opportunities for energy conservation in residential developments are increasing, with a better understanding of the effects of climate change. Some builders, homeowners and buyers have invested in energy conservation measures to reduce long-term housing expenses. However, the economic / housing crisis drastically has slowed residential developments from an all-time high in 2004 and the higher initial costs added to sales prices have not attracted as many buyers as hoped, per a local "green" homebuilder. County has adopted no local energy efficient standards and practices since the

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

San Joaquin Valley Blueprint community workshops in Tulare County ranked “Healthy and Sustainable Environment” as a top priority, to “keep our environment and our residents healthy now and in the future” with reduced traffic congestion, reduced vehicle miles traveled, alternative energy solutions and increased recreational open space and facilities, among other values. Another top priority was “Natural Resource Protection,” to protect scarce resources such as valuable agricultural land, water and air, and to establish and maintain growth boundaries, to grow efficiently, supported by set land use policies and development standards, among other values.

Tulare County’s 2030 General Plan update encourages growth around cities with existing jobs, services and amenities, in order to reduce long commutes, congestion and air pollution. County recognizes that mixed uses, infill and compact development patterns are related to housing affordability, reduced energy consumption, conservation of land resources, reduced pressure to convert agricultural resources, and protection of wildlife habitat and open space. In the past, self-sufficient small communities in Tulare County were established a day’s horse ride apart, residents worked on farms and “came to town” rarely. Residents still have strong ties to their small home communities, often because their houses were inherited and are therefore more affordable than residences in the cities. However, many existing small communities /hamlets have utility districts that struggle to provide water and sewage disposal services efficiently and at affordable rates compared to rates in larger communities. Today most from those communities must commute to larger towns and cities for employment, health services, etc.

State laws influence energy conservation in planning for land use, transportation and residential development. Title 24, Part 6, of the California Code of Regulations presents Energy Efficiency Standards for Residential and Nonresidential Buildings that were established in 1978 in response to a legislative mandate to reduce California’s energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California’s building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013. County requires compliance with Title 24 standards, which currently include, but are not limited to:

- “Cool Roofs”
- Range hoods and bath fans to vent outside
- Low-flow toilets
- High efficacy lighting (i.e. fluorescent, LED)
- Duct insulation
- Water pipe insulation

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A presentation given to HBA Tulare/Kings Counties on “Residential Carbon Emissions – New and Existing Housing” by ConSol - Energy Efficient and Green Energy Consultants reported that implementation of Title 24 decreased total energy use in new house construction by approximately 24% between 1990 and 2005. The presenter concluded, however, that reducing greenhouse gases by upgrading existing housing is over nine times more cost effective than new residential construction.

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

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

Construction and Demolition (C&D) Ordinance No. 3321 was adopted by the Tulare County Board of Supervisors and established regulations for the recycling and diversion of C&D debris within the unincorporated area of the County. This Ordinance became effective March 1, 2006 and assists Tulare County in reaching the 50% waste diversion mandate required by the California Integrated Waste Management Board. Per County's website on the Resource Management Agency's Solid Waste Division, 100% of inert solids and at least 50% by weight of the remaining construction and demolition debris resulting from projects shall be diverted to an approved facility or by salvage. Materials that are recycled include metal, glass, brick, concrete, asphalt, pipe, gypsum, wallboard, lumber, wood, wire, plastic, paper, cardboard, plant material, etc. Covered projects include all demolition projects of 500 square feet or greater; all renovations of kitchen and/or bath facilities; renovations, remodels or additions to existing residential structures that are 500 square feet or greater; new residences or renovations of commercial or

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multi-family residences that are 1,000 square feet or greater; and all County public works and construction projects awarded by competitive bid. According to HBA, many area builders voluntarily engaged in construction recycling before the ordinance was drafted. (Effective January 1, 2010, the California Integrated Waste Management Board transferred its duties, programs, and staff to the new Department of Resources Recycling and Recovery.)

County adopted a Water Efficient Landscaping Ordinance (No. 3029) in 1993, in order to comply with the California Water Conservation in Landscaping Act, Government Code section 65591 et seq. County Planning staff are preparing a revised ordinance, in order to further conserve our limited water supplies, reduce irrigation runoff, reduce pollution of waterways, lessen property damage and green waste, increase drought resistance, reduce our carbon footprint, and comply with the Water Conservation in Landscaping Act of 2006 (AB 1881). The Department of Water Resources prepared a Model Ordinance for use by local agencies, or modification to fit local conditions. Public landscapes and private development projects including developer installed single family and multi-family residential landscapes with at least 2,500 square feet of landscape area, are subject to the State's Model Ordinance. Homeowner-provided landscaping at single family and multi-family homes are subject to the Model Ordinance if the landscape area is at least 5,000 square feet. Exceptions in the Model Ordinance include registered local, state or federal historical sites; ecological restoration projects that do not require a permanent irrigation system; mined-land reclamation projects that do not require a permanent irrigation system; or plant collections, as part of botanical gardens and arboretums open to the public.

The objective of California's Senate Bill 375 is to link land use and transportation planning to the California Global Warming Solutions Act of 2006 (AB 32), which mandates the state to reduce its greenhouse gas emissions to 1990 levels by 2020. The purpose of SB 375 is to get people to drive less by providing local government with incentives to plan communities that are more walk-able, bike-able, bus-able and otherwise easier to travel around without a car. By encouraging development of city-centered and transit-oriented development, SB 375 aims to reduce the amount of vehicle miles traveled and to keep vehicle associated greenhouse gas emissions out of the atmosphere. To comply with the law, all Metropolitan Planning Organizations (MPOs) will be required to come up with a plan to reduce greenhouse gas emissions from vehicles and light trucks by an amount set for the MPO by the California Air Resources Board (CARB). Some MPOs are regional, but Tulare County is a single-county MPO. The state will require each MPO to create a regional land use plan called a Sustainable Community Strategy (SCS). The SCS will describe how the MPO will guide development to meet the global warming emission reduction target set for the region (or county.) If CARB sets a nominally high greenhouse gas emission reduction target for Tulare County and the County creates a even a moderately aggressive SCS, new developments far away from existing city centers may be discouraged. However, SB 375 is not yet fully implemented and is subject to interpretation.

Many utility companies have weatherization programs for low income households and rebate programs for energy efficiency, although funding is limited and subject to change. Weatherization programs are described in the housing programs chapter of this Housing Element. A sampling of rebate programs is listed below and may be further researched at websites such as www.sce.com, www.socalgas.com, www.cagreenbuilder.org

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

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

Newsletters of the Home Builders Association of Tulare/Kings Counties were reviewed for issues related to housing. The City of Visalia has a Smart Growth Standards Task Force to develop principles to guide decisions related to future urban growth in the City of Visalia, which will influence building throughout the county. The voluntary California Green Builder Program was described as easing resistance to building new communities with homes that effectively reduce water and energy consumption, improve indoor air quality, promote efficient use of forest products and divert waste from landfills. The Builders newsletter noted the program offers contractors the potential to leverage the “Green Builder” image, increase sales and garner public endorsement. The newsletter chronicled presentations of “California Green Builder – A workable program with measurable benefits” at a June 2008 meeting, “Meeting AB 32 – Cost-Effective Green House Gas Reductions in the Residential Sector” in August 2008, and others.

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

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

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- Provide trees to reduce pollution.

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

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