



Agri-Center Of The World

PLANNING AND BUILDING

March 7, 2012

State Department of Housing & Community Development
Division of Housing Policy Development
P O Box 952053
Sacramento, CA 94252-2053

RE: Annual Progress Report for 2010

Attached please find the 2011 annual progress report for the City of Tulare. On March 6, 2012, City Council approved the 2011 Annual Planning & Building Report.

If you should have any questions, please contact me at 559 684 4217.

Sincerely,

Mark S. Kielty, AICP
Planning and Building Director

Cc: fle

Housing Policy Department
Received on:

MAR 13 2012

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Tulare

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Tulare, CA 93274

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Reporting Period by Calendar Year: from 1-1-11 to 12-31-11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CITY OF TULARE
PLANNING AND BUILDING DEPARTMENT

Annual Report for Year 2011

PLANNING & BUILDING

Every year the Planning and Building Department is required to prepare an annual report regarding the General Plan and the efforts to implement the Plan. The report is required to be sent to the State Office of Planning and Research and the State Department of Housing and Community Development. **The reporting period is from January 1, 2011 to December 31, 2011.** The following annual report has been prepared to satisfy the legislative requirement of Government Code Section 65400 and inform the City Council of department activities for 2010.

The City of Tulare new building construction remained slow in 2011, as was the case throughout the state. The total valuation is **\$50,777,203** representing a **59% increase** (\$31,883,380 in 2010). Vallarta Market opened in the old Albertson's store and is now opened. Tulare Regional Medical Center is nearing completion of Tower #1 and will open in early 2013. College of Sequoia's construction of the Tulare campus is also expected to open in 2013. Two residential developments (Willow Glen and KCOK Ranch) have begun discussions with staff regarding either updating their entitlements, revising subdivision maps. Cottonwood Estates has been taken over by Lennar and is proceeding with residential construction.

New residential development near West Street and Cross Avenue are either completed or will start later 2012. Additional commercial development is likely to occur as a result of higher density development in the West Street – Cross Avenue area.

A new elementary school at Alpine Avenue and Morrison Street will start construction this year. A second elementary school is planned near the Seminole Avenue and Morrison Street intersection. Road 108 (Hillman) and the Cartmill grade separation project once completed will provide for additional incentive for development in the Cartmill – Hillman corridor.

Other activity includes approval of Farm Credit West, installation of an Amigo's Restaurant in the Tulare Pavilion Shopping Center, Diesel Doctor has started renovation of the Grumman-Olson building, Family Dollar plans for the southeast corner of Blackstone Street and Bardsley Avenue are in for review, reconstruction of McDonald's on Prosperity and the Tulare Ave. Taco Bell were completed in 2011.

I. General Plan Implementation

The Climate Action Plan (CAP) was completed and the 2030 Tulare General Plan is underway.

II. Single Family Residential New Construction

- ◆ 154 Permits issued, 59% increase over last year (111 in 2010).
- ◆ Total single family residential valuation of \$21,750,495 a 79% increase over last year (\$12,138,950 in 2010).

II. Multi-Family Residential New Construction

- ◆ 6 Permits issued, 49 units, 123% increase in units over last year. (12 permits, 22 units issued 2010).
- ◆ Total multi-family residential valuation of \$3,924,951 (\$1,725,880 in 2010). 127 % increase over 2010.

The apartments at the southeast corner of Cross Avenue & West Street (former TID storage yard) were completed (49 units).

Regional Housing Needs:

Prior to local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment plan (RHNA). This assessment uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. This fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA plan adopted by the Tulare County Association of Governments (TCAG) on July 2008. The local jurisdiction then updates the Housing Element using this fair share number. The timeframe for the current Housing Element is 2007 to 2014. The City of Tulare Regional Housing Needs Allocation is:

Very Low	Low	Moderate	Above Moderate	Total
1,120	937	1,103	2,483	5,643

Affordability, by income level, of new units including the number of deed restricted affordable housing units: HCD determines what is a very low income, low income, moderate income and above moderate income category. These categories are explained in RHNA and the Housing Element. Monthly rent or loan payments are not to exceed 30% of the family's monthly income. These families which earn less than 51% of the median family income of the County (\$57,200 in 2011) fall within the very low income category, those earning 51% to 80 % of the median income fall within the moderate income category and those earning 120% and above fall within the above moderate income category. A maximum rent or home payment is then calculated for each category. Housing units permitted within the reporting period are then placed into one of the four categories based sales and rent prices.

The current year reporting information is as follows:

Income Category	RHNA (2007-2014)	2007/2008 Units Approved or Built	2009/ 2010 Units Approved or Built	2011 Units Approved or Built	Remaining Need
Very Low	1,120	29	16	12	1,048
Low	937	302	24	117	494
Moderate	1,103	238	284	29	552
Above Moderate	2,483	695	247	92	1,449
Totals	5,643	1,279	571	250	3,543

III. Commercial and Industrial New Construction

- ◆ 5 Permits were issued, 7 last year.
- ◆ Total commercial and industrial valuation of \$1,717,631, a 5% increase over last year (\$1,631,695 in 2010).

Highlights:

The following list depicts new commercial projects either approved or constructed in 2011.

- Blackstone Ranch office complex partially complete with JD Heiskell opening an office in 2011.
- Food court at the southeast corner of K & Kern is complete and has 2 tenants.
- Hospital expansion of 105,128 sq. ft. is underway.
- 58 unit Tule Vista affordable residential project bounded by D, E & Elm are complete.
- 49 unit affordable housing on the TID yard at Cross & West St. are ready for renting.
- Vallarta grocery store – remodel of the vacant Albertson’s store opened this year.
- McDonald’s on Prosperity Ave reconstruction complete.
- Taco Bell on Tulare Avenue reconstruction complete.

IV. Applications Processed:

- ◆ 16 Conditional Use Application (19 last year)
- ◆ 9 Design Review Applications (8 last year)
- ◆ 1 Subdivisions processed (1 last year)
Resubmittal of KCOK Ranch
- ◆ 5 Zoned Amendments (6 last year)
- ◆ 4 Parcel Maps (4 last year)
- ◆ 7 Lot line Adjustments (2 last year)
- ◆ 3 Lot Merger (0 last year)
- ◆ 1 General Plan Amendments (5 last year)
- ◆ 0 Annexations (1 last year)
- ◆ 0 Detachments (0 last year)
- ◆ 0 Specific Plan Amendment (0 last year)
- ◆ 74 Home Occupations (88 last year)
- ◆ 0 Extraterritorial Agreement (1 last year)
- ◆ 1 Development Agreement (0 last year)
- ◆ 3 Variance (4 last year)
- ◆ 7 Administrative Approvals (6 last year)
- ◆ 1 Time Extensions (2 last year)

VI. Other:

1. Staff worked with developers and other departments on preparing EIR's or Negative Declarations for the following:

- Matheny Tract water infrastructure project
 - Mitigated negative declaration for a new min-market at the southeast corner of Prosperity Ave. & West Street
 - Prepared several Exemptions and/or Notice of Determinations
2. Climate Action Plan – work completed.
 3. Staff continues to work with Matheny tract citizens group and CRLA regarding extension of city water infrastructure to serve the tract whose water supply is contaminated. Construction is likely to start in 2012. This project will bring in close to 200 new water accounts to the city.
 4. Work has begun on the HUD grant funded Transit Oriented Development Plan and completion of the 2030 General Plan.

V. Regional participation:

Regional Blueprint Technical Advisory Committee

Monthly Planners meeting

Partnership for the San Joaquin Valley

City participated in a HUD grant application and received funding to prepare a Transit Oriented Development (TOD) plan. Grant amount was \$200,000.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction _____
 Reporting Period Date 1-1-11 - Date 12-31-11

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See instructions	7 Deed Restricted Units See instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and which an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Woodside	SF	O				52	52					
Kaweah Management	SF	R		2			2	2	other NSP	2		
Lennar	SF	O			7	32	39					
McMillin	SF	O				4	18					
Daley	SF	O			4	1	5					
All Valley Housing	SF	O					2					
Pacific West Communities	SF	R			6	23	29		TOAC/DPLAC/ RDA	29		
Tulare Pacific Associates	5+	R			5	43	49		HOME/RDA/TCAC/USDA	49		
Owner/Builder	SF	O			1	3	7					
(9) Total of Moderate and Above Moderate from Table A3												
(10) Total by Income Table A/A3			▶	▶	12	71	28	92		203	6	
(11) Total Extremely Low-Income Units*						12						

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction _____
Reporting Period Date 1-1-11 - Date 12-31-11

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program that the housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(d)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (e) (7) of Government Code Section 65583.1
	Extremely Low Income	Vary Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units AtRisk				0	
(3) Acquisition of Units			3	3	The units were acquired and rehabilitated utilizing funding from the Neighborhood Stabilization Program (NSP). The 3 units are affordable rentals to low-income households and are deed restricted for a period of 55 years.
(5) Total Units by Income	0	0	3	3	

* Note: This field is voluntary

**Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family					2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	1.	2.	3.	4.	5.						
No. of Units Permitted for Above Moderate										0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction _____
 Reporting Period Date 1-1-11 - Date 12-31-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007-2008									Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Dead	29	0	16	12						57	1,048
	Restricted Non-dead restricted	15	0	0	0						15	
	Dead	302	2	22	117						443	
Low	Restricted Non-dead restricted	0	0	0	0						0	404
	Dead	0	0	0	2						2	
	Restricted Non-dead restricted	238	19	268	27						649	
Moderate	Restricted Non-dead restricted	0	0	0	0						0	552
	Dead	0	0	0	0						0	
Above Moderates		2,483	185	62	62						1,094	1,449
Total RHNA by COG. Enter allocation number:		5,643									2,100	
Total Units		1,279	203	368	260						2,100	3,643
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Housing Element Program Implementation Status

POLICY AND PROGRAM	ACTION	RESPONSIBLE PARTY/TIMELINE	STATUS OF PROGRAM IMPLEMENTATION
<p>Policy 1. Provision of Adequate sites for housing development. Program A: The City shall provide sufficient land to accommodate the Regional Housing Needs Allocation (RHNA) through the year 2014. The Land Use Element shall be reviewed every five years to ensure that an adequate supply of residential land is available for development. This means that planned residential land should be equal to or greater than the Regional Housing Needs Allocation (RHNA)</p>	<p>Action Plan 1: Annexations-Pursuit and Initiation The City will pursue annexation of lands within the General Plan planning area that are designated for residential development, contiguous to existing urban development, and consistent with policies in its Land Use Element. Unincorporated land within the City's Urban Development Boundary line is zoned agriculture with a minimum parcel size of twenty acres. This preserves the land in parcel sizes that can accommodate future urbanization and precludes the development of uses incompatible with urban development, such as small lot ranchettes. These reserve areas constitute the City's land inventory for future housing. The City will advocate for a change in LAFCo policies, if necessary, to allow annexed land sufficient to meet the City's RHNA. Funding Source: General Fund/Development Fees</p>	<p>City of Tulare Planning Division Time Frame: 2009-2014 Units: N/A</p>	<p>The City continues to work with LAFCo to preserve sites within the City's Urban Development Boundary in sizes of not less than 20 acres for future urban development. The city continues to oppose any small lot ranchette development within the Urban Development Boundary.</p>
	<p>Action Plan 2: Update Vacant Public Land Inventory</p>	<p>City of Tulare Planning Division and Redevelopment</p>	<p>The City maintains a list of State, Federal, City and Redevelopment Agency owned lands and updates as necessary.</p>

Table C

Housing Element Program Implementation Status

	<p>Funding Source: General Fund and Redevelopment Fees</p>	<p>Time Frame: Ongoing</p>	
	<p>Action Plan 3: Adequate Sites In order to meet State law requirements (Government Code Section 65583 (c)(1)(A) and 65583 (c)(1)(B) to address the 2007-2014 RHNA, the City shall amend the General Plan and the zoning Ordinance to provide adequate sites and rezone at least 71.45 acres to the R-M-3 zone for at least 1,429 units at minimum of 20 dwelling units per acre "by right" (without conditional use permit or other discretionary action) on certain sites or in certain zones. The sites rezoned must be able to accommodate a minimum of 16 units per site. To facilitate housing production, the City will rezone sites from 1 to 10 acres in size. The sites the City will choose from to provide for 1,429 units are shown in Table 5.2.</p>	<p>Units: N/A City of Tulare Planning Division, Time Frame: August 2010 Units: 1,429 (71.45 acres)</p>	<p>Planning staff has identified sites for rezoning to higher density. Planning staff held a study session with the Planning Commission. The Commission was uncomfortable designating sites until staff had the consensus of the property owner. Staff will proceed with the sites staff identified by contacting and discussing with property owners the possibility of re-zoning their property to higher density. Once staff has consensus with several property owners, staff will return to the Planning Commission for re-zoning. In addition, the city received HUD funding for a TOD plan. Once the plan is in place and TOD sites identified an opportunity to re-zone these areas is feasible.</p>
	<p>Funding Source: General Fund Action Plan 4: High Density Residential Inclusion in Master Planned Communities. The City will require that 8% to 12% of all units be higher density residential in all Master Planned Communities. Funding Source: Development Application</p>	<p>City of Tulare Planning Division Time Frame:</p>	<p>No master plans were submitted for the year 2011, but the city remains committed to requiring that 8 to 12% of new master planned areas be reserved for higher densities. The city's 2030 General Plan has 2 large areas identified for future master plan proposals.</p>

Table C

Housing Element Program Implementation Status

<p>Policy 2. Provision for very-low, low-, and moderate-income housing. Program A. The City shall pursue State and Federal funds for the development of lower-income housing.</p>	<p>Action Plan 1. First-Time Homebuyers Program for New Construction. The City will continue to administer the first-time Homebuyers Program to qualified homebuyers. The program provides a second trust deed with deferred interest for 30 years. Funding Source: State and federal funds as available.</p>	<p>Ongoing Units: 200 City of Tulare Planning Division and Redevelopment Agency Time Frame: Ongoing Units: 75 first-time homebuyers</p>	<p>There were 8 First-Time Homebuyers in 2011. 2010-0 2009-12 2008-8 2007-8</p> <p>In 2011, the Redevelopment Agency saw the completion of two major low-income affordable housing projects—Tule Vista, 57 single family units that are rentals, but convert to homeownership in 15 years and West Trails (TID)—49 affordable units targeting the farm-worker population. One habitat home is under construction at 1042 West Tulare Avenue for a very low-income family. Two vacant lots were sold to the Tulare County Housing authority through the Neighborhood Stabilization Program (445 South I Street and 141 North B Street). Houses were constructed on these sites for low income families.</p>
	<p>Action Plan 2. Land Set-Aside/Acquisition Program for Lower Income Housing (owner occupied) As appropriate, the City will sell or lease City owned land to non-profit housing organizations or governmental agencies who will construct housing for lower-income households (extremely low, very low, and low-income). Funding Source: Redevelopment Funds</p>	<p>City of Tulare Planning Division and Redevelopment Agency Timeframe: 2009-2014 Units: To be determined</p>	

Table C

Housing Element Program Implementation Status

	<p>Action Plan 3: Redevelopment Assistance – New Infrastructure</p> <p>The Tulare Redevelopment Agency will utilize low/moderate income housing set aside financing for the construction of affordable units and/or infrastructure extensions to serve lower income owner and renter-occupied units.</p> <p>Funding Source: Redevelopment Funds</p>	<p>Redevelopment Agency</p> <p>Time Frame: Ongoing, monitored annually</p> <p>Units: 150</p>	<p>In 2011, the agency utilized \$880,000 of low/moderate income housing set aside to assist in the construction of 49 affordable units at the West Trails (TID) project located at the southeast corner of West St. and Cross Avenue, \$60,000 for Habitat for Humanity for a home constructed at 1042 W. Tulare Ave., \$2,835,000 for the Tule Vista project, and \$250,000 for West Oakwood apartments (rehab for 20 units).</p>
	<p>Action Plan 4: Density Bonus Program</p> <p>The City will adopt a density bonus ordinance in compliance with Government Code §65915 and develop an outreach program to ensure its successful implementation.</p> <p>Funding Source: General Fund</p>	<p>City of Tulare, Planning Division</p> <p>Timeframe: Ongoing</p> <p>Units: 3 Extremely low, 22 very low, and 75 Low-Income units</p>	<p>No request for density bonuses were processed in 2011.</p>
	<p>Action Plan 5: Expand Section 8 Voucher Program</p> <p>The City will continue to cultivate a relationship with the Tulare County Housing Authority and support their Public Housing Rental Program and Section 8 program. The Housing</p>	<p>Tulare County Housing Authority and Redevelopment Agency</p>	<p>The Redevelopment Agency is partnering with the Housing Authority on Tule Vista, which includes 28 project-based Section 8 vouchers.</p>

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Housing Element Program Implementation Status

	<p>Authority provides 388 Section 8 vouchers to families in the City.</p> <p>Funding Source: Section 8 Vouchers</p>	<p>Timeframe: 2009-2014 Units: N/A</p>	
	<p>Action Plan 6: Tax Credit/HOME Applications</p> <p>The City will partner with developers to submit applications for HOME funds, Tax credits and other financial assistance programs for construction of houses affordable to lower income households (extremely low, very low and low-income). The Agency will work to ensure that each project has an appropriate mix of extremely low, very low and low-income units.</p> <p>Funding Source: Redevelopment Funds and General Fund</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing</p> <p>Units: 5 extremely low, 20 very low and 75 low-income units</p>	<p>In 2011, the Agency and the City of Tulare submitted a HOME application for 13 units of affordable housing in Gail Estates for first time homebuyer assistance.</p> <p>2010 – sold land for Tule Vista development – 13 2/bedroom units; 39 3/bedroom units ; 5 4/bedroom units (7 VLI and 40 LI) Gail Estates – Habitat – 9 SFR 3 VLI and 6 LI</p>
	<p>Action Plan 7: Conservation of At-Risk Units</p> <p>The City will continue to conserve the existing supply of subsidize and below-market rate housing to ensure that</p>	<p>City of Tulare Planning Division and Redevelopment</p>	<p>The City maintains a data base of deed restricted units. Agency also connected Parkwood Manor owners with multiple non-profit affordable housing developers to preserve those units.</p>

Table C

Housing Element Program Implementation Status

	<p>affordability is preserved. The Parkwood Manor will come up for renewal of its deed restriction before 2014. The Housing Authority manages this property and hopes to negotiate with the owner to renew the deed restriction. If the owner is not willing to continue the deed restriction, if feasible, the Housing Authority plans to deed restrict an equivalent number of units so that there won't be a decrease in affordable units in Tulare. The City will continue to contact owners/operators of subsidized multi-family housing annually to determine the status of at-risk units. Such monitoring will allow the City to apply for needed grant funds to preserve these units if necessary.</p>	<p>Agency</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	
	<p>Funding Source: General Fund</p> <p>Action Plan 8: Extremely Low Income Housing</p> <p>The City shall continue to partner with the Continuum of Care and/or member organizations to apply for funding to provide transitional housing and housing for EIU, through programs such as the Shelter Plus Care program, Emergency Housing Assistance Program (Capital development) and the Supportive Housing Program.</p> <p>Funding Source: Shelter Plus Care program, Emergency Housing Assistance Program (Capital development) and the Supportive Housing Program</p>	<p>Redevelopment Agency</p> <p>Timeframe: Monitor available funding sources annually and ongoing</p> <p>Units: 10</p>	<p>The City of Tulare was awarded \$672,000 to expand Tulare Housing First Shelter Plus Care Program to provide up to 20 housing vouchers for extremely low income chronically homeless.</p>
<p>Policy 3: Housing to accommodate special needs</p>	<p>Action Plan 1: Non-Profit Construction</p>	<p>Redevelopment Agency</p>	<p>In 2014, the agency assisted Habitat for Humanity to construct a 3 bedroom unit at 1042 West Tulare Avenue for a very low income family. Agency also</p>

Table C

Housing Element Program Implementation Status

<p>Program: A. The City shall partner with developers to supply housing that is accessible and affordable to persons with "special housing needs", including handicapped, large family, female-head of household, senior citizens, farmworkers and the homeless.</p>	<p>The City and the Redevelopment Agency will encourage non-profit housing developers to construct affordable single-family homes with 3 or 4 bedrooms that will benefit large families (including farmworker families). The Redevelopment Agency will continue to evaluate the need for units that serve large families, and when appropriate, will add language into development and/or loan agreements requiring the developer to incorporate these units into their developments, to offer affordable housing for large families. Implementation of this action will also include prioritization of funding for extremely low-income households. Efforts will be made to assist in the production of housing for farmworkers. When possible the City and the Redevelopment Agency will partner with developers, assist in the identification of good potential sites, and apply for or support applications for funding for farmworker housing projects.</p> <p>Funding Source: Tax Credits, HOME, MHP, Joe Serra, Jr. Farmworker Housing Grant program, and other sources as available.</p>	<p>Timeframe: Look for opportunities annually and ongoing.</p> <p>Units: 2 Extremely Low, 3 Very Low, and 15 Low-Income Units</p>	<p>assisted the Housing Authority with two 3 bedroom units through Neighborhood Stabilization Program.</p>
	<p>Action Plan 2: Transitional Housing Construction</p> <p>The City will encourage transitional units to meet short-term homeless needs. As a long range goal it may be desirable for the City to partner with non-profit organization and create a staged transitional campus that will provide skills leading to self-sustaining living arrangements.</p> <p>Funding Source: CD BG and other funding sources</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p>	<p>The Agency is currently working with Turning Point and a coalition of local faith based providers to explore the potential to acquire a site for transitional housing.</p>

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Housing Element Program Implementation Status

	<p>Action Plan 3: Assist Non-Profit Organizations in Meeting Homeless Needs</p> <p>In an effort to assist in meeting the needs of homeless persons in the City, the City shall apply for HUD and State funds on behalf of local charity organizations and partner with faith based programs to assist in providing housing opportunities for the homeless.</p> <p>Funding Source: General Fund and CD BG</p> <p>Quantifier: Two applications for such funds during the planning period.</p>	<p>Timeframe: Ongoing Units: 11</p> <p>City of Tulare Planning Division and Redevelopment Agency</p>	<p>The Agency partnered with Family Services, a local non-profit, to apply for 16-units of Shelter Plus Care vouchers for chronically homeless, which will be implemented through the Tulare Housing First Program. The application was funded in 2010, and contracts approved January 3, 2012. Implementation will begin February 2012.</p>
	<p>Action Plan 4: Housing Assistance for Lower Income Families with Children.</p> <p>The City will assist in one application for funding that caters to lower income families (extremely low, very low, and low-income including farmworkers) with children and encourages onsite day care facilities.</p> <p>Funding Source: Redevelopment Funds, Tax Credits, other</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: 2009-2014</p>	<p>The Redevelopment Agency provided support to Self-Help Enterprises in a CallHome application to provide down payment assistance for 22 units of affordable housing for low income families. Nine of the units were completed in 2010. The City completed at Home application in 2011 to provide First Time Homebuyer assistance for the remaining 13 units.</p>

Table C

Housing Element Program Implementation Status

	<p>grant sources, as appropriate.</p>	<p>Units: 5 Extremely Low, 35 Very Low and 20 Low-Income units</p>	<p>The City building department continues to encourage homebuilders to use universal design in new construction and remodels.</p>
	<p>Action Plan 5: Universal Design The City shall work with homebuilders to encourage universal design in new construction and remodels in a way that does not increase housing costs. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation. Funding Source: General Fund</p>	<p>City of Tulare, Planning Division Timeframe: Ongoing Units: N/A</p>	
	<p>Action Plan 6: New Legal Requirements for Farmworker Housing The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and if it is not required of any other agricultural activity in the same zone". The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. City regulations are in compliance with Health and Safety Code</p>	<p>City of Tulare Planning Division Timeframe: Within 1 year after adoption of Housing Element Units: N/A</p>	<p>City Council adopted two zone text amendments: 1) in agricultural zones providing for employee housing for employees that live on the property for no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or households; 2) amended the municipal code to allow employee housing for six or fewer as a permitted use in the rural residential and single family residential zone districts.</p>

Table C

Housing Element Program Implementation Status

	<p>Section 17021.5, which states that no conditional use permit shall be required for employee housing of six or fewer units. Funding Source: General Fund</p>		
	<p>Action Plan 7: Siting of Emergency and Transitional Shelters The City shall amend the Zoning Ordinance to comply with SB2 and permit emergency shelters without a Conditional Use Permit in the R-M-2 and R-1-5 zones. These zones have adequate capacity in terms of potential sites for an emergency shelter use. R-M-2 zone has 45 acres of vacant land and the R-1-5 zone has 77 acres of vacant land. There may also be the opportunity for re-use of existing buildings in these zones for shelters and this option will be considered when projects to establish new shelters are proposed. The City will also amend the zoning ordinance to define transitional and supportive housing and emergency shelters as residential uses subject to the same standards and requirements that apply to other residential uses. Funding Source: General Fund</p>	<p>City of Tulare Planning Division Timeframe: Within 1 year after adoption of Housing Element Units: N/A</p>	<p>After much discussion and input, the Council adopted the following in regards to emergency shelters and transitional housing:</p> <ol style="list-style-type: none"> 1. Added section 10.36.040 (I) emergency shelters and transitional housing for twelve (12) or fewer as a permitted use in the RM zone districts. 2. Added section 10.36.050 (O) providing for emergency shelters and transitional housing for thirteen (13) or more as a conditional use in the RM zone districts 3. Amended chapter 10.040 permitted and Conditional Uses in Commercial Zones table section F- Medical/Care/Health facilities adding emergency shelters and transitional housing as a conditional use in the C-4 (service commercial) zone district; 4. Added section 10.136.030 (G) providing for emergency shelters and transitional housing for twelve (12) or fewer in the R-M zone districts to be processed as administrative approvals, and by adding chapter 10.147 providing standards for emergency shelters and transitional housing.
	<p>Action Plan 8: Reasonable Accommodation Pursuant to the Fair Housing Amendment act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the City will adopt a reasonable accommodation ordinance or policy to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to</p>	<p>City of Tulare Planning Division Timeframe: Within</p>	<p>The City requires that 10% of the units for new construction of apartments be ADA compliant. The city continues to reconstruct sidewalk ramps for ADA compliance. Building Department requires that commercial retrofits are ADA compliant. City buildings are ADA compliant. The city has adopted the new California Building Codes which incorporates ADA compliance in the regulations.</p>

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	<p>housing. The City will promote its reasonable accommodations procedures on its website and with handouts at City Hall</p> <p>Funding Source: General Fund</p>	<p>2 years of adoption of the Housing Element</p> <p>Units: N/A</p>	<p>No work has been completed in this area.</p>
	<p>Action Plan 9: Allow Single-Room Occupancy Units</p> <p>The City currently allows single-room occupancy units (SROs) in the C-3 and C-4 zoning districts with a conditional use permit. The Zoning Ordinance shall be amended to additionally allow SROs in the R-M-3 and R-M-4 zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. SROs are suited to the needs of extremely low-income residents. Parking needs will be analyzed during development of the standards and procedures.</p> <p>Funding Source: General Fund</p>	<p>City of Tulare Planning Division</p> <p>Timeframe: Within 2 years of Housing Element Adoption.</p> <p>Units: N/A</p>	
<p>Policy 4. Energy conservation opportunities.</p> <p>Program A. High Density residential uses, such as senior housing, should be located near shopping, transit, and medical services in order to minimize auto use and encourage pedestrian travel and transit usage.</p>	<p>Action Plan 1: Density/Mode Energy Conservation Technique</p> <p>The City will encourage high-density residential land uses near essential community facilities. Bike trails, bike lanes and bus stops shall be required where appropriate.</p> <p>Funding Source: Development Applications and General Fund</p>	<p>City of Tulare Planning Division</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>The City continues to encourage high-density residential land uses near essential community facilities. The Redevelopment Agency assisted in the location of 49 units at Cross Avenue and West Street and Valley Oaks, a 152 town trail and transit bus stops. The city received HUD funding in the amount of \$200,000 to prepare a Transit Oriented Development (TOD) project. The TOD was proposed as being one component in revising the 2030 General Plan.</p>
	<p>Action Plan 2: Infill as a Priority</p>	<p>City of Tulare</p>	<p>The City is committed to fast tracking permit request for high density and</p>

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	<p>The City shall provide expedited (fast track) permit processing for high density and infill developments.</p> <p>Funding Source: General Fund</p>	<p>Planning Division</p> <p>Timeframe: 2009-2014</p> <p>Units: N/A</p>	<p>infill developments.</p>
	<p>Action Plan 3: Energy Efficient Housing</p> <p>The City will support the California Energy Commission energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.</p> <p>Funding Source: General Fund and Redevelopment Funds</p>	<p>Development Services</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>The Redevelopment Agency requires that all new affordable houses comply with the Build It Green – Green Point Rated Standard, which requires 15% above Title 24. Additionally, the Agency conducted outreach with SCE, CSET and Proteus to provide weatherization and energy efficiency upgrades to low-income residents. The city adopted the 2010 California Building Codes that incorporates green building within the codes, including voluntary adoption of Tier 1 measures under Cal Green. The city also works with Grid Alternatives to provide solar to low-income homeowners, and installed 9 systems at Gail Estates in 2011.</p>
	<p>Action Plan 4: Energy and Water Conservation</p> <p>The City will continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources. The City will work to reduce residential (and commercial) water use 20 percent by 2010 and reduce the overall energy usage in the City.</p> <p>Funding Source: General Fund</p>	<p>Development Services</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>The City has adopted the state model water efficient ordinance. All city residences are on water meters.</p>
	<p>Action Plan 5: Green Building Standards</p> <p>The City shall support and encourage green building design</p>	<p>Development Services</p>	<p>The City adopted the 2010 California Building Codes that incorporates green building within the codes, including voluntary adoption of Tier 1 measures under Cal Green.</p>

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<p>Policy 5. Promotion of equal housing opportunities.</p> <p>Program A. The City will support the enforcement of antidiscrimination laws, including discrimination involving age (Age Discrimination Act of 1975); race, color, national origin, sex (HUD, Sections 109 and Title VI of the Civil Rights Act of 1964); or the handicapped (HUD, Section 504).</p>	<p>standards in new construction and redevelopment to promote increased energy conservation. The City shall establish regulations requiring the development of environmentally sustainable buildings. The City shall use "Build It Green" standards (or another comparable program) as a guide.</p> <p>Funding Source: General Fund</p>	<p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>In 2011, the city provided 20 referral assistance. There were 11 referrals to the Department of Consumer Affairs, 7 legal Aid referrals, 2 to the Health department and 1 to City code enforcement.</p> <ul style="list-style-type: none"> ➤ Discrimination Hotline: The City of Tulare continues to operate the discrimination hotline. ➤ Media Outreach: The City and Redevelopment Agency uses many avenues to disseminate information on fair housing rights. The Housing Hotline number is in the Tulare telephone book and Access Tulare (quarterly mailing to city residents). Discussions were held with lenders, realtors, mortgage brokers, development community and disadvantaged ethnic groups during informational meetings pertaining to the First Time Homebuyers Program for both existing and new construction. ➤ The City of Tulare will continue to partner with the housing Authority to ensure that all fair housing resources are available to the residents of Tulare. ➤ Fair Housing brochure.
<p>Policy 5. Promotion of equal housing opportunities.</p> <p>Program A. The City will support the enforcement of antidiscrimination laws, including discrimination involving age (Age Discrimination Act of 1975); race, color, national origin, sex (HUD, Sections 109 and Title VI of the Civil Rights Act of 1964); or the handicapped (HUD, Section 504).</p>	<p>Action Plan 1: Fair Housing</p> <p>The City shall coordinate efforts and be responsible for referring individuals to the appropriate City department or responsible agency for assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing.</p> <p>Funding Source: Redevelopment Funds and General Fund</p>	<p>City of Tulare, Planning Division, Building Department and Redevelopment Agency</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>In 2011, the city provided 20 referral assistance. There were 11 referrals to the Department of Consumer Affairs, 7 legal Aid referrals, 2 to the Health department and 1 to City code enforcement.</p> <ul style="list-style-type: none"> ➤ Discrimination Hotline: The City of Tulare continues to operate the discrimination hotline. ➤ Media Outreach: The City and Redevelopment Agency uses many avenues to disseminate information on fair housing rights. The Housing Hotline number is in the Tulare telephone book and Access Tulare (quarterly mailing to city residents). Discussions were held with lenders, realtors, mortgage brokers, development community and disadvantaged ethnic groups during informational meetings pertaining to the First Time Homebuyers Program for both existing and new construction. ➤ The City of Tulare will continue to partner with the housing Authority to ensure that all fair housing resources are available to the residents of Tulare. ➤ Fair Housing brochure.

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<p>Policy 6. Intergovernmental coordination and public awareness.</p> <p>Program A. The City shall continue to improve outreach programs and facilitate coordination between agencies and committees to increase public awareness of housing issues and available assistance.</p>	<p>Action Plan 1. Housing Program and Fair Housing Outreach Brochures.</p> <p>The City will continue to distribute housing brochures that detail the various housing programs available and address Fair Housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number.</p> <p>Funding Source: General Fund and Redevelopment Funds</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing (updated as necessary)</p> <p>Units: N/A</p>	<p>The City produces a brochure in English and Spanish that will provide information regarding the Fair Housing Act and the protection it gives home owners and renters. It also provides examples of discrimination and phone numbers to call. The brochure is available at the public counter.</p>																								
<p>Policy 7. Housing rehabilitation and conservation.</p> <p>Program A. The City shall monitor the quality of the housing stock and maintain a current inventory of all substandard housing units. The City will provide housing rehabilitation assistance to very-low income, low-income and target income special needs groups.</p>	<p>Action Plan 1: Rehabilitation with HOME and CalHOME Funds</p> <p>The City will provide loans for housing rehabilitation and grants for emergency repairs for very low- and low-income households living in the City. The City will actively participate in outreach efforts to make known to city residents that the program is available.</p> <p>Funding Source: CD BG, HOME and CalHOME</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing</p> <p>Units: 25 rehabilitation and 25 emergency repair</p>	<table border="1"> <thead> <tr> <th>Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> </tr> </thead> <tbody> <tr> <td>GDBG Rehab</td> <td>8</td> <td>3U</td> <td>1U</td> <td>1U</td> <td>0</td> </tr> <tr> <td>Emergency Repair</td> <td></td> <td>10 VU</td> <td>2VU</td> <td>1VU</td> <td>5VU</td> </tr> <tr> <td>Brush with Kindness</td> <td></td> <td>2 U</td> <td>5U</td> <td>5U</td> <td>2U</td> </tr> </tbody> </table>	Year	2007	2008	2009	2010	2011	GDBG Rehab	8	3U	1U	1U	0	Emergency Repair		10 VU	2VU	1VU	5VU	Brush with Kindness		2 U	5U	5U	2U
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	<p>Action Plan 2: RDA Weatherization and Rehabilitation Assistance</p> <p>The City will continue to work with Community, Services, Employment, Training (CSET) will provide weatherization</p>	<p>Redevelopment Agency</p> <p>Timeframe:</p>	<p>In 2011, C-SET provided 90 low income families with weatherization services.</p>																								

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	<p>services to lower income households (extremely low, very low, and low income). Funding Source: CSET</p>	<p>Ongoing Units: 5 extremely low, 5 very low, and 15 low income units weatherized.</p>	
	<p>Action Plan 3: Minor Housing Rehab Assistance The City will provide assistance and support community volunteer groups, clubs, charitable organizations, religious institutions and other non-profit entities that further minor rehabilitation of the existing housing stock. Minor rehabilitation shall be targeted to very low and low-income households as well as disabled and senior populations. Funding Source: Non profit donations and Redevelopment Funds</p>	<p>Building Inspection Division and Planning Division Timeframe: Ongoing Units: N/A</p>	<p>The agency has an Emergency Repair Program that provides minor rehab services to address immediate health and safety concerns. Additionally, the agency partners with Habitat for Humanity to provide loans under the Bush With Kindness program, which provides volunteers to make minor rehab repairs for disabled, senior and low-income populations.</p>