PLANNING COMMISSION
AGENDA

Tuesday, August 5, 2025 / 6:30 PM / City Hall / 405 East El Monte Way, Dinuba

District 1	District 2	District 3	District 4	District 5
Sergio Alvarado	Albert Cendejas	Linda Faust	Estevan Benavides	Tim Conklin
Chair	Commissioner	Commissioner	Commissioner	Vice Chair

All attendees are advised that electronic devices should be placed on silent upon entering the Council Chambers.
The Board will take action on all items listed on the agenda.

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

2. ROLL CALL

3. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

4. REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for any person who would like to address the Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these

items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT
Planning Commission Meeting Minutes March 4, 2025

RECOMMENDATION
Planning Commission approve the Planning Commission meeting minutes for March 4, 2025.

6. PUBLIC HEARING

6.1. SUBJECT
Application 2025-06 (Variance)

RECOMMENDATION
It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1159 (Attachment “A”).

7. COMMISSION REPORTS

8. STAFF COMMUNICATIONS

9. ADJOURNMENT

This agenda was posted at least 72 hours prior to the regular meeting per GC Section 54954.2(a). A Citizens' Packet regarding this meeting is available at the City Clerk's Office located at City Hall, 405 East El Monte Way, Dinuba CA 93618.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at 559-591-5900. Please provide at least 48 hours notification prior to the meeting to allow staff to make reasonable arrangements. (28 CFR 35.102-35.104 ADA Title II)

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov.
www.dinuba.org

Planning Commission Staff Report

Department: PUBLIC WORKS August 5, 2025

To: Planning Commission

From: George Avila, Public Works Director

By: Lesli Vasquez

Subject: Planning Commission Meeting Minutes March 4, 2025

RECOMMENDATION:

Planning Commission approve the Planning Commission meeting minutes for March 4, 2025.

EXECUTIVE SUMMARY:

The Planning Commission (PC) held a meeting on March 4, 2025 and minutes for said meeting are attached for approval by the PC.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Planning Commission (PC) held a meeting on March 4, 2025 and minutes for said meeting are attached for approval by the PC.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Agenda Minutes March 4, 2025

PLANNING COMMISSION
MINUTES

Regular Meeting
March 4, 2025

PLANNING COMMISSIONERS PRESENT:

Cendejas, Faust, Benavides

PLANNING COMMISSIONERS ABSENT:

Alvarado and Conklin

STAFF MEMBERS PRESENT:

Schoettler and Vasquez

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Commissioner Benavides called the meeting to order at 6:35 pm.

1.2. Invocation

The invocation was given by Commissioner Faust.

1.3. Pledge of Allegiance

Commissioner Cendejas led the flag salute.

2. ROLL CALL

Faust, Benavides, Cendejas all present.

3. AGENDA CHANGES OR DELETIONS

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none.

4. REQUEST TO ADDRESS COMMISSION

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State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

No one from the audience came up to the podium.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes, February 4, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for February 4, 2025.

A motion was made by Albert Cendejas, second by Linda Faust, to approve the minutes for February 4, 2025.

Ayes: Benavides, Cendejas, Faust
Absent: Alvarado, Conklin

6. PUBLIC HEARINGS

6.1. SUBJECT

Public hearing for adoption of 2023-2031 Dinuba Housing Element

Applicant: City of Dinuba

Schoetller brought forward the adoption of the Dinuba Housing Element. The adoption of this draft Housing Element is important for the approval of grants the city applies for. The Housing Element presented is only a draft which means changes will be made and brought forward to Planning Commission again. Schoettler reviewed the entire Element in last months meeting.
A motion was made by Albert Cendejas, second by Linda Faust, to apporve the Housing Element in Resolution No. 1157

Ayes: Benavides, Cendejas, Faust
Absent: Alvarado, Conklin

6.2. SUBJECT

Public hearing for adoption of Comprehensive Zoning Ordinance update

Applicant: City of Dinuba

Schoettler presented the update of comprehensive Zoning Ordinance. The Zoning Ordinance establishes which type of uses a allowed in which zones,

development standards, set backs, parking requirements, signage, special uses, ADU, and permit procedures. The existing zoning ordinance is getting dated and changes or being made to state housing laws which called for an update. It is also implementing policy's of our recently updated General Plan, revising type of permitted uses, and updating definitions and terminology. It was also made more user friendly with graphics making it easier to use. Some highlights of changes include the creation of a new Residential zone single family R1-5, due to interest in this zone. Graphics were added to the Commercial Zoning and Permitted Use to better understand standards. One chapter was created to better accommodate items that where floating in the previous Ordinance. Signage was also updated to allow larger signs to prevent coming forward to Planning Commission and Council with various variances.
A motion was made by Linda Faust, second by Albert Cendejas, to approve the Zoning Ordinance in Reso. No 1158.

Ayes: Benavides, Cendejas, Faust
Absent: Alvarado, Conklin

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

None.

9. ADJOURNMENT

Commissioner Benavides adjourned the meeting at 6:54 pm.

Planning Commission Staff Report

Department: PUBLIC WORKS | March 4, 2025

To: Planning Commission

From: George Avila, Public Works Director

By: Lesli Vasquez, Administrative Assistant

Subject: Planning Commission Meeting Minutes, February 4, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for February 4, 2025.

EXECUTIVE SUMMARY

The Planning Commission (PC) held a meeting on February 4, 2025, and minutes for said meeting are attached for approval by the PC.

OUTSTANDING ISSUES

None

DISCUSSION

The Planning Commission (PC) held a meeting on February 4, 2025 the minutes for this meeting are attached for PC adoption.

FISCAL IMPACT

None

PUBLIC HEARING

None

ATTACHMENTS:

Description

Agenda Minutes February 4, 2025

PLANNING COMMISSION
MINUTES

Regular Meeting
February 4, 2025

PLANNING COMMISSIONERS PRESENT:

Cendejas, Faust, Conklin, Alvarado

PLANNING COMMISSIONERS ABSENT:

Benavides

STAFF MEMBERS PRESENT:

Karl Schoettler and Lesli Vasquez

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Chair Alvarado called the meeting to order at 6:30 pm.

1.2. Invocation

The invocation was given by Commissioner Faust.

1.3. Pledge of Allegiance

Vice Chair Conklin led the flag salute.

2. ROLL CALL

Cendejas, Faust, Conklin and Alvarado all present.

3. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

None.

4. REQUEST TO ADDRESS COMMISSION

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on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

No one from the audience came up to the podium.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes, January 7, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for January 7, 2025.

A motion was made by Albert Cendejas, second by Tim Conklin, to approve the minutes for January 7, 2025.

Ayes: Alvarado, Cendejas, Conklin, Faust
Absent: Benavides

6. PUBLIC HEARINGS

None.

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

8.1. SUBJECT:

Informational Overview of Draft 2023-2031 Dinuba Housing Element

RECOMMENDATION:

It is recommended the Commission receive information on the draft Dinuba Housing Element and provide comments and questions.

Schoettler presented an overview draft of the Dinuba Housing Element 2023-2031. The housing element is part of the General Plan that looks at the housing situations of the city and establishes policy for the city to take; to ensure the city is providing for the housing needs. In addition to ensuring housing opportunities for residents, the adoption of a Housing Element is critical for certain grants the City routinely seeks, and if the City does not have an adopted Housing Element it can jeopardize their opportunity to receive such grants. Currently the City is seeking a grant for the installation of a major new sewer line, and per state recommendation

the City should present and approve the current draft.
The Housing Element is made up of seven chapters. The first chapter is based on the public involvement, most outreach was done online through the city website, as well as local agencies. Chapter two provides indicators of growth when it comes to housing cost, housing affordability etc. It also summarizes demographic, employment and housing characteristics. Chapter three analyzes the constrains to the production of housing. Those constrains come under three categories governmental constrains, non-governmental constrains and environmental constrains. Chapter four provides information of housing resources, and goes into detail on the 1588 dwellings the state assigned the City of Dinuba. These dwellings are geared to five income groups. Chapter five has to do with affirmatively furthering fair housing, which in theory combats housing discrimination eliminate racial bias and rise barriers that restrict access to achieve fair housing choice. Chapter six is an overview of the accomplishments of the previous Housing Element that ran from 2015-2023. Chapter seven states the action plan that the consultants recommend from reviewing the data to achieve the goals of the housing element and housing laws. These recommendations are split into eleven programs.
The Housing Element also consists with the Reginal Housing Element that is like the Dinuba portion of the Housing Element just in a County wide purpose.
Schoettler concluded the presentation informing Commissioners the draft of the Housing Element will be brought forward for adoption in the following meeting, with the consultant being available for any questions.

Schoettler also present a list the city engineer created of current projects being worked on throughout the city.

Commissioner Cendejas questioned the sign ordinance recently approved and requested an update on whether it is being enforced.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:14 pm

Planning Commission Staff Report

Department: PUBLIC WORKS | February 4, 2025

To: Planning Commission

From: George Avila, Public Works Director

By: Lesli Vasquez, Administrative Assistant

Subject: Planning Commission Meeting Minutes, January 7, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for January 7, 2025.

EXECUTIVE SUMMARY

The Planning Commission (PC) held a meeting on January 7, 2025 and minutes for said meeting are attached for approval by the PC.

OUTSTANDING ISSUES

None

DISCUSSION

The Planning Commission (PC) held a meeting on January 7, 2025 the minutes for this meeting are attached for PC adoption.

FISCAL IMPACT

None

PUBLIC HEARING

None

ATTACHMENTS:

Description

Agenda Minutes January 7, 2025

PLANNING COMMISSION
MINUTES

Regular Meeting
January 7, 2025

PLANNING COMMISSIONERS PRESENT:

Cendejas, Faust, Benavides, Conklin

PLANNING COMMISSIONERS ABSENT:

Alvarado

STAFF MEMBERS PRESENT:

Schoettler and Vasquez

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Commissioner Conklin called meeting to order at 6:30 pm.

1.2. Invocation

The invocation was given by Commissioner Faust.

1.3. Pledge of Allegiance

Commissioner Benavidez led the flag salute.

2. ROLL CALL

Cendejas, Faust, Benavides, Conklin are all present.

3. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

none.

4. REQUEST TO ADDRESS COMMISSION

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Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

No one from the audience came up to the podium.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes, November 5, 2024

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for November 5, 2024.

A motion was made by Linda Faust, second by Albert Cendejas, to approve minutes for November 5, 2024.

Ayes: Benavides, Cendejas, Conklin, Faust

6. PUBLIC HEARINGS

6.1. SUBJECT

Application 2024-14 (Parcel Map at 7824 Avenue 456)

Applicant: Hasan Hajjaj

Shoettler presented the planning commission with application 2024-14 request for a parcel map to divide a single lot into two parcels. The larger parcel will remain at 9.35 acres with an existing home, and the second proposed parcel is intended for a home site which will be half an acre. Both proposed parcels meet zoning standards for minimum lot size. When parcel is developed it will be required to meet city standards. All city departments reviewed application, with recommendation to adopt resolution.
There was discussion with commissioners and Shoettler about the long strip that is being created on parcel #1 and how it would be poorly-maintained.

Public Hearing Opened:
No one approached the podium.

Public Hearing Closed:
Conklin closed the public hearing.

A motion was made by Estevan Benavides, second by Albert Cendejas, to approve resolution 1153, subject to the condition that the easterly property line of proposed Parcel #2 be moved east to be coterminous with the existing property line for Parcel #1 unless there is a compelling reason against.

Ayes: Benavides, Cendejas, Conklin, Faust

6.2. SUBJECT

Application 2024-16 (Parcel map and a Variance for property at the northeast corner of Olive Way and Wilson Street)

Applicant: Ulloa Investment Group, LLC

Schoettler presented application 2024-16 which includes parcel map and variance for the property at the northeast corner of Olive Way and Wilson Street. The desire of the applicant is to split the cite into two parcels with the purpose to to allow a home cite on the additional lot. The two lots proposed will contain 7,000 sq. feet and parcel two will contain 4,977 sq. feet which is smaller than requirement for the R 1-6 zone. Both lots are also narrower than the required R1-6 zone. The requirement is 67 feet wide and the proposed lots are 58.6 and 41.5 feet wide. 100 lots in the surrounding neighborhood are smaller than the required measurements in width and/or size.

Public Hearing Opened:
No one approached the podium.

Public hearing Closed:
Conklin closed the public hearing.

A motion was made by Albert Cendejas, second by Estevan Benavides, to approve Resolutions #1154 and #1155 to divide four lots into two lots and variance to allow lot width and size that is smaller than required by the R-1-6 zone.

Ayes: Benavides, Cendejas, Conklin, Faust

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schottler updated commissioner's about the zoning ordinance being presented to council and if approved should be back to planning commission. He also notified commissioners of two preliminary reviews of subdivisions.
Commissioner Conklin requested update on new City Hall building.

9. ADJOURNMENT

Commission Conklin adjourned meeting at 6:57 p.m

Planning Commission Staff Report

Department: PUBLIC WORKS | February 4, 2025

To: Planning Commission

From: Karl Schoettler, City Planning Consultant

Subject: Informational Overview of Draft 2023-2031 Dinuba Housing Element

RECOMMENDATION

It is recommended the Commission receive information on the draft Dinuba Housing Element and provide comments and questions.

EXECUTIVE SUMMARY

The City is working with a consultant to update the Dinuba Housing Element, which is the portion of the Dinuba General Plan that pertains to the provision of housing for all income segments in the City. In advance of a public hearing for adoption in March, staff wanted to give the Planning Commission an informational overview of the draft Housing Element at this time.

OUTSTANDING ISSUES

None.

DISCUSSION

The attached documents are the Draft 2023-2031 Dinuba Housing Element. The Housing Element is part of the General Plan and establishes policies and programs to facilitate housing for all income groups in Dinuba, during the planning period (2023 to 2031).

The Housing Element is a unique part of the General Plan in that the State of California has oversight and approval authority. The State does not have approval over other parts of the General Plan (land use, circulation, open space elements, etc.).

In recent years, State legislation has made preparation of the Housing Element much more complicated and time consuming. For that reason, Dinuba has teamed up with 7 of the other cities in Tulare County to have Rincon Consultants prepare a “Multi-Jurisdictional Housing Element”. The other cities are Exeter, Farmersville, Lindsay, Porterville, Tulare and Woodlake.

In addition to ensuring housing opportunities for residents, the adoption of a Housing Element is critical for certain grants the City routinely seeks for various programs and projects. If the City does not have an adopted Housing Element it can jeopardize receipt of these grants. At the present time the City is seeking a Community Development Block Grant (CDBG) for the installation of a major new sewer line. For this reason, the Housing Element will be presented for adoption by the Planning Commission and City Council in March – so the grant application is not jeopardized.

Staff thought it prudent to give the Planning Commission an informational preview of the draft Housing Element before returning for formal adoption in March. The attached Housing Element is in draft form – the Commission will notice certain sections are highlighted with colors. This shows that the consultant is still working on the element.

A draft of the Housing Element has already been submitted to the State for review, and the State submitted a long list of comments and edits. The consultant has just completed responses to the State and will now be entering another

round of review with the State (and possibly more comments and edits). However, the State recommended the City adopt the "Draft" Housing Element now, to enable review of the CDBG grant to proceed - that as long as the City has adopted the Draft Housing Element it should not jeopardize the grant application.

The Housing Element is divided into two main sections, this includes the local Dinuba Housing Element (Attachment "A") and the Tulare County Regional Housing Element (Attachment "B"). The Planning Commission will be most interested in the local Dinuba portion of the Housing element, and the following is a summary of the chapters and topics that are covered in this section (see Attachment "A"):

Chapter 1: Public Participation. This section details the efforts made in Dinuba to inform the public of the Housing Element update and engage the community in the development of the Housing Element.

Chapter 2: Housing Needs. This chapter provides an individual assessment of housing needs for the City of Dinuba and summarizes demographic, employment, and housing characteristics.

Chapter 3: Housing Constraints. Chapter 3 analyzes constraints to the development of adequate and affordable housing, including market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

Chapter 4: Housing Resources. This section documents the methodology and results of a Site Inventory analysis conducted to demonstrate the availability of land and utilities to meet the City's housing allocation (the State-assigned number of new housing units the City should facilitate from 2023-2031). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Dinuba are also discussed in this chapter.

Chapter 5: Affirmatively Furthering Fair Housing. This section of the Housing Element analyzes issues relating to fair housing in the City of Dinuba. This analysis is based on the directives from State Assembly Bill (AB) 686.

Chapter 6: Review of Past Accomplishments. To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the consultant reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance.

Chapter 7: Housing Plan. This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City. Once the Housing Element is adopted, the City will need to make a diligent effort to implement these programs on an ongoing basis.

REGIONAL HOUSING ELEMENT

The Regional section of the Housing Element (Attachment "B") analyzes housing trends throughout the County and common to all the Cities. Chapters contained in this section include:

Chapter 1: Introduction and Community Engagement. This chapter introduces the Housing Element, including methodology and information sources and also efforts to involve the public in the Housing Element effort.

Chapter 2: Regional Housing Needs. This section provides a comprehensive assessment of the region's housing needs as the basis for preparing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Tulare County.

Chapter 3. Regional Housing Constraints Analysis. This chapter analyzes actual or potential constraints to the provision of housing that affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels.

Chapter 4. Regional Housing Resources. This chapter provides an analysis of development trends in Tulare County that are used to inform the available land ("Site Inventories") for the seven jurisdictions covered under the Housing Element. This chapter also includes an overview of the financial and administrative resources available to support continued development, preservation, and rehabilitation of housing in the jurisdictions throughout Tulare County.

Chapter 5. Regional Affirmatively Furthering Fair Housing Analysis. This chapter includes an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of a jurisdiction's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions

Conclusion

As noted above, the Housing Element is being presented as an informational item for comments and questions. The Draft Housing Element will be presented for formal public hearing and adoption at the March Planning Commission meeting. It is possible that additional changes to the Housing Element will be necessitated (based on comments by the State) and so additional drafts of the Housing Element may need to be presented for adoption at future Commission meetings. Again, the purpose of this first adoption is to enable the City's CDBG grant application to proceed.

FISCAL IMPACT

The City has previously budgeted funds for preparation of the Housing Element update.

PUBLIC HEARING

A public hearing for adoption of the Draft Housing Element will be scheduled in March.

ATTACHMENTS:

Description

A. Draft Dinuba Housing Element

B. Regional Housing Element

City of Dinuba 2023-2031 Housing Element

Tulare County Regional Housing Element

prepared by

City of Dinuba
Planning Division
405 East El Monte Way
Dinuba, California 93618
Contact: Karl Schoettler, 4Creeks, Inc.

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

February 2025

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No table of contents entries found.

A1 Public Participation

This section details the efforts made in Dinuba to inform the public of the Housing Element update and engage the community in the development of the Housing Element. Community engagement was also conducted at a regional level, these efforts are described in Chapter 1, *Regional Introduction and Public Participation*.

A1.1 Community Engagement

Each participating jurisdiction deployed a diverse range of public outreach methods to solicit input from stakeholders and community members including interviews, surveys, a project-specific website, community events, and public meetings. The City of Dinuba collaborated with the other participating jurisdictions to compile a list of local stakeholders and organizations that provide affordable housing, market rate housing, homeless and other non-profit services, economic development services, and other community services in Dinuba. These entities were included in all notifications associated with the Housing Element update, including the project website, community events, housing survey, and release of the public draft Housing Element. Detailed information on the public engagement program and copies of community engagement materials are provided in Chapter 1, *Regional Introduction and Public Participation.*

A1.1.1 Public Noticing

In addition to the outreach conducted for the project described in Chapter 1, *Regional Introduction and Public Participation*, Dinuba utilized the following notification method during the Housing Element update process to engage a diverse array of community members:

- Posts to the City's Facebook and the City's website announcing the housing needs survey and availability of the draft Housing Element for public review.

A1.1.2 City Council Presentation

On February 28, 2023, City staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline.

A1.1.3 Community Workshops

The City of Dinuba held a virtual workshop on May 30, 2023, to help inform the Housing Element and to introduce new Housing Element goals and requirements to the community. Information on the workshop content is available in Chapter 1, *Regional Introduction and Public Participation.*

Flyers advertising the workshop were posted on the City's website. Two participants attended the workshop. Key findings from the workshops are as follows:

- Affordable housing for individuals with disabilities is crucial, particularly because their incomes are typically limited to Supplemental Security Income and must cover all expenses.
- Housing must be in a safe and pleasant environment, allowing residents to take pride in their homes.

- Working with city governments to adapt housing is challenging for persons with disabilities. Special needs and adaptations include wheelchair accessibility, ground-floor placement, ramps, elevators, accessible showers, and widened hallways.
- There is a high demand for single occupancy affordable housing options, as evidenced by frequent requests from case managers.
- The construction of a new high school in the industrial zone of the city at Kamm and Alta Avenues in fall 2024 may spur residential and community development.

A1.1.4 Stakeholder Interviews

A series of virtual stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom as part of community engagement efforts for the Multi-Jurisdictional Housing Element. During the stakeholder interviews, there was no discussion of housing issues specific to Dinuba. However, many of the issues discussed on a regional level are relevant to Dinuba. Information on the interviews is available in Chapter 1, *Regional Introduction and Public Participation*.

A1.1.5 Public Comment Survey

The City of Dinuba collaborated with the Tulare County Association of Governments and the other participating jurisdictions on the release of an online survey about housing needs to help inform the Housing Element. Information on the survey and input on a regional level is available in Chapter 1, *Regional Introduction and Public Participation.*

This section summarizes information collected from survey respondents who noted that they reside in Dinuba:

- Respondents selected “affordability,” “quality and size of housing,” and “close to work and/or school” as most important when seeking housing.
- Overall, most respondents selected “cost of quality housing” as the largest barrier to securing desirable housing. Respondents also identified the low supply of housing and lack of rent-restricted housing as barriers to housing.
- The most urgent housing issues are affordability of desired housing, availability of desired housing, and homelessness.
- The housing assistance programs most beneficial to Dinuba residents are homebuyer loan counseling services, rental assistance or housing choice vouchers (HCVs), and housing assistance for residents with special needs. Respondents also cited home rehabilitation assistance as a beneficial program to assist with housing needs.
- “Housing with three or more bedrooms” was ranked as most needed in the region followed by “housing with one or two bedrooms.”
- One-third of respondents were interested in developing Accessory Dwelling Units (ADUs) on their existing or future property. No respondents claimed to have an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents across jurisdictions expressed the need for median-income housing, “higher end” housing, and non-low-income housing to keep families in the region.

A1.1.6 Response to Community Input

During community outreach, community members identified the following overarching themes regarding housing in the region. A summary of how the Housing Element addresses each theme is below.

Need for more housing options for both renters and buyers at all income levels.

How addressed: The City will encourage housing development and diversification of the City's housing stock to create additional housing for households of all income levels through implementation of the following programs:

- Housing Plan Program 2 ensures that adequate sites at appropriate densities remain available during the planning period. This program directs the City to maintain an inventory of available vacant and prospective sites for housing development. Additionally, this program will support the City's RHNA goals to support housing options for all income levels.
- Housing Plan Program 5 directs the City to encourage the production of ADUs as an affordable housing option through permit streamlining, increasing awareness of available ADU resources, generating an ADU permitting checklist, and adopting pre-approved ADU plans. In addition, the City will prepare a report to identify strategies and implement a pilot program to advocate for ADUs as an affordable housing option for lower- and moderate-income households.
- Housing Plan Program 6 requires the City to update its Zoning Code to facilitate a variety of housing types. The City will review and revise development standards, including those related to allowed land uses in various zones, parking, parkland dedication, development, and objective design standards. The City will also revise the Zoning Code to allow Single-Room Occupancy Housing (SRO) housing, streamline the permitting process, and ensure ministerial permitted processes for multifamily and affordable housing development. Additionally, the Zoning Code will be amended to comply with the state density bonus law and reasonable accommodation requirements and to comply with state law and remove barriers for the development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.

Need for financial assistance for low-income families who rent, including rental assistance, rent-restricted housing, and HCVs.

How addressed: The City will coordinate with local service providers and agencies that operate assistance programs for low-income households to spread awareness of available financial resources through implementation of the following programs:

- Housing Plan Program 11 directs the City to assist in the development of housing to meet the needs of extremely low, very low- and low-income households by connecting residents to HCVs, which grants voucher holders a fixed subsidy that the Housing Authority pays directly to the landlord, and to public housing, which provides assistance to low-income families and individuals. This program also offers support from Self-Help Enterprises, which expands funding for financial assistance programs.
- Housing Plan Program 14 directs the City to coordinate with Fair Housing Council of Central California (FHCCC) and other fair housing nonprofit organizations to provide fair housing and tenant/landlord services. Additionally, this program directs the City to coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of available housing resources and fair housing assistance.

Need for housing for special needs populations including people experiencing homelessness.

How addressed: The City will continue to work with local non-profit and private developers to pursue funding and facilitate the production of affordable and special needs housing through implementation of the following programs:

- Housing Plan Program 1 directs the City to collaborate with other jurisdictions in the region to address housing and homeless issues in Tulare County by pursuing funding opportunities partnering with the Kings/Tulare Homeless Alliance, and supporting development of emergency shelters, low barrier navigation centers, and transitional and supportive housing.
- Housing Plan Program 6 directs the City to amend the Zoning Code to remove constraints for the development of SRO housing, ADUs, residential care facilities, and emergency shelters. Additionally, the Zoning Code will be amended to comply with state laws related to density bonus, and reasonable accommodation requirements, development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.
- Housing Plan Program 8 directs the City to expand housing opportunities for households of all income levels by removing constraints to the development of affordable housing and market-rate housing development, such as offering density bonus provisions, waiving development fees, and streamlining the permitting process. This program also encourages the City to pursue funding at the local, regional, state, and federal levels to support the development of affordable housing, housing for special needs, and support service projects.
- Housing Plan Program 11 directs the City to continue partnerships with community-based organizations and agencies including Self-Help Enterprises and the Tulare County Housing Authority to provide the community with information regarding financial assistance programs and connect low-income residents with housing assistance resources.

Need for housing rehabilitation services.

How addressed: The City will encourage the rehabilitation of housing units, utilizing various programs and community partnerships to support funding, and spread awareness of rehabilitation efforts through implementation of the following programs:

- Housing Plan Program 10 directs the City to coordinate with community-based organizations such as Self-Help Enterprises to fund rehabilitation efforts. Additionally, this program encourages the City to expand its Housing Rehabilitation Program by applying for additional funding for the Homebuyer Rehabilitation Program prioritizing Downtown, Southeast and Southwest Dinuba, as well as publishing resources on homeowner rehabilitation assistance on the City's website.

A1.1.7 Public Review of the Draft Housing Element

The draft Housing Element was available for public review for 31 days from June 6 to July 7, 2024. The draft Housing Element was posted on the regional project website(https://tulareregionalhousingelement.rinconconsultants.com) and on the City's website. The City publicized the availability of the draft Housing Element by posting on the City's social media platforms and through an email blast to the project stakeholder list. Physical copies of the draft Housing Element were made available at City Hall and the Public Works Department. No public comments were received on the draft Housing Element.

A1.1.8 Revised Draft Housing Element

The draft Housing Element was submitted to HCD on July 29, 2024. The draft Housing Element was revised per HCD comment letter received October 24, 2024.

On December 13, 2024, prior to resubmitting a revised draft to HCD, the City conducted additional outreach to people and organizations that develop affordable housing and/or serve lower-income and special needs groups in the city. The City sent a questionnaire to the following organizations:

- Housing Authority of Tulare County
- Self-Help Enterprises
- Habitat for Humanity
- The Pacific Companies
- San Joaquin Valley Homes
- Castlerock Communities
- Smee Homes
- D.R. Horton
- Landmark Builders Group, Inc.
- Salt + Light Works
- Woodside Homes
- Ennis Builders and Realtors
- HHSA TulareWORKs
- Kings/Tulare Area Agency on Aging
- Kings/Tulare Homeless Alliance
- CASA Tulare County
- Central California Environmental Justice Network
- Central Valley Air Quality Coalition
- Central Valley Regional Center
- Community Services Employment Training (CSET)
- Community Water Center - El Centro Comunitario Por El Agua
- FoodLink Tulare County
- Kings/Tulare Area Agency on Aging
- Leadership Council for Justice and Accountability
- United Way of Tulare County/211
- Uplift Family Services
- Pacific West Communities
- Tulare Health and Human Services Agency
- Employment Development Department
- County of Tulare Health and Human Services Agency
- HUD - VASH
- Tulare County Public Defender
- Tulare County HHSA Mental Health
- Congressman David G. Valadao - 22nd District
- Tulare County Veterans Service Officer
- Tulare County Special Education Local Plan Areas (SELPA)
- LAFCo Tulare County
- Tulare County Regional Transit Agency
- Tulare County Economic Development Corporation
- Valley Community Small Business Development Center (SBDC)
- County of Tulare Economic Development Corporation
- Workforce Investment Board of Tulare County

- Down Syndrome Association of Central California
- Fair Housing Council of Central California
- Family Services of Tulare County
- Dinuba Woman's Club
- Proteus, Inc.
- Central Valley Health Network (CVHN)
- Kiwanis Bilingual Club of Dinuba
- Dinuba Chamber of Commerce

The City also sent the questionnaire to the 25 individuals who signed up to receive updates and information on the Housing Element update via the project website. The City received feedback from Self-Help Enterprises (SHE), summarized in the points below:

- There is a long wait for households to obtain affordable housing, signifying a lack of affordable housing in the community.
- Household overcrowding is a major issue due to high rental and purchase housing and lack of available units to rent or own.
- There are homeless residents with few or no options for permanent supportive housing.
- Some landlords are reluctant to rent to households with housing choice vouchers (HCVs).
- People who work in Dinuba often seek housing in other communities such as Cutler and Orosi due to lack of affordable housing and higher-wage employment in Dinuba.
- Transportation options and parks are deficient in the city.
- There is a lack of housing options in the city for housing in good condition and that is affordable for most city residents.
- The City should proactively work with SHE and other affordable housing developers to locate sites, streamline permitting and entitlements, and pursue funding designed to assist in the construction and management of affordable housing. However, it is acknowledged that the lack of staff resources to proactively seek resources to build new housing is a challenge.
- The City should concentrate on locating properties that meet the HCD definition of “infill” (existing development on 75 percent of perimeter), are in “high opportunity areas” as defined by TCAC and HCD and are in close proximity to amenities and services. Increasingly, the primary funding streams to develop affordable rental housing, including the Low-Income Housing Tax Credit (LIHTC) and various programs of HCD, are providing competitive advantage to projects planned on “high or highest resource” sites.
- A significant portion of the available acreage in the adequate sites inventory should have minimum parcel sizes of 2.5 to 3 acres (and larger if onsite storm drainage is required.) Affordable housing projects generally require the development of 50 units or more to be financially feasible.
- Important funding streams for affordable housing either require or competitively favor projects where the City is a co-applicant.
- The availability of sewer, water, and dry utilities proximate to the site is helpful for the development of affordable housing.

The City responded to this input regarding the need for more affordable housing by shortening the timeline for creation of the Housing Development Toolkit, outlined in Housing Plan Program 8, from December 2025 to August 2025. The Toolkit, which will be published on the City’s website, will outline a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and

resources for affordable housing development. Publishing the Toolkit will provide information to housing developers who are interested in developing affordable housing in the city and provide more certainty during initial steps. Moving up the deadline for this action will allow housing developers to be able to access this information more quickly. Additionally in Housing Plan Program 8, the City added the action to annually coordinate with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas and pursue funding designed to assist in the affordable housing space.

In response to input received on affordable housing on large sites, the City added the following incentive in Housing Plan Program 2: offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory. The City also added several actions in Housing Plan Programs 9 and 11 to streamline and support the development of housing for lower-income and special housing needs groups, including farmworkers.

To address the input that transportation access in the city is limited, the City added the following action to Program 1 in the Housing Plan: collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons.

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A2 Housing Needs Assessment

This chapter provides an individual assessment of housing needs for the City of Dinuba. This section summarizes demographic, employment, and housing characteristics. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD). This data is primarily sourced from the United States (U.S.) Census, the California Department of Finance (DoF), and American Community Survey (ACS) 2016-2020 5-year estimates. The data contained throughout this chapter may differ from the data included in Chapter A5, *Affirmatively Furthering Fair Housing*, due to the availability of data at the time of drafting. Tables and figures also include comparable data for Tulare County and the state where it is found most useful.

A2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents' age and income, employment trends, and other factors influence the type of housing needed and the community's ability to afford housing. The following section analyzes the city of Dinuba's population characteristics and trends.

A2.2 Population Growth

Table A2-1 analyzes population change from 2000 to 2020. Dinuba experienced an increase in population of 27.4 percent from 2000 to 2010, and 14.5 percent from 2010 to 2020. This was significantly higher than both countywide and statewide population growth during each time period.

Table A2-1 Population Change (2000 - 2020)

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Dinuba	16,844	21,453	24,563	27.4%	14.5%
Tulare County	368,021	442,179	463,955	20.2%	4.9%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

A2.3 Age Characteristics

Table A2-2 shows population by age group and each group's percentage of the total population. The age groups include preschool (under five years), school-age students (five to 17 years), college-age students (18 to 24 years), young adults (25 to 44 years), middle-aged adults (45 to 64 years), and seniors (65 years and over). In Dinuba, the largest age group is the young adult category, representing 29.8 percent of the total population, which is similar to the county (26.9 percent) and state (24.9). The second largest age group in Dinuba is school-age students at 26.8 percent. The smallest population by age is seniors at 7.1 percent, which is lower than the county (11.4 percent) and the state (14.4 percent).

Table A2-2 Population by Age Group (2020)

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Dinuba	2,282	6,561	2,501	7,288	4,099	1,724	24,455
Percent	9.3%	26.8%	10.2%	29.8%	16.8%	7.1%	
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
California	2,409,082	6,547,559	3,724,239	11,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

A2.4 Race and Ethnicity

Table A2-3 shows race and ethnicity data for residents in Dinuba, Tulare County, and California. In Dinuba, a majority of the population identifies as Hispanic/Latino (any race) at 86.9 percent, considerably higher than countywide (65.1 percent) or across the state (39.1 percent). The second largest racial/ethnic group is white (not Hispanic) representing 9.8 percent of the total population in Dinuba. This percentage is lower than Tulare County (27.8 percent) and the state (36.5 percent).

Table A2-3 Population by Race and Ethnicity

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/ Latino (any race)	Total Population:
Dinuba	399	21,255	335	78	2,388	24,455
Percent of Population	1.6%	86.9%	1.4%	0.3%	9.8%	
Tulare County	11,505	301,919	15,857	5,923	128,751	463,955
Percent of Population	2.5%	65.1%	3.4%	1.3%	27.8%	
California	1,713,595	15,380,929	5,743,983	2,142,371	14,365,145	39,346,023
Percent of Population	4.4%	39.1%	14.6%	5.4%	36.5%	

*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: *U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.*

A2.5 Economic Characteristics

Employment

Understanding employment and occupation patterns can provide insight into present housing needs. Table A2-4 shows employment by industry. Agriculture, forestry, fishing and hunting, and mining are the most common industries in Dinuba, representing 20.9 percent of the jobs held by Dinuba residents. This is higher than the countywide total of 15.6 percent and the statewide total of 2.1 percent. The second largest industry in Dinuba is educational services, health care, and social assistance with 20.2 percent. Countywide, the largest industry is educational services, health care, and social assistance with 21.6 percent.

Table A2-4 Employment by Industry (2020)

	Dinuba	Percent	Tulare County	Percent	California	Percent
Agriculture, Forestry, Fishing And Hunting, And Mining	2,022	20.9%	28,627	15.6%	394,290	2.1%
Educational Services, And Health Care And Social Assistance	1,951	20.2%	39,809	21.6%	3,960,265	21.2%
Retail Trade	955	9.9%	20,382	11.1%	1,942,421	10.4%
Manufacturing	887	9.2%	15,074	8.2%	1,676,497	9.0%
Arts, Entertainment, And Recreation, And Accommodation And Food Services	768	7.9%	15,326	8.3%	1,894,858	10.2%
Wholesale Trade	636	6.6%	6,000	3.3%	514,234	2.8%
Transportation And Warehousing, And Utilities	541	5.6%	9,021	4.9%	1,028,818	5.5%
Other Services, Except Public Administration	443	4.6%	8,228	4.5%	952,302	5.1%
Professional, Scientific, And Management, And Administrative, And Waste Management Services	386	4.0%	12,541	6.8%	2,581,266	13.8%
Public Administration	374	3.9%	10,691	5.8%	850,479	4.6%
Construction	334	3.5%	10,863	5.9%	1,190,537	6.4%
Finance And Insurance, And Real Estate, And Rental And Leasing	229	2.4%	5,252	2.9%	1,118,253	6.0%
Information	145	1.5%	2,062	1.1%	542,674	2.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

According to the California Bureau of Labor Statistics, the unemployment rate in Dinuba as of September 2024 is 10.2 percent, which is lower than the long-term average of 12.25 percent over the previous two years. Since 2020, Bureau data indicates that unemployment rates have decreased significantly in Dinuba and California. Dinuba's unemployment rate is higher than Tulare County as a whole (9.3 percent) and is higher than the statewide average (5.3 percent).

Table A2-5 shows the major employers in Tulare County, the number of employees, and type of industry. The majority of large employers are located in the City of Visalia, which is the county's largest city and the County seat. The largest employer in Dinuba is Valley Labor Svc Inc (500-999 employees), a staffing agency, specializing in providing temporary and permanent labor solutions for various industries. The City does not anticipate any significant changes in employment trends and is not aware of any new large-scale employers planning on relocating to Dinuba during the planning period.

Table A2-5 Major Employers in Tulare County (2024)

Employer Name	Number of Employees	Location	Industry
Adventist Health Tulare	250-499	Tulare	Hospitals
Eagle Mountain Casino	500-999	Porterville	Casinos
Kings Canyon National Park	250-499	Springville	National Parks/Preserves
Land O'Lakes Indl Cheese	250-499	Tulare	Cheese Processors (mfrs)
Latino Farm Labor Svc	500-999	Visalia	Contractors
Monrovia Nursery Co	500-999	Woodlake	Nurseries-Plants Trees & Etc-Wholesale
Porterville Developmental Ctr	500-999	Porterville	Hospitals
Prima Wawona	500-999	Cutler	Fruits & Vegetables-Growers & Shippers
Saputo Cheese USA Inc	500-999	Tulare	Cheese Processors (mfrs)
Sierra View Medical Ctr	500-999	Porterville	Hospitals
Solid Waste Collection	250-499	Tulare	Public Works Department
Sun Pacific	250-499	Exeter	Fruits & Vegetables-Growers & Shippers
Tulare City	500-999	Tulare	General Government Support
Tulare County Child Care Prgm	500-999	Visalia	Child Care Service
Tulare County Lake Patrol	250-499	Visalia	Government Offices-County
Tulare County Ofc of Edu Sicon	1,000-4,999	Visalia	Schools
Tulare County Parks & Rec Dept	250-499	Visalia	Parks
Tulare County Resource Mgmt	250-499	Visalia	Government Offices-County
Tulare Joint Union High Sch	500-999	Tulare	Schools
Tulare Local Healthcare Dist	500-999	Tulare	Health Care Management
US Cotton Classing Office	250-499	Visalia	Government Offices-Federal
Valley Labor Svc Inc	500-999	Dinuba	Services NEC
Visalia Public Works Admin	250-499	Visalia	Public Works Department
Walmart Distribution Ctr	1,000-4,999	Porterville	Distribution Centers (whls)
Yokuts Coffee House	500-999	Porterville	Full-Service Restaurant

Source: California Employment Development Department, Major Employers in Tulare County. Accessed 2024
https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000107

Table A2-6 shows the employment estimates, average hourly wage and average annual wage for employment industries in the Visalia-Porterville Metropolitan Statistical Area (MSA) as of May 2023 (latest available data). The occupations offering the lowest wages are food preparation and serving related, healthcare support, and farming, fishing, and forestry. Occupational groups offering the highest wages include management, legal, and healthcare practitioners, and technical.

The largest percentage of employed civilians in Dinuba are in the health care, agriculture and farming, fishing, and forestry, and retail industries. While healthcare practitioners have a higher average higher annual salary ($107,806) than the metropolitan area mean annual wage ($57,034), healthcare support worker average salary ($36,900) is approximately 65 percent of the mean annual wage, similar to the mean annual wage for those employed in farming, fishing, and forestry ($36,962) and food service ($36,192). Educational workers earn a mean annual wage of $75,358, which is higher than the metropolitan area mean annual wage.

Table A2-6 Occupational Employment and Wages by Major Occupational Group, Visalia-Porterville Metropolitan Area (2023)

Major Occupational Group	Mean Hourly Wage	Mean Annual Wage
Total, all occupations	$27.42	$57,034
Management	$57.62	$119,850
Business and financial operations	$38.37	$79,810
Computer and mathematical	$45.34	$94,307
Architecture and engineering	$44.10	$91,728
Life, physical, and social science	$36.30	$75,504
Community and social service	$29.58	$61,526
Legal	$55.64	$115,731
Educational instruction and library	$36.23	$75,358
Arts, design, entertainment, sports, and media	$28.97	$60,258
Healthcare practitioners and technical	$56.44	$117,395
Healthcare support	$17.99	$37,419
Protective service	$31.43	$65,374
Food preparation and serving related	$17.40	$36,192
Building and grounds cleaning and maintenance	$19.96	$41,517
Personal care and service	$19.33	$40,206
Sales and related	$22.12	$46,010
Office and administrative support	$23.98	$49,878
Farming, fishing, and forestry	$17.77	$36,962
Construction and extraction	$30.86	$64,189
Installation, maintenance, and repair	$28.55	$59,384
Production	$22.63	$47,070
Transportation and material moving	$21.47	$44,658

Source: U.S. Bureau of Labor Statistics. Occupational Employment and Wages in Visalia-Porterville (May 2023) https://www.bls.gov/regions/west/news-release/occupationalemploymentandwages_visalia.htm

A household with two income earners in the agricultural sector or food service sector may average an annual household income at or under $74,000. In a household of four persons, this household would be considered low-income according to the 2022 HUD guidelines. As discussed in Section A.2-19 Housing Affordability, a low-income household of four can afford to pay approximately $1,007 in monthly rent before it would be considered to be overpaying for housing. The median monthly rent for a three-bedroom unit in Dinuba is $1,900. Therefore, it is likely that a household with two income earners employed in food service or agriculture would need subsidized housing. According to a 2024 report by the California Housing Partnership, renters in Tulare County need to earn 1.4 times the minimum wage to afford the average asking rent, equal to an annual income of $46,884. Medical assistants, retail salespersons, and farmworkers, which are common employee types in Dinuba, typically earn a salary that does not meet that threshold.[1]

[1] California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf

A household with one person employed in the education sector would earn an annual household income of around $75,000, which for a household of four would be considered low-income. With two earners, the household would be considered above moderate income. Single-earner households in Dinuba, even with employment in a relatively higher annual wage industry, are likely to need subsidized housing. Special housing needs households such as single-parent households and farmworkers are likely to be unable to afford appropriately sized market-rate rental units in Dinuba.

Income Definitions and Income Limits

The state and federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (see Table A2-7). According to HUD, the AMI for a four-person household in Tulare County was $80,300 in 2022.

Table A2-7 HUD Income Limits by Person per Household (dollars)

Household Size:	1	2	3	4	5	6	7	8
Acutely Low	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000	$14,950	$15,900
Extremely Low	$16,350	$18,700	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630
Very Low	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200	$48,300	$51,450
Low Income	$43,650	$49,850	$56,100	$62,300	$6,730	$72,300	$77,300	$82,250
Median Income	$56,200	$64,250	$72,250	**$80,300**	$84,730	$93,150	$99,550	$106,000
Moderate Income	$67,450	$77,100	$89,700	$96,350	$104,050	$111,750	$119,450	$127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022

HCD uses the income categories shown in Table A2-8 to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

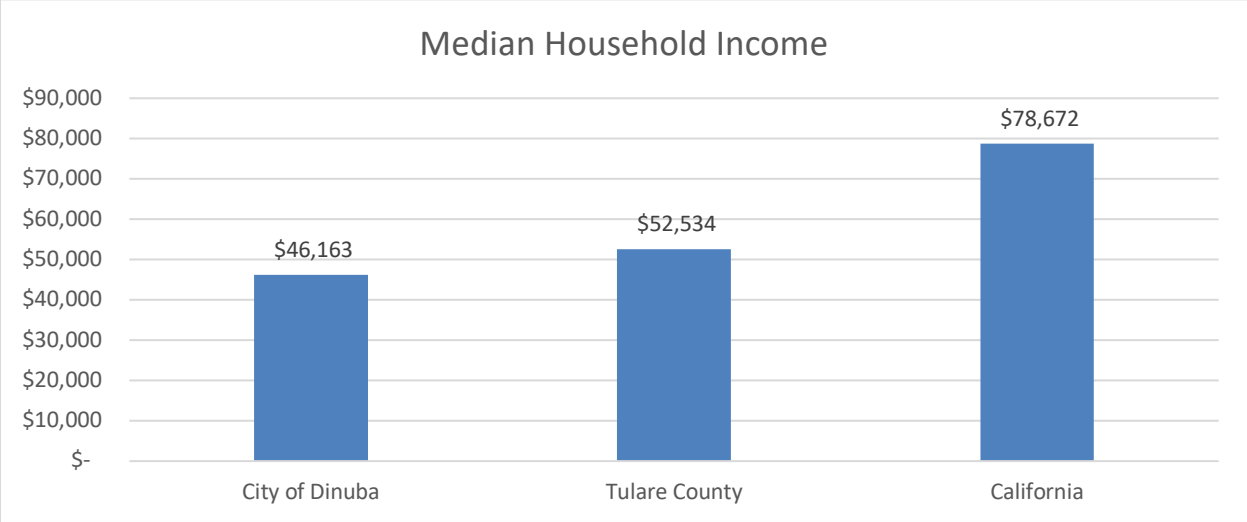
Table A2-8 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure A2-1 shows median household income in Dinuba as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in Dinuba was $46,163 in 2020, which was lower than in Tulare County ($52,534) and significantly lower than the statewide median household income ($78,672).

Figure A2-1 Median Household Income



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table A2-9 compares the median household income by race in 2020. In Dinuba, Asian American households had the highest median income at $71,058, followed by white at $67,706. Hispanic/Latino households had the third highest median income of $43,426, significantly lower than Asian American and white households. Black/African American households had the lowest median income across the state and county; however, data for this category is not available for Dinuba due to the low number of Black/African American households.

Table A2-9 Median Household Income by Race/Ethnicity (dollars)

Jurisdiction	White, alone	Black or African American, alone	American Indian and Alaskan Native, alone	Asian, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic /Latino, Any Race
Dinuba	$69,706	N/A	N/A	$71,058	N/A	$38,438	$32,457	$43,426
Tulare County	$64,453	$44,708	$37,632	$67,396	N/A	$47,520	$62,159	$46,063
California	$90,496	$54,976	$60,182	$101,380	$81,682	$59,287	$76,733	$62,330

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

A2.6 Overpayment and Housing Cost Burdens

Table A2-10 lists the number of households overpaying (spending more than 30 percent of income on housing) for housing by tenure. Generally, renters are more affected by overpayment than owners. As shown, 49.1 percent of renter-occupied households are overpaying in Dinuba, which is higher than the county average and lower than the state average.

Table A2-10 Overpayment by Tenure

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying
Dinuba	1,049	1,464	2,513
Percent	31.1%	49.1%	
Tulare County	23,773	28,894	52,667
Percent	30.0%	48.4%	
California	2,237,292	3,019,235	5,256,527
Percent	31.0%	51.5%	

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25070

Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD provides information on cost burden based on the HUD Area Median Family Income (HAMFI). This data is included in Table A2-11 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data identifies the level at which cost burdened households are overpaying for housing. In Dinuba, 38.4 percent of households are cost burdened , similar to the county and state. Further, 16.8 percent of households are spending more than 50 percent of their income on housing (severe cost burden), which is less than in the county and state.

Table A2-11 Cost Burdened Households

Jurisdiction	Cost Burden <= 30%	Cost Burden >30% to <=50%	Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Dinuba	3,760	1,332	1,039	44	6,175
Percent	60.9%	21.6%	16.8%	0.7%	100.0%
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.7 Household Characteristics

Table A2-12 provides information on household types. Of the 6,354 households in Dinuba, 3,240 are married-couple households with or without children, and 413 are cohabitating couple households with or without children. Over half the total households in Dinuba and Tulare County are married-couple households.

Table A2-12 Households by Type

	Married-Couple Household			Cohabitating Couple Household			Total
Jurisdiction	Total	Children	No Children	Total	Children	No Children	Households
Dinuba	3,240	1,686	1,554	413	305	108	6,354
Percent	51.0%	26.5%	24.5%	6.5%	4.8%	1.7%	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

A2.8 Large Households

Table A2-13 provides information on large households (households with five or more people) by tenure. As shown, 29 percent of households in Dinuba consist of five or more people, which is greater than both the county and state averages of 21.3 and 13.7 percent respectively. In Dinuba, renter-occupied 5-person households (7.7 percent of total households), renter-occupied 6-person households (7.2 percent) and owner-occupied 5-person households (6.6 percent) make up the largest percentage of large households, while renter-occupied 7-or-more person households make up the smallest percentage of large households. Additionally, both Dinuba and Tulare County have higher percentages of owner-occupied 6- and 7-person households than the California average of 13.7 percent.

Table A2-13 Large Households by Tenure

Jurisdiction	Total Large Households	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Dinuba	1,841	416	173	189	486	457	120
Percent	29.0%	6.6%	2.7%	3.0%	7.7%	7.2%	1.9%
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

A2.9 Overcrowding

Table A2-14 provides information on overcrowding (more than one persons per room) by tenure in Dinuba. There are 952 overcrowded households in the city, of which 258 are owner-occupied households and 694 are renter-occupied.

Table A2-14 Overcrowding Severity by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied		
	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Dinuba	3,375	161	97	2,979	580	114
Percent		4.8%	2.9%		19.5%	3.8%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

A2.10 Special Needs Groups

Special needs populations include individuals with a disability, elderly, large households, single-parent households, farmworkers, and individuals experiencing homelessness. These groups often have housing needs that can make it difficult for members of these groups to locate suitable housing. The following subsections identify and discuss these special housing needs groups.

Seniors

Table A2-15 identifies senior households in Dinuba, Tulare County, and California. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied categories. There are far more owner-occupied senior households in Dinuba (631 total), than renter-occupied senior households (260 total), which is similar to the county and state. As shown, 62.4 percent of senior owner-occupied households and 71.9 percent of senior renter-occupied households are comprised of seniors between the ages of 65 and 74.

Table A2-15 Senior Households by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied		
	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Dinuba	394	132	105	187	51	22
Percent	62.4%	20.9%	16.6%	71.9%	19.6%	8.5%
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007

Table A2-16 shows the housing cost burdens by elderly family type and tenure in Dinuba based on data extracted through HUD's CHAS (CHAS data defines senior or elderly as age 62 and over, as opposed to the American Community Survey that reports seniors as age 65 and older). Based on data in this table, of all elderly persons in lower-income categories (less than or equal to 80 percent HAMFI), approximately 20 percent of all senior-owner households and 60 percent of all senior-renter households in Dinuba are housing cost burdened.

Table A2-16 Housing Cost Burden by Elderly Family Type and Tenure

	Owners		Renters		
	Elderly Family	Elderly Non- family	Elderly Family	Elderly Non- family	Total
Household Income <= 30% HAMFI Extremely Low-Income					
TOTAL HOUSEHOLDS <= 30% HAMFI	19	50	33	60	162
Number w/ Cost Burden <= 30%	4	10	4	25	43
Number w/ Cost Burden > 30% to <= 50%	-	25	4	15	44
Number w/ Cost Burden > 50%	15	15	25	20	75
Percent with Cost Burden >30% HAMFI	79%	80%	88%	58%	73%
Household Income > 30% to <= 50% HAMFI Very Low-Income					
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	40	60	90	40	230
Number w/ Cost Burden <= 30%	10	35	20	20	85
Number w/ Cost Burden > 30% to <= 50%	30	15	35	-	80
Number w/ Cost Burden > 50%	-	10	35	20	65
Percent with Cost Burden >30% HAMFI	75%	42%	78%	50%	63%
Household Income > 50% to <= 80% HAMFI Low-Income					
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	134	35	49	30	248
Number w/ Cost Burden <= 30%	95	35	15	30	175
Number w/ Cost Burden > 30% to <= 50%	35	-	4	-	39
Number w/ Cost Burden > 50%	4	-	30	-	34
Percent with Cost Burden >30% HAMFI	29%	0%	69%	0%	29%
Household Income > 80% to <= 100% HAMFI					
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	75	10	-	-	85

	Owners		Renters		
	Elderly Family	Elderly Non- family	Elderly Family	Elderly Non- family	Total
Household Income > 100% HAMFI					
TOTAL HOUSEHOLDS > 100% HAMFI	**240**	**75**	**10**	**4**	**329**
Total Income <80% HAMFI and Cost Burden > 30%	149		188		337
Percent Income <80% HAMFI and Cost Burden > 30%	20.2%		59.5%		32.0%
GRAND TOTAL HOUSEHOLDS	**508**	**230**	**182**	**134**	**1,054**

Elderly family constitutes 2 persons with either or both age 62 and over.

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2015-2019 estimates, Table 7, accessed 2023. https://www.huduser.gov/portal/datasets/cp.html

Resources for Senior-Headed Households

Table A2-17 contains an inventory of the 168 senior rental units in Dinuba. As shown in Table A2-16, there are 314 total senior rental-occupied households, of which 188 are lower income. Based on this data, there is a 20-unit deficiency of available units for lower-income senior renter households.

Table A2-17 Inventory of Senior Housing

Housing Development	Address	Number of Units	Description
Haden Apartments	315 E Tulare St, Dinuba, CA 93618	24	Rental units for seniors or individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
El Monte West Apartments	999 W El Monte Way, Dinuba, CA 93618	40	Family and senior housing.
Emperor Estates Senior Apartments	350 North M St, Dinuba, CA 93618	61	Rental units for residents 55 years and older
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for seniors disabled individuals.
Total units:		**168**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Table A2-18 provides information for Dinuba Senior Centers, which offers activities and programs for all seniors (age 55 and over). The organization offers luncheon events, private meeting room rentals, weekly activities, a local newsletter, and a broad range of senior resource information. The Cutler-Orosi Senior Center is a senior center in the nearby community of Cutler that offers a similar range of services and resources.

Table A2-18 Senior Resource Centers (Dinuba)

Organization	Phone	Address
Dinuba Senior Center	559.591.2450	437 N. Eaton Ave., Dinuba, CA 93618
Cutler-Orosi Senior Center	559.528.6108	12691 Ave 408, Cutler, CA 93615

Source: CSET.org, https://www.cset.org/senior-services?rq=senior%20centers accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including seniors, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Persons with Disabilities (including Developmental Disabilities)

Table A2-19 identifies the number of residents with one or more disabilities. In Dinuba, 4.4 percent of the total population has one type of disability, while 3.8 percent report two or more disabilities. The total share of population with a disability is smaller in Dinuba than the county and state averages. Among those with a disability, 53.9 percent have one disability, while 46.1 percent have two or more types of disability.

Table A2-19 Population by Number of Disabilities

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Dinuba	24,355	1,071	915	22,369
Percent		4.4%	3.8%	91.9%
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table A2-20 summarizes the population with a disability by age. In Dinuba, residents 65 years and older make up the largest population of disabled individuals at 29.1 percent of the total population. This percentage is lower than the countywide average of 41.0 percent and the statewide average of 34.2 percent. Residents under 18 years old age account for the smallest percentage of those with a disability at 3.9 percent.

Table A2-20 Disability by Age for the Total Population

Jurisdiction	Total	Under 18 Years	18 to 64 Years	65 Years and Older
Dinuba	24,355	345	1,160	481
Percent		3.9%	8.4%	29.1%
Tulare County	459,748	6,680	25,918	21,162
Percent		4.7%	9.8%	41.0%
California	38,838,726	306,806	1,944,580	1,895,565
Percent		3.4%	8.0%	34.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108

Table A2-21 identifies residents with a developmental disability by age. In Dinuba, the majority of residents with a developmental disability are under 18 years old, which is consistent with both the state and county.

Table A2-21 Developmental Disability by Age

Jurisdiction	Under 18 Years	18 Years and Older	Total Population with a Developmental Disability
Dinuba	194	132	326
Tulare County	3,201	3,071	6,272
California	192,384	185,353	377,737

Source: DDS Quarterly Consumer Report, December 2021.

Table A2-22 includes data summarizing the housing location of residents with developmental disabilities. 385 residents with a developmental disability in Dinuba live in the home of a parent, family member, or guardian. An additional 47 residents live in an independent/supported living facility, 29 residents live in community care facilities, 11 residents live in intermediate care facilities, and fewer than 11 residents live in foster/family homes. Many individuals with a disability, including developmental disability, live on a small, fixed income, limiting their ability to pay for housing. Individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing that has been (or can be) specially adapted to address accessibility issues and include on- or off-site support services, including inpatient/outpatient day-treatment programs.[2]

Table A2-22 Developmental Disability by Residence

Residence Type	City of Dinuba	Tulare County	California
Home of Parent/Family/Guardian	300	4,652	309,381
Independent/Supported Living	16	389	27,881
Community Care Facility	<11	526	23,728
Intermediate Care Facility	0	93	6,188
Foster/Family Home	<11	76	8,288
Other	0	27	4,792
Total	**>316**	**>5,763**	**380,258**

Source: California Department of Developmental Services, DDS Quarterly Consumer Report, January 2022.

The Supplemental Security Income (SSI) program, administered by the U.S. Social Security Administration, provides monthly payments to people with disabilities and older adults who have little or no income or resources, and is a proxy for the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2021, 14,228 SSI recipients in Tulare County were receiving benefits because they were blind or disabled[3].

Resources for Persons with Disabilities

Table A2-23 identifies 46 rental units for residents with a disability in Dinuba. There are 1,641 residents over 18 years old with a disability in the city (Table A2-20). Therefore, there is a need for additional housing for residents with a disability. Tulare County provides In-Home Supportive Services (IHSS) which

[2] HCD. 2024. People with Disabilities, Including Developmental Disabilities. https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities#:~:text=Individuals%20with%20mental%2C%20physical%2C%20and,with%20HIV/AIDS%2C%20etc.
[3] Source: U.S. Social Security administration. SSI Recipients by State and County, 2021. https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2021/ca.html
Note: Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.

pays for services that enable aged, blind, and disabled individuals to continue living safely in their own homes and avoid or delay the need for nursing home care.[4] Additionally, the Porterville Developmental Center (50 miles from Dinuba) provides residential services for individuals 18 years or older who have serious medical and/or behavior problems for which appropriate services are not currently available through community resources.[5]

Table A2-23 Inventory of Housing for People with Disabilities

Housing Development	Address	Number of Units	Description
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
North Park Apartments	1655 N Crawford Ave, Dinuba, CA 93618	3	Rental units for disabled individuals.
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for disabled individuals.
Total Units		**46**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including those with a disability, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Large Households

Table A2-13 above provides information on large households by tenure, while Table A2-14 examines overcrowding severity by tenure. As shown in these tables, there are 1,841 large households in Dinuba, 57.7 percent of which are renter-occupied while 43.4 percent are owner-occupied.

Resources for Large Households

Table A2-24 compares the number of large households to the number of large units. Units with five or more rooms provide housing options for large households and reduce overcrowding. As shown, there are 40 units in Dinuba with five or more bedrooms but more than 1,841 large households, leaving a resource gap of more than 1,800 units. Extending the analysis to include units with four or more bedrooms (1,427), the remaining resource gap is 414 units.

Table A2-24 Housing Units for Large Families

Total Occupied Housing Units	Total Large Households	Renter-Occupied Large Households	Units with 4 Bedrooms	Units with 5 or more Bedrooms	Total Units with 4 or More Bedrooms
Dinuba	1,841	1,063	1,387	40	1,427

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Tables B25042, B25009.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including large households, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

[4] Tulare County. 2024. In-Home Supportive Services. https://tchhsa.org/eng/human-services/in-home-supportive-services-ihss/
[5] California Dept. of Developmental Services. 2024. https://www.dds.ca.gov/services/state-facilities/porterville-dc/

Female-Headed Households

Table A2-25 identifies single female-headed households with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Dinuba has 1,910 single female-headed households with their own children under 18, representing 30.1 percent of total households. This percentage is greater than in the county (24.3 percent) and the state (26.2 percent).

Table A2-25 Single Female-Headed Households

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Dinuba	6,354	1,910	30.1%
Tulare County	139,044	33,727	24.3%
California	13,103,114	3,430,426	26.2%

Notes: Single Female-Headed Households with own children under age 18, does not include unrelated dependents.
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table A2-26 compares female-headed households with children by poverty status. In Dinuba, 43.2 percent of female-headed households earn an income below the poverty line. This percentage is higher than countywide (36.3 percent) and statewide (21.5 percent).

Table A2-26 Female-Headed Family Households with No Spouse Present, by Poverty Status

	City of Dinuba	Percent	Tulare County	Percent	California	Percent
Below Poverty Line	752	43.2%	8,689	36.3%	364,236	21.5%
Above Poverty Line	987	56.8%	15,222	63.7%	1,329,038	78.5%
Total	**1,739**		**23,911**		**1,693,274**	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

Table A2-27 summarizes female-headed family households with no spouse present by poverty status and tenure in Dinuba. Of the 752 female-headed family households with incomes below the poverty level, the majority (614 households, 81.6 percent) are renters, while 138 own their home.

Table A2-27 Female-Headed Family Households with No Spouse Present, by Poverty Status and Tenure, City of Dinuba

	Total	Renter-Occupied	Owner-Occupied
Below Poverty Line	752	614	138
Above Poverty Line	987	436	551
Total	**1,739**	**1,050**	**689**

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Resources for Single-Parent and Female-Headed Households

Lower-income female-headed households can access existing affordable housing options in the city and through the County's Housing Choice Voucher (HCV) program. Tulare County Community Services Employment Training (CSET) operates family resource centers located in the city of Tulare and Earlimart that provide families with access to services ranging from nutrition and health education to housing and utility assistance to employment training. Each resource center has established partnerships and referral

processes with local agencies, food pantries, and the faith-based community, to provide assistance quickly.

Core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource and referrals to partner agencies, family health and wellness, home visitation and child development services.

Table A2-28 provides information on resources for single parents located throughout Tulare County and available to all Dinuba residents.

Table A2-28 Single-Parent Resources

Organization	Phone	Address
Tulare County Resource Center	559.684.1987	304 E. Tulare Ave., Tulare, CA 93274
Earlimart Family Resource Center	661.849.2960	176 N. Front St., Earlimart, CA 93219
CalWORKS Child Care Program	559.624.8100	1845 North Dinuba Boulevard, Visalia, CA

Source: Tulare County CSET, https://www.cset.org/ accessed June 2023.
Tulare County Family Resource Center Network, http://www.tcfrcn.org/ accessed June 2023.
California Department of Social Services, *CalWORKS Child Care Program*, https://www.cdss.ca.gov/calworks-child-care accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including single-parent female-headed households, by pursuing funding to facilitate affordable housing development.

Extremely Low-Income Residents

Table A2-29 identifies extremely low-income households by tenure in Dinuba. Renter-occupied households make up a larger percentage of total extremely low-income households with 82.0 percent. There are 996 extremely low-income households in Dinuba, comprising 15.7 percent of total households in the city.

Table A2-29 Extremely Low-Income Households by Tenure

	Income <=30% HAMFI		
Jurisdiction	Owner-Occupied	Renter-Occupied	Total
Dinuba	179	817	996
Percent	18.0%	82.0%	15.7% of total households

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table A2-30 summarizes cost burdens among extremely low-income households in Dinuba. As shown, 150 of 179 extremely low-income owner-occupied households and 734 of 817 extremely low-income renter-occupied households are experiencing a housing cost burden of over 30 percent of the household income.

Table A2-30 Extremely Low-Income Households Overpaying by Tenure

	Owner-Occupied			Renter-Occupied			
Jurisdiction	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden>50%	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden>50%	Total ELI Households
Dinuba	29	25	125	83	184	550	996

Percent	2.9%	2.5%	12.6%	8.3%	18.5%	55.2%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Analyzing the overlap between special needs groups and extremely low-income households can provide a deeper understanding of each population. The CHAS dataset used to analyze extremely low-income households above also provides data on senior households, householders with a disability and large households. Table A2-31 compares total extremely low-income households among the total population, seniors, and residents with a disability. As shown, among the 996 extremely low-income households, 162 are senior households, 385 are households where the householder has at least one disability, and 214 are large households.

Table A2-31 Extremely Low-Income Households

	Total	Senior Households	Householders with a Disability	Large Households
Dinuba	996	162	385	214
Percent	100%	16.3%	38.7%	21.5%

Source: US Housing and Urban Development, CHAS 2015-15 (5-Year Estimates), Tables 6 and 7.

The CHAS dataset does not include data for female headed households; however, as shown in Table A2-27, there are 752 female-headed family households with incomes below the poverty line.

Resources for Extremely Low-Income Households

Table A2-32 includes an inventory of affordable housing in Dinuba. As shown, there are 768 affordable units in the city. These units serve households making less than 80 percent of the AMI. Based on the identified need (996 extremely low-income households) there is a need for additional units affordable to extremely low-income households in the city.

Table A2-32 Inventory of Public Assisted Complexes, Dinuba

Name	Address	City	Zip	Affordable Units
College Park Apartments	1850 South College Avenue	Dinuba	93618	53
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63
Garden Estates	1400 South Green	Dinuba	93618	43
West Northway Apartments	245 W. Northway	Dinuba	93618	38
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43

Source: California Housing Partnership, 2023.

To address the needs of extremely low-income households, the City will implement Housing Plan Program 8 to support affordable housing development and remove constraints to, and support the development of, housing types that may fit the needs of extremely low-income residents, such as supportive housing.

The Housing Authority of Tulare County (HATC) provides assistance to lower and moderate-income families in need of housing through the HCV program throughout the county. The HATC currently administers approximately 700 public housing units, 3,100 HCV units, and 860 units of local, non-traditional housing.[6] According to the HATC, 122 households use HCVs in Dinuba. When accounting for both housing units affordable to low-income households and HCVs, there is a resource gap of 106 extremely low-income households in need of housing assistance in Dinuba.

Table A2-33 summarizes resources available for extremely low-income residents of Dinuba. The HATC offers rental assistance for low-income families. Open Gate Ministries provides rental and utility assistance to low-income Dinuba residents.

To meet the needs of extremely low-income households, the City will implement Housing Plan Program 11 to connect extremely low-income households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan Program 8 to support the development of affordable housing for residents with special needs, including extremely low-income households, by implementing permit streamlining, offering regulatory concessions and incentives for affordable housing for extremely low-income households, and pursuing funding to facilitate affordable housing development.

[6] U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare accessed June 2023.

Table A2-33 Extremely Low-Income Resources

Organization	Phone	Address
Housing Authority of Tulare County: Dinuba	559.591.4286	1435 College Avenue Dinuba, CA
Open Gate Ministries	559.734.7921	511 N. K Street Dinuba, CA

Source: Housing Authority of Tulare County, https://www.hatc.net/contact.php accessed June 2023.
Open Gate Ministries, https://opengatedinuba.com/ accessed June 2023.

Farmworkers

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmers and farmworkers are the cornerstone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and industries that process, transport, and distribute food to consumers. Farmworker households are often compromised of extended family members or single male workers. Farmworkers make up the majority of the agricultural labor sector and include individuals whose primary income is earned through either seasonal or permanent agricultural labor.

Migrant farmworkers as a group consist of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, and includes more than half of all farmworkers in the state. Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower. Providing migratory or seasonal farmworkers with affordable shelter has long presented a problem. Traditionally, growers offered some level of shelter to workers, yet the availability of grower-offered housing has dramatically decreased over the last twenty years. While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Increasingly, farmworkers are living in cities on a year-round basis, especially in existing single family rental units in older neighborhoods that offer relatively low-cost housing and its central location in relation to farmland.

According to a study conducted by the University of California, Merced, farmworker households frequently experience high poverty rates, severe overcrowding, and poor housing conditions, with a majority renting and living in substandard environments due to their typically lower incomes and face a disproportionate need for more affordable housing. These housing issues, combined with the demanding and poorly compensated nature of farmwork, often lead to negative health outcomes and exacerbate respiratory and infectious diseases.[7]

[7] Farmworker Health in California. UC Merced. August 2022. https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf?_gl=1*1rg0e9w*_ga*MTU3Njc2MDMzNS4xNzA4OTk2Nzgx*_ga_TSE2LSBDQZ*MTcwODk5Njc4MC4xLjAuMTcwODk5Njc4MC42MC4wLjA.

In Tulare County, the average wage for persons employed as farmworkers in 2024 is $17.42 per hour, or $36,228 annually.[8] As discussed in Section A2.5, this salary is considered low-income and insufficient to afford the average asking market rent in Dinuba without incurring a housing cost burden.

The U.S. Department of Agriculture (USDA) provides countywide farmworker population data generated through the Census of Agriculture. The most recent Census of Agriculture data (2017) identified 23,233 farmworkers in the county.[9]

Table A2-34 provides ACS data for the total farmworker population in Dinuba and Tulare County in 2020. Dinuba had 2,022 farm workers in 2020, representing 7.1 percent of the total farmworker population in the county.

Table A2-34 Farmworker Population (2020)

Jurisdiction	Farmworkers
Dinuba	2,022
Percent	7.1%
Total Tulare County	28,627

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

The USDA Census of Agriculture reported the presence of 1,800 farms with a total of 20,531 workers in Tulare County in 2017 (see Table A2-35). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table A2-35 Farmworkers in Tulare County by Days Worked (2022)

Farm Type	Number of Farms	Number of Workers
150 Days or More (Year-Round)		
Small Farms (fewer than 10 workers per farm	941	2,628
Large Farms (10 or more workers per farm)	395	9,812
Subtotal	**1,336**	**12,440**
Fewer than 150 Days (Seasonal)		
Small Farms (fewer than 10 workers per farm)	810	2,216
Large Farms (10 or more workers per farm)	195	5,875
Subtotal	**1,005**	**8,091**
Total	**2,341**	**20,531**

Source: USDA. 2022 Census of Agriculture - County Data.
https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf

Resources for Farmworkers

A privately-operated farm worker housing project called Collegeville Farm Workers provides housing for approximately 40 to 50 workers in the city. Additionally, the HATC operates 191 housing units at the Linnel Farm Labor Center, located on Walnut Avenue and Road 156, about 20 miles from Dinuba. La Puente apartments is located on North Bridge Street in Visalia and provides an additional 15 units for farmworkers. The HATC requires low-income farm worker families to pay 30 percent of their adjusted

[8] [8] California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf
[9] U.S. Department of Agriculture, *2017 Census of Agriculture*, https://www.nass.usda.gov/AgCensus/ accessed June 2023.

gross income towards rent. Any additional rent is paid for by the USDA Rural Development program. As reported in Table A2-34 above, there were more than 2,000 farmworkers living in Dinuba in 2020. Accounting for affordable housing units, HCVs, and nearby farmworker housing, there is a resource gap of 926 units affordable to farmworkers in Dinuba. Additionally, farmworkers often face access barriers to housing and assistance programs due to language differences.

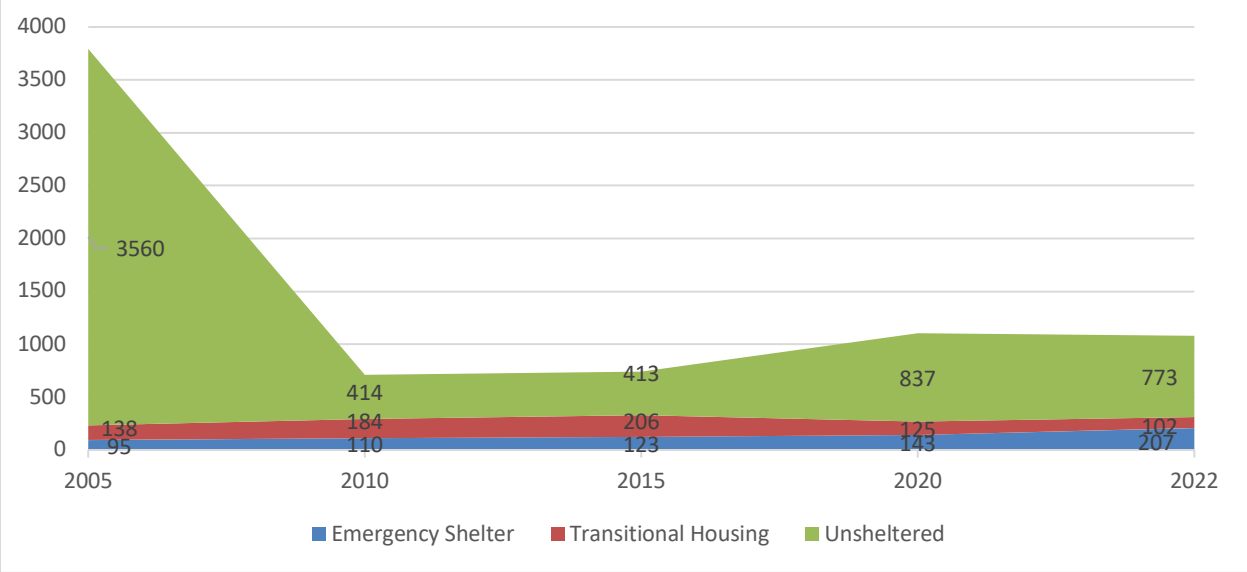
Currently, farm employee housing with six or fewer employees is allowed in the AN, RA, R, and RM zoning districts, and farm employee housing up to 36 beds in group quarters or up to twelve units or spaces designed for use by a single family or household is allowed in the AN zone.

To address the needs of farmworkers, the City will implement Housing Plan Programs 6 and 8 to support affordable housing development and remove constraints to development of housing types that may fit the needs of farmworkers, such as employee housing.

Persons Experiencing Homelessness

Figure A2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

Figure A2-2 Homelessness by Type Over Time, Households, Kings/Tulare CoC



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

CoC data identifies persons experiencing homelessness by type and race across the regions CoC for the year 2020. Among those counted, 92 percent identified as white, nine percent as Black/African American, and seven percent as American Indian or Alaska Native. Regarding ethnicity, 45 percent identify as Hispanic/ Latino (of any race).

The Kings Tulare Homeless Alliance conducted a Point-in-Time count in 2023. Data from the Point-in-Time count is reported for Porterville, Visalia, Tulare, and the balance of the county. Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions, including Dinuba. Table A2-36 identifies those counted in 2023.

Table A2-36 Homelessness by Type (2023)

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Balance of County, including Dinuba	5	0	31	36
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434

Source: Kings/Tulare Homeless Alliance, *2023 Point in Time Report,* July 7, 2023.

Resources for Persons Experiencing Homelessness

Emergency shelters for up to six persons are currently a permitted use in Dinuba in the C-2 zone. Emergency shelters are also allowed by use permit in the RM zone.

There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. Additional shelters are available in Visalia about 20 miles south of Dinuba. Visalia Rescue Mission provides 50 beds to men 18 years and older and 40 beds to women and children. The City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

To address the needs of homeless individuals, the City will implement Housing Plan Programs 1 and 6 to support the development of shelter housing and supportive services for people experiencing homelessness.

A2.11 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Dinuba to identify how well the current housing stock meets the needs of current and future residents.

A2.12 Housing Growth

Table A2-37 summarizes the growth in the housing stock in Dinuba by providing the total number of units constructed each decade from 1980 and 2020. The largest growth rate occurred between 2000 and 2010 with a 25.7 percent change during this 10-year period. Between 1980 and 2010, the housing stock grew by at least 20 percent each decade. Between 2010 and 2020, however, production slowed. During this time, the number of housing units in the city grew by 11.7 percent.

Table A2-37 Total Housing Units Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	3,182	3,836	4,670	5,868	6,552
Percent Change		+20.6%	+21.7%	+25.7%	+11.7%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B25001.

A2.13 Housing Type and Tenure

Table A2-38 identifies the total housing units by type in Dinuba, Tulare County, and California. In Dinuba, single-family detached homes comprise the majority of the housing stock, with 69.8 percent of total units. This percentage is less than the county average (75.0 percent) but more than the statewide average (57.7 percent). The second most common housing type are 5-to-9-unit complexes, providing 9.0 percent of the total units in the city.

Table A2-38 Total Housing Units by Type

Jurisdiction	Total	1 unit, Detached	1 unit, Attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 to 49 units	50 or more units	Mobile Home	Boat, RV, Van, etc.
Tulare County	6,552	4,571	152	200	367	589	354	54	80	180	5
Percent		69.8%	2.3%	3.1%	5.6%	9.0%	5.4%	0.8%	1.2%	2.8%	0.1%
Dinuba	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table A2-39 indicates housing units by tenure. In Dinuba, 53.1 percent of units are owner-occupied compared to 46.9 percent renter-occupied. This percentage is similar to the county (57.1 percent owner-occupied) and the statewide average (55.3 percent).

Table A2-39 Housing Units by Tenure

Jurisdiction	Total	Owner-Occupied	Renter-Occupied
Dinuba	6,354	3,375	2,979
Percent		53.1%	46.9%
Tulare County	139,044	79,353	59,691
Percent		57.1%	42.9%
California	13,103,114	7,241,318	5,861,796
Percent		55.3%	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.14 Vacancy Rate

Table A2-40 provides data on vacancy status by type for all vacant units. Vacant units comprise approximately three percent of total units. Of the total vacant units in Dinuba, units for rent make up the largest percentage of total vacant units. These units make up 46 percent of total vacant units in the city, greater than both the county average (14 percent) and statewide average (20.6 percent). Compared to the county and state, the city has far fewer vacant units for seasonal, recreational, or occasional use. In Dinuba, 5.6 percent of vacant units fall within this category, compared to 27.2 percent in the county and 34.1 percent statewide.

Table A2-40 Vacancy Status by Type for Total Vacant Units

Jurisdiction	Total	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Dinuba	198	91	-	35	-	11	-	61
Percent		46.0%	0.0%	17.7%	0.0%	5.6%	0.0%	30.8%
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004

A2.15 Housing Unit Size

Table A2-41 provides housing unit size data for Dinuba, Tulare County, and California. In Dinuba, three-bedroom units (49.2 percent) are the most common housing type, followed by two-bedroom (22.0 percent) and four-bedroom units (21.8 percent). This is similar to the statewide housing unit size trend; however, there is a notably larger percentage of three-bedroom units in Dinuba and Tulare County when compared to the state.

Table A2-41 Housing Unit Size

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedrooms
Dinuba	6,354	122	277	1,399	3,129	1,387	40
Percent		1.9%	4.4%	22.0%	49.2%	21.8%	0.6%
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.16 Age and Condition of Housing Stock

Table A2-42 provides data on the total occupied housing units by year built. Dinuba saw the most growth between 1970 and 1979. During this period, 1,289 units were constructed, representing 20.3 percent of the housing stock. Similarly, growth trends for Tulare County and California indicate that the largest percentage of units were constructed in the 1970s, with 20.3 percent in Tulare County and 17.5 percent in California. Notably, more than half (51.6 percent) of the housing stock in Dinuba was built prior to 1980 and is more than 40 years old.

Table A2-42 Total Occupied Housing Units by Year Built

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Dinuba	6,354	316	454	884	885	538	1,289	469	643	470	406
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	11.0%	11.1%	15.1%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Table A2-43 provides information on substandard housing units. In Dinuba, there is a larger percentage of units lacking kitchen facilities (0.4 percent of total units) compared to units lacking plumbing facilities (0.2 percent). This is similar to both the state and county. By comparison, Dinuba substandard housing units comprise a lower percent of total units (0.6 percent) compared to the county average (1.1 percent) and statewide average (1.6 percent).

The City's Planning and Code Enforcement divisions estimate that five percent of housing units (318 units) are dilapidated, 12 percent (762 units) are in need of major repair, and 20 percent (1,272 units) in need of minor repairs. Concentrated areas of substandard housing in the city are in southeast and southern portions of the city, which are older neighborhoods closest to the downtown core area. Enforcement staff regularly distribute information about the City's home rehabilitation program to property owners undergoing enforcement.

Table A2-43 Substandard Housing Units

Jurisdiction	Total Housing Units	Lacking Plumbing Facilities	Lacking Kitchen Facilities
Dinuba	6,354	15	27
Percent		0.2%	0.4%
Tulare County	139,044	481	971
Percent		0.4%	0.7%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049

As described in Chapter A7, Program 10, the City will continue to support housing assistance providers that offer housing rehabilitation assistance for owner-occupied households by applying for funding opportunities and expanding awareness of available rehabilitation programs.

A2.17 Housing Costs

Median Home Sale Price

Table A2-44 provides information on the median housing value in Dinuba and comparable jurisdictions from 1980 to 2020. As shown, prices rose steadily from 1980 to 2000, before experiencing a large increase in value from 2000 to 2010. Median home values increased by 105.2 percent during this period. Increases in value have slowed since 2010, with growth between 2010 and 2020 at 7.0 percent. Each jurisdiction listed in the table experienced a similar pattern of growth in home values, including an extreme spike in value between 2000 and 2010. Porterville is the only jurisdiction listed that saw a decrease in value during any decade (0.6 percent decrease between 2010 and 2020). According to Zillow analytics, the typical value for single-family homes in Dinuba (within the 65th to 95th percentile range) as of October 2024 (latest available data) is $340,461.[10] No information was available for condos.

[10] Zillow.com. 2024. Housing Data. https://www.zillow.com/research/data/

Table A2-44 Median Housing Value Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent Change		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent Change		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent Change		36.4%	58.0%	95.0%	14.9%
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent Change		45.9%	38.5%	107.8%	17.0%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent Change		35.4%	30.2%	98.7%	-0.6%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Housing Rents

According to the 2016-2020 ACS, the median gross rent in Dinuba was $963 per month (Table A2-45) This was slightly lower than the median for the county at $974 and significantly lower than the state average of $1,586.

Table A2-45 Median Gross Rent, 2020

	City of Dinuba	Tulare County	City % of County	California	City % of State
Median Gross Rent	$963	$974	98.9%	$1,586	60.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-46 below provides data on median gross rent from 1980 to 2020. Median gross rent has grown from $214 per month in 1980 to $963 in 2020. Between 2000 and 2010, rents in the city grew by 57.2 percent. From 2010 to 2020, rents grew at a slower rate of 25.6 percent.

Table A2-46 Median Gross Rent Over Time, Dinuba

	1980	1990	2000	2010	2020
Median Gross Rent	$214	$376	$488	$767	$963
Percent Change		75.7%	29.8%	57.2%	25.6%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-47 provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for 2022 and 2023 in Dinuba. Rental prices for 1-2-bedroom units were lower in Dinuba than the county average but higher for 3-4-bedroom units.

Table A2-47 Median Rent by Number of Bedrooms

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Dinuba	N/A	$795	$1,000	$1,900	$2,200
Tulare County	$660	$850	$1,425	$1,800	$1,995
California	$1,643	$1,964	$1,996	$2,349	$2,785

Source: Zumper.com, Rental data, 2022 and 2023, accessed June 2023.

A2.18 Distribution of Owner-Occupied Units

Table A2-48 compares data on the number of owner-occupied housing units by race in Dinuba, Tulare County, and California. In Dinuba, most owner-occupied units are occupied by residents that identify as white (67.6). This rate is lower than in Tulare County (73.6 percent) and slightly higher than in California (66.7 percent).

Considering ethnicity, 79 percent of owner-occupied units are occupied by Hispanic/Latino residents of any race. This percentage is higher than in Tulare County (48.8 percent) and California (24.0 percent).

Table A2-48 Owner-Occupied Units by Race

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/ Latino of any Race
Dinuba	2,281	8	45	68	4	561	408	2,665
Percent	67.6%	0.2%	1.3%	2.0%	0.1%	16.6%	12.1%	79.0%
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

A2.19 Housing Affordability

Table A2-49 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment) for Dinuba. A summary of each income category's ability to pay for housing is provided below the table.

Table A2-49 Housing Affordability Matrix – Dinuba (2022)

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person (Studio)	$13,849	$346	$181	$121	$165	$61,306
2-Person (1 BR)	$15,584	$390	$202	$136	$188	$68,382
3-Person (2 BR)	$17,310	$433	$227	$151	$206	$75,436
4-Person (3 BR)	$19,045	$476	$263	$167	$213	$82,512
5-Person (4 BR)	$24,548	$614	$298	$215	$316	$103,393
Very Low Income (30-50% AMI)						
1-Person	$23,082	$577	$181	$202	$396	$102,177
2-Person	$25,973	$649	$202	$227	$447	$113,971
3-Person	$28,849	$721	$227	$252	$494	$125,727
4-Person	$31,741	$794	$263	$278	$531	$137,520
5-Person	$34,094	$852	$298	$298	$554	$143,601
Low Income (50-80% AMI)						
1-Person	$36,930	$923	$181	$323	$742	$163,483
2-Person	$41,557	$1,039	$202	$364	$837	$182,353
3-Person	$46,159	$1,154	$227	$404	$927	$201,164
4-Person	$50,786	$1,270	$263	$444	$1,007	$220,032
5-Person	$54,551	$1,364	$298	$477	$1,066	$229,762
Median Income (80-100% AMI)						
1-Person	$46,163	$1,154	$181	$404	$973	$204,354
2-Person	$51,946	$1,299	$202	$455	$1,097	$227,941
3-Person	$57,699	$1,442	$227	$505	$1,215	$251,455
4-Person	$63,483	$1,587	$263	$555	$1,324	$275,040
5-Person	$68,189	$1,705	$298	$597	$1,407	$287,203
Moderate Income (100-120% AMI)						
1-Person	$55,396	$1,385	$181	$485	$1,204	$245,225
2-Person	$62,335	$1,558	$202	$545	$1,356	$273,529
3-Person	$69,239	$1,731	$227	$606	$1,504	$301,746
4-Person	$76,179	$1,904	$263	$667	$1,641	$330,048
5-Person	$81,827	$2,046	$298	$716	$1,748	$344,643

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.

2. Affordable housing costs are 30 percent of gross household income.

3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.

4. Taxes, insurance, private mortgage insurance, and homeowners' association dues are calculated at 35 percent of monthly affordable cost.

5. Affordable home price assumes a 30-year fixed mortgage with a 7 percent interest rate and 10 percent down payment.

6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. Extremely low-income households have an annual income of $13,849 or below for a one-person household and $24,548 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Dinuba. After deductions for utilities, an extremely low-income household can afford to pay approximately $165 to $316 in monthly rent. Given the cost of housing, extremely low-income households could not afford to purchase a home, as the affordable home price for extremely low-income households ranges from $61,306 to $103,393 depending on household size.

Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to $23,082 for a one-person household and up to $34,094 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between $102,177 and $143,601, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately $396 to $554 in monthly rent, depending on household size. Given the cost of housing in Dinuba, very low-income households could not afford to purchase a home or rent an adequately sized unit.

Low-income Households

Low-income households earn between 51 and 80 percent of the county AMI – up to $36,930 for a one-person household and up to $54,551 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between $163,483 and $229,762, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately $742 to $1,066 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Median-Income Households

Median-income households earn between 80 and 100 percent of the county's AMI – up to $46,163 for a one-person household and up to $68,189 for a five-person household in 2022. The affordable home price for a moderate-income household range from $204,354 to $287,203. After deductions for utilities, a one-person median-income household could afford to pay up to $973 in rent per month and a five-person low-income household could afford to pay as much as $1,407. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Moderate-Income Households

Moderate-income households earn between 100 and 120 percent of the county's AMI – up to $55,396 for a one-person household and up to $81,827 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is $245,225 for a one-person household and $344,643 for a five-person family. Moderate-income households in Tulare County could afford to purchase a median priced home; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between $1,204 and $1,748 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Workforce Housing

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (Tulare County, that range is $50,580 to $101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of $84,300 could afford monthly rent of $1,845 for a three-bedroom housing unit and a home purchase price of $304,998 without being burdened by housing costs. As noted in Table A2-48, the average monthly rental price for a three-bedroom unit is $1,720, just below the affordable rent for the AMI for the county.

As noted in Table A2-4, the salary for the largest number of workers located in Tulare County (educational services, healthcare and social assistance) receives an annual median income of approximately $52,534. At this median income level, a household of two would be considered low-income; if there were two children or dependents, then that household would be considered a low-income household.

Cost Burden

Table A2-50 and Table A2-51 identify cost-burdened households by tenure overtime in Dinuba. There has been a decrease in the number of owner-occupied cost-burdened households from 974 households in 2010 to 611 in 2020. Cost-burdened renter-occupied households show different results, indicating noticeable increases during the same time period, from 914 in 2010 to 1,277 in 2020.

Table A2-50 Cost Burdened Owner-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	211	254	546	974	611
Percent		20.4%	115.0%	78.4%	-37.3%

Note: Data are not inflation-adjusted to current 2023 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Table A2-51 Cost Burdened Renter-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	293	563	560	914	1,277
Percent		92.2%	-0.5%	63.2%	39.7%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

CHAS data provided by HUD provides information on cost burden by income category based on the HAMFI. This data is included in Table A2-52 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data gives insight into which income categories are currently experiencing costs burdens in the city. As shown, households with income less than 50 percent of HAMFI experience a high rate of cost burden, including 874 of 996 extremely low-income households and 910 of 1,230 very low-income households. Most of the extremely low- and very low-income households experiencing cost burden are renters. However, low-income, median-income, and moderate-income households with cost burdens are more likely to own their home.

Table A2-52 Cost Burden by Income and Tenure

Row Labels	Owner-occupied	Renter-occupied	Grand Total
Household income is <= to 30% of HAMFI (extremely low income)	**179**	**817**	**996**
Housing cost burden is **<=** to 30%	29	83	112
Housing cost burden > 30% but <= to 50%	25	184	209
Housing cost burden is > 50%	125	550	675
Income is greater than 30% but <= to 50% of HAMFI (very low income)	**490**	**740**	**1,230**
Housing cost burden is **<=** to 30%	170	150	320
Housing cost burden is > 30% but <= to 50%	165	440	605
Housing cost burden is > 50%	155	150	305
Income is > 50% but <= to 80% of HAMFI (low income)	**748**	**649**	**1,397**
Housing cost burden is **<=** to 30%	484	450	934
Housing cost burden is > 30% but <= to 50%	250	169	419
Housing cost burden is > 50%	14	30	44
Income is > 80% <= to 100% of HAMFI (median income)	**280**	**225**	**505**
Housing cost burden is **<=** to 30%	215	225	440
Housing cost burden is > 30% but **<=** to 50%	65	0	65
Housing cost burden is > 50%	0	0	0
Income is greater than 100% of HAMFI (moderate income)	**1,555**	**448**	**2,003**
Housing cost burden is **<=** to 30%	1,525	429	1,954
Housing cost burden is > 30% but **<=** to 50%	30	4	34
Housing cost burden is > 50%	0	15	15
Grand Total	**3,252**	**2,879**	**6,131**

US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.20 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation database are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

- **High Risk:** affordable housing units that are at risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Table A2-53 shows assisted units in Dinuba by estimated affordability end date. As shown, there are 768 assisted units in the city, and none are at risk of conversation by 2033. The USDA verified that the 38 units in West Northway Apartments have an affordability covenant as a stipulation of a loan that expires in 2035. Since 2035 is close to the 10-year analysis timeframe required by HCD, and it is uncertain that the affordability covenant will be extended after the expiration of the loan, a fiscal analysis for replacement or preservation of these units is provided below.

Costs of Replacement Versus Preservation

To understand the significance if these 38 at-risk units are lost from the supply of affordable housing, it is critical to identify the cost of construction of new regulated housing to replace these at-risk units if they are converted to market-rate units, as well as to compare this cost to the potential costs to preserve these units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in Chapter A3, *Housing Constraints*. The typical cost of construction for below market-rate housing in Tulare County in 2022 was $337,540 per unit. Based on this per unit cost, the total cost to replace the 38 high-risk affordable units with new construction would be approximately $12.8 million.

Another option to preserve the units at risk is to transfer the units to nonprofit ownership. Transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies. Under AB 1521, there are prescribed steps for owners of deed-restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units.

Nonprofit organizations are usually committed to maintaining the long-term affordability of low-income housing and may be eligible for a variety of affordable housing programs. A list of qualified entities is provided in Chapter 2, *Regional Housing Needs Assessment*. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A cursory survey of older apartment buildings sold in Dinuba and similar nearby cities conducted in November 2024 indicates a price range of $63,545 to $230,835 per unit, with an average sales price of $131,229 per unit.[11] At this sales price, the cost for the 38 at-risk units would be approximately $5 million.

The cost of preserving these units is much less than the cost of new construction. As shown in Table Table A2-49, the amount a lower-income household of four can afford to pay for housing annually without a housing cost burden is $1,066 per month. The median market rent for a three-bedroom unit in the city is $1,900 monthly. Based on the difference between the affordable rent and current market rate, the cost of preserving such a unit is approximately $834 per month, or $10,008 per year. Using this total, the cost of preserving the 38 units would be approximately $308,304 per year. However, the City does not have a program to provide such subsidies.

[11] Homes.com. 2024. https://www.homes.com/tulare-county-ca/multi-family-homes-for-sale/

The City will implement Program 9 to preserve restricted affordable housing developments that are at risk of converting to market-rate uses during the planning period. The City will monitor all regulated affordable units and maintain annual contact with property owners regarding the status of these units.

Funding Sources for Assisted Housing

There are a variety of funding sources for affordable housing, preservation, and rehabilitation from federal, state, and local sources. HCD and HUD administers grants which can assist developers, local governments, and non-profits in constructing housing units. Local resources that support affordable housing are described in the Housing Constraints analysis.

Permanent Local Housing Allocation (State)

The 2017-18 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate, and distribute directly to cities, funds for new affordable housing production. The Building Homes and Jobs Act (Senate Bill 2, Atkins 2017) established a permanent source of funding for affordable housing through a $75 fee on real estate document filings. In 2023, the City received an entitlement from the resulting program "Permanent Local Housing Allocation" in the amount of just under $230,897 from filing fees during calendar year 2022.

Affordable Housing and Sustainable Communities Program (State)

The statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions, and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City planning staff will continue to work with their colleagues in various departments to best position affordable housing and sustainable infrastructure planning to align with this program. Additionally, staff will continue seeking partnerships with area technical assistance programs, affordable housing developers, and area transit agencies to collaborate in an application for funding when a viable and competitive housing and transportation development is ready to move forward.

State Low Income Housing Tax Credits (State)

The federal government through the Internal Revenue Service enacted the Low Income Housing Tax Credit Program in 1986. This program has been the largest producer of affordable multifamily rental housing since its inception. Each state has a financing agency that administers the LIHTC Program, and in California that is the Tax Credit Allocation Committee (TCAC). Institutional investors or syndicates are incentivized to invest in long term affordable rental housing projects to receive tax credits. Nonprofit and private developers are eligible to apply for State LIHTC for acquisition, new construction and/or rehabilitation of affordable rental housing.

Table A2-53 Inventory of Public Assisted Complexes – Dinuba

Name	Address	City	Zip	Affordable Units	Total Units	Active Funding Source(s)	Estimated Affordability End Year/Date	Risk Level
College Park Apartments	1850 South College Avenue	Dinuba	93618	53	54	LIHTC[1]	2052	Low
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28	36	LIHTC	2055	Low
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79	80	LIHTC; HCD	2058	Low
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75	76	LIHTC; HUD; USDA	2059	Low
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80	81	LIHTC; HCD	2062	Low
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56	57	LIHTC; USDA	2064	Low
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61	62	LIHTC; HCD	2067	Low
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47	48	LIHTC; HCD	2067	Low
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39	40	LIHTC; USDA	2069	Low
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39	40	LIHTC; HUD	2072	Low
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63	64	LIHTC	2075	Low
Garden Estates	1400 South Green	Dinuba	93618	43	44	LIHTC; USDA	2076	Low
West Northway Apartments	245 W. Northway	Dinuba	93618	38	38	USDA	2035*	Moderate
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24	24	LIHTC; HCD	12/10/2047	Low
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43	44	LIHTC; HCD	6/5/2074	Low

Note: All locally assisted or restricted developments may not be included in this list.

[1] Low-Income Housing Tax Credit (LIHTC) program

*Although the California Housing Partnership records indicate that the affordability end year is 2039, the USDA verified that the affordability covenant stipulated by the USDA loan will expire in 2035.

Source: California Housing Partnership, 2023.

HOME

The HOME program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For Dinuba, HOME funds are made available on an annual, competitive basis through HCD's HOME Investment Partnerships Program. Approximately $1,000,000 or more is available to develop and support affordable multifamily rental housing, owner-occupied housing rehabilitation, and home ownership affordability. Dinuba uses HOME funds primarily for first-time homebuyers (down payment assistance), owner-occupied rehabilitation, and rental-rehabilitation. The City has also done some multifamily acquisition/rehabilitation.

CDBG Funding (Locally controlled federal funds)

The City is considered a non-entitlement city, as it has a population of under 50,000, a criterion defined by HUD for agencies seeking assistance with CDBG funds. The City was awarded approximately $1,000,000 from the State administered HUD funds in 2022. Dinuba utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities. Additionally, CDBG funds support public facilities and infrastructure including $250,000 for the South El Monte neighborhood Revitalization Plan in 2021, $3.5 million for the North Dinuba Infrastructure Improvements Project in 2020, and $3.0 million for the Kern Street Storm Drain Project in 2019.

Homebuyer Assistance Program (Local)

The City of Dinuba's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The Program is designed to provide the additional financing needed to keep a first mortgage payment affordable. The program provides a zero percent deferred loan payment, due after the term of the primary loan years, plus an additional 15 years, and requires a minimal one percent down payment. Participation in the program requires completion of a free homebuyer education course and that the household income falls below annual income thresholds.

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A3 Housing Constraints Analysis

Constraints to the development of adequate and affordable housing include market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

According to Government Code Section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of the housing elements update. Where constraints to housing production are related to the City's regulations or land use controls, the City must identify appropriate programs to mitigate these constraints, particularly ones that impact the production of affordable housing or housing for special needs populations.

The following chapter outlines non-governmental, governmental, environmental, and infrastructure constraints and was used in the development of specific policies and actions included in the Housing Plan to remove barriers to housing and to incentivize housing production, specifically targeting housing production at all income levels and housing for persons with special needs.

A3.1 Summary of Local Housing Constraints

- The costs of developing housing, including land costs and construction costs, are rising rapidly. There is a lack of federal, state, and local funding, and the funding that is available is increasingly competitive. The time and effort needed to identify, compete for, and incorporate affordable housing funds is a major constraint to development of affordable housing.
- Loan denial rates in Tulare County were higher for Hispanic/Latino applicants (18 percent) compared to non-Hispanic/Latino applicants (16 percent). Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. The higher denial rate for Hispanic/Latino applicants indicates a financial constraint to purchasing a home which puts higher pressure on the rental markets.
- Although Dinuba's development regulations allow for a variety of densities throughout the city, development standards are not sufficiently flexible. Residential parking requirements, open space requirements for multifamily developments, and zoning code provisions allowing single-family residences by-right in multifamily zones potentially constrain the development of a variety of housing types.
- Use permit regulations for small group homes in certain zoning districts could pose a constraint to housing for individuals with special needs, and use permit regulations for emergency shelters in certain zoning districts constraints housing access for unsheltered individuals.
- Dinuba's development review and impact fees are higher than in other small cities in the region, which may be a constraint to development.

A3.2 Non-Governmental Constraints

The availability of housing is affected by a complex set of interrelated market factors, including but limited to, cost of land, cost of construction, and availability of financing. These factors contribute to determining a new home's sale price or the rents required to make a project feasible. Non-governmental constraints include factors outside of direct governmental control that directly impact housing prices. The cost of construction and the availability of financing contribute to the cost of housing and can hinder the production of affordable housing. The following analysis accounts for these non-governmental constraints.

A3.2.1 Land Costs

The cost of land can impede the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities.

Table A3-1 provides the average price per acre for land listed for sale throughout Dinuba in June 2023. The average price per acre is significantly higher for smaller lots, most of which are in non-agricultural zones. The average price per acre for all plots is $152,631. The price per acre is less for larger lots, which average $29,492. Most of these larger properties are in agricultural zones.

Table A3-1 Listed Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	$275,769.88
10 or more acres	$29,492.54
Average $/acre	$152,631.21

Source: Zillow, Inc., 2023.

Table A3-2 provides the average price per acre for land sold in 2022 in Dinuba. The average price per acre for all land sales across Dinuba is $154,520, slightly higher than the average list price. The average sales price per acre for larger lots was $34,585, which is lower than the total average per acre price for all sales, but higher than the average price per acre for currently listed properties. Most of these larger properties are in agricultural zones.

Table A3-2 Sold Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	$274,455.10
10 or more acres	$34,585.72
Average $/acre	$154,520.41

Source: Zillow, Inc., 2023.

Conclusion

Land costs in Dinuba are consistent with neighboring cities and are not considered a constraint to development.

Recommended Action

None required.

A3.2.2 Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Tulare County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table A3-3 shows the estimated cost of constructing a basic 2,000 square foot single-family home in Tulare County to be around $337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table A3-3 Estimated Construction Cost

Item	Cost
Material	$204,226
Labor	$126,001
Equipment	$7,313
Total	**$337,540**

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Although the cost of construction constrains affordable housing development, construction costs are similar across jurisdictions in Tulare County, illustrating that the constraints are market driven rather than an impact of local policy.

A3.2.3 Availability of Financing

Mortgage interest rates have a large influence over housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower costs and lower monthly payments for the homebuyer.

When interest rates rise, housing prices typically fall to compensate. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Where financing is available, construction capital seems to be directed at the transactions – those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the

availability of financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

Market-Rate Development Financing

As discussed in Land Costs and Construction Costs above, market-rate development is generally financed by investors, and the cost to build a residential project must be recovered by revenue from sales or rents. Rent or sales prices of new housing rises as the component costs for developers increase. A market in which housing supply is limited and demand is high can support higher housing prices, but lower-income segments of the community are priced out. Therefore, it is difficult for the private sector, for-profit developers, and market-rate housing supply to meet the housing needs of all community members.

Affordable Housing Financing

A description of available funding sources for affordable development is provided in Chapter A2, *Housing Needs Assessment.*

Mortgage and Rehabilitation Financing

The availability of financing affects the ability of residents to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of reviewing the lending activity is to determine whether home financing is available to city residents. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans.

Lending activity data provides information regarding home financing availability for city residents. The most recent data set available for the County of Tulare from 2022 shows that 18,154 households applied for a home financing loan, which includes loans for home purchase, home improvement, and refinancing. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, of the total applications received for home purchase, 54 percent of the loans originated while 5.9 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the U.S. government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, 49 percent of the conventional loans were originated, and 18 percent of the applications were denied. Additionally, 43 percent of the government backed loans originated and 10 percent of the applications were denied.

County data shows that the white racial group had the highest number of loan applications with 5,463 applications. Per racial group, white applicants also had the highest percentage of loans originated out of applications received (56 percent). In terms of ethnicity, Hispanic/Latino applicants comprised 38 percent of the total number of loan applications while non-Hispanic or Latino residents comprised 29 percent. However, of the loan applications made by Hispanic/Latino applicants, only 53 percent of loans originated compared to 56 percent for non-Hispanic/Latino applicants. Hispanic/Latino applicants also had a higher loan denial rate (18 percent) compared to non-Hispanic/Latino applicants (15.5 percent).

Construction Financing Timing

The timing between project approval and requests for building permits affects project viability. Project delays may result from developers' inability to secure financing for construction. In Dinuba, the average time between project approval and request for building permit is typically three to nine months but varies by type of project. Some projects take years to pull building permits and secure financing. Single-family homes usually experience the least delay (three to nine months). Multifamily housing construction tends to be more complex and usually involves more time between entitlement and building permit issuance (six to nine months).

Conclusion

Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. Federal Financial Institutions Examination Council (FFIEC) HMDA data, by itself, does not provide insight into these other factors. Therefore, it is important that the City supports housing education and opportunities for all residents.

Recommended Action

The City shall implement goals and policies to support homeownership opportunities and home-buying education, particularly for racial and ethnic groups underrepresented in the homebuying market. The City will implement Housing Plan Program 11 to expand awareness of homebuyer education programs.

A3.2.4 Requests for Lower Development Densities

In Dinuba, four recent developments, including Castlerock Subdivision and Montebella 2/3, have developed at densities lower than allowed by the zoning of the site. Three of these developmentswere subdivisions in the R-1-6 zone, and achieved 63 percent, 58 percent, and 87 percent of allowable density. The other project was a multifamily development in the RM-1.5 zone which achieved 82 percent of allowable density. Both the Castlerock Subdivision and Montebella 2/3 projects were required to dedicate land for park and stormwater ponding basins, which lowered the overall site density. Program 2 requires the City to identify alternative sites if requests for lower development densities would result in a shortfall in RHNA sites,

A3.3 Governmental Constraints

Although local governments have little influence on market factors such as interest rates, local policies and regulations can impact where, how much, and what type of residential development is built. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other policies and regulations, may constrain the maintenance, development, and improvement of housing.

A3.3.1 Land Use Controls

Land use controls provided in the General Plan and the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the

compatibility of planned uses in each area, and the range and type of buildings and uses that will be located throughout Dinuba.

A3.3.1.1 General Plan

Dinuba adopted its current General Plan in 2008 to guide development in the city. The Land Use Element of the City's General Plan sets forth the vision, goals, and policies for the city's urban form and land use patterns, including residential development. The General Plan Land Use Element establishes land use categories that define the allowable uses and building densities/intensities throughout the city. The various types of housing units allowed in the city include single-family dwellings, multifamily dwellings, townhomes, condominiums, and mobile homes. Residential densities in Dinuba cover a wide spectrum that promotes the development of various housing types.

The Dinuba General Plan contains the following residential land use designations:

- Low Density Residential: 0 to 2.0 units per acre.
- Medium Low Density Residential: 2.1 to 4.5 units per acre.
- Medium Density Residential: 4.6 to 7.5 units per acre
- Medium High Density Residential: 7.6 to 15.0 units per acre.
- High Density Residential: 15.1 to 24 units per acre

In addition, the Community Commercial land use designation allows mixed use development with approval of a Conditional Use Permit (CUP) in conformance with the Downtown Residential Overlay District, with an allowable maximum density of 24 units per acre.

The City of Dinuba is currently in the process of developing a Focused 2023 General Plan Update to the existing 2008 General Plan. The update is titled "focused" since it is not a comprehensive update of all elements of the General Plan, but rather a focused analysis of a few growth areas and community topics that are discussed in the Land Use and Circulation Elements of the General Plan. The Focused General Plan Update includes the provision of new residential neighborhoods, the development of policies that encourage mixed-use development in the downtown area and commercial areas, Zoning Code updates to accommodate residential and commercial areas, implementation of road safety measures, and the addition of an Environmental Justice element.

Conclusion

The General Plan includes five residential land use designations with a density range from less than one to 25 dwelling units per acre. The densities ranges are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

A3.3.1.2 Zoning Code

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code, as well as specific plan development codes. A zoning district is assigned to every parcel in the city and the Zoning Code identifies compatible uses. In general, the City's zoning regulations are designed to balance the goal of providing a mix of residential and commercial land use types while protecting the health and safety of residents and preserving the character of existing neighborhoods.

Additionally, development standards such as setbacks, height limits, lot coverage, open space requirements, and parking identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Development standards may be considered a constraint to the development of housing units if they are too restrictive or reduce the development potential on a specific parcel.

The City's Zoning Code allows residential uses in the following districts: Development beyond 24 units per gross acre is permitted by CUP. The City's Zoning Code provides for the following residential districts.

- **Agriculture (AN)**: The AN district is intended to preserve lands best suited for agriculture from the encroachment of incompatible uses; to protect lands designated for eventual urban development to ensure the orderly and beneficial conversion of these lands to nonagricultural use. The AN district does allow for rural residential development, specifically for single family dwellings. The minimum site area is ten (10) acres for all permitted uses. Each site has no less than five (5) acres for each dwelling unit located on the site, subject to the exception that employee housing may be located on a site with a lesser area for each dwelling unit.
- **Residential Acreage (RA)**: The RA district is intended to provide living areas within the city limited to a very low-density concentration of one-family dwellings. The minimum site area is twenty thousand (20,000) square feet for a permitted use. No more than one (1) unit is allowed on each site in the RA district.
- **One Family Residential (R)**: The R district is intended primarily to provide living areas at locations designated by the General Plan for medium low and medium density, involving single-family dwellings. In the R district, no more than one (1) dwelling unit is allowed on each site, except as provided under Sections 17.26.030.
- **Multifamily Residential (RM)**: The multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.
- **Downtown Commercial District (C-2):** The C-2 zone allows mixed use development, including residential uses, in the Downtown Residential Overlay District with a CUP.

In Dinuba, minimum residential lot sizes are required in some zones. Table A3-4 provides the minimum lot area per dwelling unit standard by zoning district.

Table A3-4 Site Area Per Dwelling Unit (RM)

District	Lot Area
RM-3	3,000 square feet (14.54 units/gross acre)
RM-2	2,000 square feet (21.78 units/gross acre)
RM-1.5	1,500 square feet (Conditional Use Permit [CUP] required over 24 units/gross acre)
Downtown Residential Overlay	1,875 square feet (24.0 units/gross acre)

Source: Dinuba Zoning Code, Adopted September 2022.

Downtown Residential Overlay District

The Downtown Residential Overlay allows residential development as part of a mixed use development throughout the downtown area. Only parcels classified as C-2 within the Downtown Residential Overlay District allow mixed use development subject to approval of a CUP. Mixed use projects allow residential uses on the second and third floor or limited residential use on the ground floor if compatibility is

determined with the neighborhood or other commercial development. Residential uses must include at least two studio units, two one-bedroom units, and two two-bedroom units.

Conclusion

The City's Zoning Code provides for a range of densities and is consistent with the General Plan land use designations.

Recommended Action

None required.

A3.3.2 Residential Development Standards

Table A3-5 shows the development standards for residential zones. The minimum parcel area for residential zones ranges from 6,000 square feet to five acres. Maximum site coverage ranges from 35 percent to 60 percent of the lot area.

The front setback requirement is 15 feet for all R and RM districts and 35 feet for AN and RA districts. The side setback requirement is 15 feet for AN and RA districts, 10 feet for R-1-10, and five feet for the remaining three R districts as well as all RM districts. Rear setback requirement is 15 feet for AN and RA districts, 20 feet for R districts, and 15 feet for RM districts.

Maximum height requirements are 35 feet for AN district, 30 for RA districts, 25 for R districts, and 35 for RM districts. In the RA district, maximum height may be increased to 50 feet with a CUP. In RM districts, buildings within 50 feet of the boundary of an RA or R district may not exceed one story and buildings within 100 feet of the boundary of an RA or R district may not exceed two stories. Height requirements for ADUs are 35 feet for AN district, 35 for RA districts, and 15 feet for all other districts. Maximum density ranges from 0.2 units per acre in the AN district to 24 units per gross acre in the RM-1.5 districts. The City's maximum height requirement for accessory structures requires a CUP for accessory structures over one story in the RA, R, and RM districts. The height requirement of 35 feet in the AN, RA, and RM zones does not constrain the development of three-story buildings in Dinuba. The City is currently processing an application for a three story multi-family project (El Monte Village) within the 35-foot height limit.

Table A3-5 Residential Development Standards

Zoning District	Minimum Parcel Area	Minimum Setback (in feet)			Maximum Height (feet)	Maximum Height (Accessory Structure)	Maximum Site Coverage (percent of lot)	Maximum Density (du/acre)
		Front (feet)	Side (feet)	Rear (feet)				
AN	10 acres	35	15	15	35	35	10	0.2
RA	20,000 sq. ft.	35	15	15	30 (50 with CUP)	35	25	2
R-1-10	10,000 sq. ft.	15	10	20	25	25	40	4
R-1-7.5	7,500 sq. ft.	15	15	20	25	25	40	5.7
R-1-6	6,000 sq. ft.	15	5	20	25	25	40	7.2
RM-3	7,000 sq. ft.	20	5	15	35	35	50	14.54
RM-2	7,000 sq. ft.	20	5	15	35	35	55	21.78
RM-1.5	7,000 sq. ft.	20	5	15	35	35	60	24
Downtown Residential Overlay	3,750 sq. Ft.	0 (15 if abutting residential district)	0 (10 to 15 if abutting residential district)	0 (10 if abutting residential district)	40	N/A	N/A	24.0

Notes:
The sum of the two side yards for the R-1-7.5 zone shall be 15 feet and each lot may have one five-foot minimum side yard.
Source: Dinuba Zoning Code, Adopted September 2022.

The City has recently received requests for reduced setbacks to adapt to site-specific constraints. These requests are currently accommodated through the Planned Unit Development process. The City is reviewing setback requirements as part of the comprehensive Zoning Code update that is currently underway.

Conclusion

Development standards related to parcel area, setbacks, height of primary structures, site coverage, and density do not constrain residential development.

Recommended Action

None required.

A3.3.2.1 Parking

According to the Terner Center for Housing Innovation at UC Berkeley, parking can cost $25,000 to $75,000 per space to construct. However, given the age of data and the increased cost of land and construction costs discussed above, the costs per parking space are likely much higher.[1] Parking provided in underground or structured parking facilities, or if required to be covered or enclosed, can significantly increase the cost of housing and could affect the feasibility of various housing projects in the city. In addition, requirements for parking space locations and maximum distances from dwelling units may also increase the cost of housing and affect the feasibility of housing projects. Requiring less parking not only reduces the project budget but can allow for more space to build additional housing units.

[1] Terner Center for Housing Innovation at UC Berkeley, 2016. Available at: http://ternercenter2.berkeley.edu/proforma/

Table A3-6 provides the residential parking requirements in Dinuba.

Table A3-6 Residential Parking Requirements

Residential Use		Required Parking Spaces
Single-family units		2.0 per unit
Multifamily units	Studio	1.5 per unit + 1 guest space/5 units
	1 Bedroom	2.0 per unit + 1 guest space/5 units
	2 or more Bedrooms	2.0 per unit + 1 guest space/5 units
Mixed Use Projects (residential portion)	Studio	1.0 per unit
	1 Bedroom	1.0 per unit
	2 Bedrooms	2.0 per unit
Senior residential units		1.0 per unit

Spaces for single family units require a garage or carport.

Multifamily units require one guest parking space per five dwelling units.

Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

Residential parking requirements for studios (1.5 spaces per unit, plus one guest space per 5 units) and one-bedroom multifamily units (2.0 spaces per unit, plus one guest space per five units) pose a potential constraint due to the requirement of more than one parking space per unit, which can be cost prohibitive to the development of such units.

Recommended Action

Revise parking requirements related to studios and one-bedroom multifamily units to require no more than one space per unit. The City will implement Housing Plan Program 6 to amend the Zoning Code to revise parking requirements for studio and one-bedroom multifamily units to not more than one space per unit.

A3.3.2.2 Open Space and Park Requirements

The Zoning Code establishes open space requirements for the RM districts. In these zones, each building site must provide landscaped and usable recreational and leisure areas equaling at least 350 square feet per dwelling unit. This area should be conveniently located and readily accessible to each dwelling unit. Of this area, at least 25 percent must be designed as recreation area dedicated to promoting athletics and physical activity and at least another 25 percent must be designed as leisure area. Developments with five or more units are required to provide barbecue/picnic areas and children's play areas. Table A3-7 provides requirements for barbecue/picnic areas and children's play areas.

Table A3-7 Active Recreation Area Requirements

Number of Units	Required Play Areas	Required Barbecue/Picnic Areas
5 to 50 units	1	1
51 to 99 units	2	2
100 to 149 units	3	3
150 to 199 units	4	4
200 to 249 units	5	5

Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

The requirement of children's play areas and barbecue/picnic areas for all developments with five or more units without any consideration of the target population can result in underutilized active recreation areas in some developments. This is an issue when considering children's play areas due to the greater area requirement for these spaces. Additionally, these spaces are targeted towards a specific age group that may not be present in all multifamily developments.

Recommended Action

Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types, and reduce the amount of open space required, to provide options for housing developers to meet the needs of their intended users. The City will implement Housing Plan Program 6 to amend the Zoning Code to reduce open space requirements for multifamily developments.

A3.3.2.3 Density Bonus

Chapter 17.84 of the Dinuba Municipal Code establishes the City's density bonus policy. The city provides a density bonus and other incentives or concessions to applicants for residential projects who agree to provide affordable or senior housing pursuant to the provisions of Government Code Sections 65915 through 65918 or successor statute. The City provides an additional density bonus or other incentives or concessions to applicants for residential projects who agree to donate land for affordable housing development and/or provide a childcare facility pursuant to the provisions of state law.

Allowed Density Bonuses

The amount of the density bonus granted shall be determined pursuant to state law. The City may choose to grant a density bonus greater than provided in the provisions of Government Code Sections 65915 through 65918 or successor statute for a development that exceeds the requirements of state law. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval separate from the discretionary approval otherwise required for the project.

Types of Incentives

Incentives or concessions include any of the following:

1. A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing, a reduction in setback and square footage requirements or off-site improvements. Such reduction or modification

requirements must exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code Section 18901 et seq.;

2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if such nonresidential uses are compatible with the housing project and the existing or planned development in the area where the housing project will be located;
3. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions; and
4. Direct financial incentives which include, in order of City priority:
    a. Financial contributions or mortgage financing from the redevelopment agency's twenty percent set aside for low and moderate income housing (as available);
    b. Modification of dedication requirements;
    c. Waiver or reduction of fees (not including connection charges);
    d. Provision of publicly owned land.

Processing of Density Bonus and Incentive Request

Within thirty days of receipt of a complete written proposal, the director shall notify the applicant in writing of: the types of incentives which may be recommended to comply with Chapter 17.84; and whether staff may support the granting of a density bonus on the basis of required development standards and findings. The target units must be compatible in floor plan, furnishings, and exterior design to non-designated units. Further, the target units must be reasonably dispersed throughout the development. Each density bonus project shall record an affordable housing agreement and resale and/or rental restrictive covenant, or other equivalent document approved as to form by the City Attorney.

Assembly Bill 1287 Additional Density Bonus for Very Low- to Moderate-Income Units

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city, county, or city and county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower income households, conforms to specified requirements and provides 15 percent of the total units to very low households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

The Density Bonus Law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus Law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking rations, as specified.

Conclusion

The City of Dinuba is not in compliance with AB 1287 as it does not provide additional density bonuses for compliance with the criteria set forth by the bill.

Recommended Action

Revise the zoning code to provide additional density bonuses under the criteria set forth by AB 1287. The City will implement Housing Plan Programs 6 and 8 to revise the Density Bonus Ordinance to comply with state law.

A3.3.2.4 On/Off Site Improvement Standards

The typical improvements required by the City for development of property include curb, gutter, sidewalk, and street improvements. Extension of necessary utilities is also generally required as new subdivisions are developed. As stated in U.S. Department of Housing and Urban Development's (HUD) study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community.[2]

If a development borders or is traversed by an existing street, the applicant may be required to:

1. Dedicate all necessary rights-of-way to widen a bordering minor or collector street to the extent of one-half the ultimate width established by the City as the standard for such minor or collector street, or the full extent required for a frontage road.
2. Dedicate all necessary rights-of-way to widen a traversing minor or collector street to its ultimate width established as the standard for such minor or collector street.
3. Dedicate all necessary rights-of-way to widen a bordering or traversing arterial street to the standards of width established by the City.
4. Set back all facilities the required distance from ultimate property lines along an arterial or collector street as shown on any master, official, or precise plan of streets and highways, or by the City's General Plan.
5. Install curbs, gutters, sidewalks, street signs, streetlights, and street trees along one side of a bordering or along both sides of a traversing minor, collector, or arterial street.
6. Install utilities and drainage facilities to the full extent of the service requirements generated by the development.

Improvement Standards

Public improvement standards and approximate values are listed below.

- Local Street – 60-foot right-of-way, including 36 feet of pavement with two travel lanes and two parking lanes. Two inches asphalt concrete over 6 inches compacted aggregate. Value: range between $4.00 to $6.00/sf.
- Curb and Gutter – 30 inches from asphalt pavement to back of curb, 7 ½ inches concrete over compacted native soil. Value: $12 to $15 per linear foot, dependent upon method of construction.
- Sidewalk – 60 inches from back of curb, 4 inches concrete over compacted native soil. Value: range between $4.50 to $6.00/sf.
- Sewer Lateral – 4-inch PVC (dependent upon depth) with minimum slope of ¼-inch per foot. Value: range between $3,000 to $4,000/ea.

[2] U.S. HUD. 2007. Study of Subdivision Requirements as a Regulatory Barrier. https://www.huduser.gov/portal/publications/commdevl/subdiv_report.html

- 1-inch Water Service – 1 inch CTS polyethylene pipe, meter boxes, bronze saddles, straps, and bolts. Value: range between $2,000 to $4,000/ea.

Total development costs for a recent 64-unit multifamily development, Sierra Village II, was approximately $21 million. Off-site improvement costs were $429,200, or about $6,700 per unit and approximately 2 percent of the overall development costs. On average, off-site improvement costs for single-family home developments are similar to that of Tulare County, which range from $2,500 to $30,000 per unit for development in an existing service district.[3]

Conclusion

On/off site improvement standards for the City of Dinuba are typical of small cities and comparable to surrounding jurisdictions. Once the improvements are completed, they are typically granted to the City, which will be responsible for operating, maintaining, repairing, and replacing the improvements in perpetuity. The City does not consider the requirements to be greater than those necessary to achieve health and safety requirements.

Recommended Action

None required.

A3.3.2.5 Provision of a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites that are zoned to encourage the development of a variety of housing types available to all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others. Table A3-8 summarizes the housing types permitted and conditionally permitted for the City of Dinuba.

Table A3-8 Residential Use Matrix

Residential Use	AN	RA	R	RM	C-2
Single Family (1 per lot)		P	P	P	
Multifamily				P	
Manufactured Housing		P	P	A	
Mobilehome Park	U	U	U	U	
Farm Employee Housing (6 or fewer)	P	P	P	P	
Farm Employee Housing (7 or more)	P	U	U	U	
Emergency Shelters				U	P
Transitional Housing (6 or fewer)	P	P	P	P	
Transitional Housing (7 or more)	P	P	P	P	
Supportive Housing (6 or fewer)	P	P	P	P	U
Supportive Housing (7 or more)	P	P	P	P	U
Single Room Occupancy					

[3] County of Tulare. 2023. Tulare County Housing Element. https://tularecounty.ca.gov/rma/planning-building/tulare-county-housing-element/tulare-county-housing-element-2023-2031-update/

Residential Use	AN	RA	R	RM	C-2
Residential Care Facility (6 or fewer)	P	P	P	P	
Residential Care Facility (7 or more)					
Accessory Dwelling Unit	P	P	P	P	
Mixed Use					

P = permitted; A = Administrative Site Plan is required; U = Use Permit required

Source: Dinuba Municipal Code, Adopted September 2022.

Manufactured Housing

Manufactured homes that are built on a permanent foundation must be allowed in the same manner and in the same zones as single-family dwellings. Manufactured housing is permitted by-right in the RA, R-1-10, R-1-7, and R-1-6 zones and can also be used as second units. Manufactured housing development requires an administrative use permit in the RM-3, RM-2, and RM-1.5 zones.

Conclusion

Manufactured housing requirements are a constraint to development of this housing type since manufactured housing development is subject to an administrative use permit in the RM zones but is not required for single-family dwellings.

Recommended Action

Revise the Zoning Code to comply with state law. Through implementation of Program 6, the City will revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones.

Accessory Dwelling Units

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. Updates to state law in 2016 and 2017 included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and came into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

ADUs are permitted by-right in all AN, RA, R, and RM districts subject to development standards and conditions outlined in Section 17.70.024 of the City's Zoning Code and included below.

A. An accessory dwelling unit shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten feet or the separation as allowed by the Uniform Building Code, whichever is less.
B. Height. A conditional use permit shall be required for all accessory dwelling units constructed over one story in all RA, R and RM districts.
C. Number of Units. Only one accessory dwelling unit shall be permitted on any parcel.
D. Facilities. The accessory dwelling unit shall contain separate living, kitchen, and bathroom facilities.
E. Construction. All accessory dwelling units shall be constructed so as to be compatible with the existing primary residence and existing residences within the neighborhood.
F. Screening. All detached accessory dwelling units shall be appropriately screened so as not to be visible from the front street.
G. Construction within the Rear or Side Yard. Any attached or detached accessory dwelling unit may be constructed within the rear or the side yard of the existing single-family residence.
H. Mobile Homes. Mobile homes shall not be permitted as an accessory dwelling unit.
I. Manufactured Homes. Manufactured homes shall be allowed as a detached accessory dwelling unit provided the manufactured unit complies to standards and conditions of this chapter.
J. Existing Unit. A residential unit shall exist on a parcel before an accessory dwelling unit may be authorized unless approved by the director.
K. Rental. The accessory dwelling unit may be rented as a one-family unit.
L. One Family. The accessory dwelling unit shall provide complete independent sleeping, kitchen and bathroom facilities for one family.
M. Access. The front entrance established for the accessory dwelling unit shall not be located on the same street frontage of the primary residence.
N. Floor Area. Total floor area of the accessory dwelling unit shall be not less than one hundred fifty square feet. An accessory dwelling unit shall not exceed one thousand two hundred square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight feet wide by forty feet long and three hundred twenty square feet in floor area. An efficiency unit shall not be less than one hundred square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.
O. Address. Address standards for the accessory dwelling unit shall be the same as established for the existing district; one address per parcel.
P. Mailboxes. Mailboxes for the accessory dwelling unit shall be the same as for the existing residential unit.
Q. Trash Disposal. Trash disposal services for accessory dwelling units shall be the same as for those established in the existing zoning district.
R. Finish Floor Elevation. All accessory dwelling units shall be constructed on a foundation at the same level of the primary residence or compatible to existing standards established within the block and comply with all standards of the Uniform Building Code and flood zone district.

S. Roof Pitch. All accessory dwelling units shall have a roof pitch equal to the primary residence and not less than what is consistent to be compatible within the block.

T. Roof Material. All accessory dwelling units shall have roofing material consisting of shingles or other material customarily used for residential units; compatible with the roof of the primary residence and not less than what is consistent to be compatible within the block.

U. Roof Overhangs. All accessory dwelling units shall have a roof overhang similar and compatible with the primary residence or what is consistent to be compatible within the block.

V. Exterior. All accessory dwelling units shall have exterior materials compatible with the primary residence or what is consistent to be compatible within the block.

W. Design. The accessory dwelling unit shall be clearly subordinate to the principal residential unit on the parcel by size, location and appearance.

X. Utilities. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

Y. Fees. All accessory dwelling units shall be subject to all fees required for new construction as adopted by the City.

Z. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirements or standard.

Conclusion

The City of Dinuba's ADU Ordinance was last updated in 2017 and is not in compliance with state legislation passed since 2017.[4]

Recommended Action

Revise the Zoning Code to comply with state law. The City will facilitate the development of ADUs through implementation of Housing Plan Program 5, which directs the City to amend the Zoning Code in compliance with state ADU law and implement strategies to streamline the ADU permitting process, such as adopting pre-approved ADU plans.

Multifamily

Multifamily housing is permitted by-right in all zones allowing multifamily uses, including the RM-3, RM-2, and RM-1.5 zones. Multifamily development is not permitted in any other zoning district but can be incorporated into a mixed-use development within the Downtown Residential Overlay District subject to approval of a CUP.

Conclusion

Multifamily development requirements are not a constraint to residential development. However, allowing single-family residences by-right in multifamily zones potentially constrains the development of multifamily housing.

[4] State laws governing ADUs since 2017: Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 345 (2021), Assembly Bill 2221 (2022), Senate Bill 897 (2022), Assembly Bill 345 (2022).

Recommended Action

Amend the Zoning Code provisions for RM districts to prohibit single-family uses. The City will implement Housing Plan Program 6 to reflect this change.

Group Homes/Residential Care Facilities

Group homes with six or fewer residents are permitted by-right in all residential districts, which is in accordance with state law. The City currently has no provisions in the Zoning Code to allow the development of group homes with seven or more residents.

State law requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses in zones where single-family residential uses are allowed. The City of Dinuba allows residential care facilities by-right in the following zones: AN, RA, R, and RM. In commercial, mixed-use, office and industrial zones, residential care facilities of any size are not permitted. Residential care facilities with seven or more persons are not permitted in any zoning district, which is considered a constraint to development.

The City requires one covered parking space per every three beds in group care facilities, including residential care facilities. This is reduced from the two parking spaces required for single-family residential and 1.5 spaces for multifamily residential. The parking requirements in place for residential care facilities are similar to, or reduced from, that of other residential uses and do not pose an undue constraint on housing development for persons with disabilities.

Conclusion

Group homes/residential care facility requirements are not a constraint to development of facilities with six or fewer residents. Facilities with seven or more residents should be allowed by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form.

Recommended Action

Revise the Zoning Code to regulate residential care facilities in the same manner as similar uses in the same zone, regardless of the number of residents. Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. The City will implement Housing Plan Program 6 to amend the Zoning Code to reflect this change.

Emergency Shelters

The City of Dinuba allows emergency shelters by-right in the C-2 zone with a maximum capacity of six persons and emergency shelters with no capacity limitation are allowed with a CUP in RM zones. The maximum stay for any person is limited to six months. The City's zoning code dictates that charitable and religious institutions providing sleeping accommodations must provide one space for each employee and one space for each three beds. AB 2339 requires cities to only require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by-right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families

obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses. The City permits emergency shelters by-right and without discretion in the C-2 zone. The C-2 zone permits mixed use development with residential uses, which satisfies that requirement of AB 2339.

Identified sites with the C-2 zone must also have a minimum area of 200 square feet per unsheltered person to accommodate the number of people experiencing homelessness. Additionally, AB 2339 requires that emergency shelters can only be subject to parking requirements such that the jurisdiction can require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

The Kings/Tulare County Point-in-time count estimated that 1,053 people experienced homelessness in Tulare County in 2023, including 299 in Porterville, 284 in Tulare, and 434 in Visalia and 36 in the remainder of the county areas including Dinuba. Pursuant to AB 2339, 7,200 square feet or 0.17 acres of land is required to shelter the 36 unsheltered individuals from the 2023 PIT using 200 square feet per person.

As shown on Table A3-9, the C-2 zone has potential capacity for more than 36 individuals in emergency shelters. Smaller parcels (five acres or less) and vacant parcels are more likely to be developed with a shelter than large or nonvacant parcels; therefore, this table only includes vacant parcels less than five acres. While there is more than 0.17 acres of land available to shelter unsheltered individuals, the limit of six persons per emergency shelter in the C-2 zone could be a constraint due to the need to build up to five emergency shelters to house 36 individuals. The parcels identified in Table A3-9 are within a short walking distance to the Dinuba Transit Center, which provides residents with local bus circulation between Dinuba, Delft Colony, London, and Traver, and the Tulare County Area Transit (TCaT) North County service between Visalia, Yettem, Seville, Cutler, Orosi, East Orosi, Sultana, Dinuba, Justice Complex, and Patterson Tract. These parcels are also within a 10-minute walking distance of Open Gate Ministries, which provides shelter and food distribution to residents experiencing homelessness.

Table A3-9 Emergency Shelter Capacity Analysis

APN	Acreage	Realistic Capacity (beds)	Vacant/Non-Vacant
17182016	0.18	39	Vacant
17173006	0.69	150	Vacant
17171009	0.16	36	Vacant
Total	**1.03**	**90**	

Source: City of Dinuba and Tulare County, 2023

Conclusion

The limit of six persons per emergency shelter in the C-2 Zone poses a constraint on housing access for unsheltered individuals. Maximum stay requirements pose a constraint to housing access for residents experiencing homelessness. Additionally, the City's parking requirements for emergency shelters do not align with the requirements of AB 2339 which poses a constraint to the development of emergency shelters.

Recommended Action

Revise the emergency shelter definition in the Zoning Code to remove the limit of six persons for emergency shelters in the C-2 zone and the maximum stay requirements.

Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care, ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339.

Revise the Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses, consistent with AB 101.

Housing Plan Program 6 directs the City to amend the Zoning Code to increase capacity limits and maximum stay requirements for emergency shelters, revise the definition of emergency shelter and parking requirements to be consistent with the requirements of AB 2339, and permit Low-Barrier Navigation Centers, by-right, in mixed-use zones and nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

"Transitional housing" is defined as buildings configured as rental housing operating under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

"Supportive housing" is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining permanent housing, health services, and employment, as needed. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multifamily and mixed-use zones and

precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

The Zoning Code defines supportive housing as "housing with no limit of stay, that is occupied by the target population, and that is linked on an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." Transitional housing

Transitional and supportive housing is allowed as permitted use in the AN, RA, R, and RM zones and by CUP in the C-2 zone.

Conclusion

The City's Zoning Code is not consistent with the requirements of AB 2126.

Recommended Action

Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multifamily uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit, no minimum parking can be required. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Farmworker Housing/Employee Housing

The Employee Housing Act regulates the use and occupancy of employee housing, which consists of privately-owned housing for five or more employees. Employee housing for six or fewer persons is to be treated as a single-family structure and residential use and shall be considered a use of property by a single household (Health & Safety Code Section 17021.5). No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use (Health & Safety Code Section 17021.6). For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

In Dinuba, farmworker/employee housing for six or fewer residents is permitted by-right in the AN, RA, R, and RM zones in accordance with the Employee Housing Act. Farmworker/employee housing for six or fewer residents requires a CUP in the AR (Agriculture) zone, which does not comply with the Employee Housing Act.

Employee housing for seven or more residents, up to 36 beds in group quarters, or up to 12 units or spaces designed for use by a single family or household, is permitted in the AN zone and allowed by use permit in the RA, R, and RM zones. However, these uses are not allowed in the AR (Agriculture) zone.

Conclusion

The City's Zoning Code does not comply with state law regarding employee housing for seven or more residents or 36 beds.

Recommended Action

Revise the Zoning Code to ensure compliance with the Employee Housing Act (Health & Safety Code Section 17021.6). Housing Plan Program 6 directs the City to make this amendment to the Zoning Code.

Single Room Occupancy Units (SROs)

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. Single-room occupancy (SRO) units are not specifically enumerated land use in the Zoning Code.

Conclusion

The Zoning Code does not specifically allow the development of SROs, which constrains the development of these uses.

Recommended Action

Revise the Zoning Code to define SROs and allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change

A3.3.3 Housing for Persons with Disabilities

California Government Code Section 65583 requires local jurisdictions to analyze potential and actual government constraints on the maintenance, improvement, and development of housing for people with disabilities. This is to ensure that persons with either physical or mental disabilities are provided reasonable accommodation for access to and the enjoyment of all facilities, including housing. Government Code Section 65583(c)(3) also requires housing elements to provide a program to "…address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities."

This section analyzes if the zoning policies and permitting procedures in Dinuba impose any constraints on persons with disabilities accessing appropriate and adequate housing in the city.

A3.3.3.1 Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's definition for "family." A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The City of Dinuba's definition of family is as follows:

> "Family" or "household" means all those persons, related and unrelated, who occupy a single housing unit.

Conclusion

The City's definition of "family" is not restrictive.

Recommended Action

None required.

A3.3.3.2 Reasonable Accommodation Procedures

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations require that local jurisdictions make modifications or exceptions in their zoning laws and other land-use regulations when accommodations are necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City's Zoning Code requires that the alteration of any building, structure, or land may take place only after review and approval by the Director of Development Services after applying all the necessary permits and licenses. Site plan review is necessary to ensure that all improvements, including, without limitation, structures, parking areas, walks, refuse containers, landscaping, and street improvements, are properly related to the site and surrounding sites and structures.

The following development types shall be submitted to the Director of Development Services for review:

1. All new multifamily residences.
2. All additions to existing multifamily residences.
3. All renovations to multifamily residences which involve façade or exterior work.
4. All new or exterior renovations to commercial buildings.
5. All new or exterior renovations to industrial buildings.

Dinuba does not provide a reasonable accommodation procedure; however, it does provide an accelerated approval process for minor modifications to approved plans or building details of an approved CUP. The City is currently preparing a comprehensive update of the Zoning Code that will include a reasonable accommodations ordinance, anticipated summer 2024.

Conclusion

Dinuba's lack of a reasonable accommodation procedure, and the requirement of a discretionary permit for modifications that facilitate access to a building for persons with physical and non-physical disabilities, limits housing opportunities for people with disabilities.

Recommended Action

Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. Housing Plan Program 6 directs the City to amend the Zoning Code to include a reasonable accommodation procedure.

A3.3.4 Planning and Development Fees

The city charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities.

Dinuba's fees for a CUP, variance, and zone change are lower than those in nearby, similarly sized cities, such as Farmersville and Lindsay. Fees for other permit and plan review categories fall within the middle range of similar cities in the county. Table A3-10 describes residential development planning fees for both single-family and multifamily development.

Table A3-10 Residential Development Planning Fees

Fee Title	Amount
Annexation Process	$5,192
Lot Line Adjustment	$413 + actual costs
Tentative Subdivision Map Review	$1,515 + $29/lot
Final Subdivision Map Review	$601 + $30/lot
Tentative Parcel Map	$2,838 + actual costs
Final Parcel Map	$1,455 + actual costs
Final Tract Map	$1,259 + actual costs
Planned/Smart Development	$785
Preliminary Plan Review	$1,455 + actual costs
Site Plan Review-Major	$1,249
General Plan Amendment	$2,712
Rezoning Review	$1,536
Negative Declaration	$769 + County Fees
Categorical Exemption	$198 + County Fees
Lighting and Landscape Fee	$2,362
Landscape Plan Check/Inspection	$225
Conditional Use Permit	$1,301
Variance Review	$781

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-11 shows development impact and permit fees for single-family and multifamily prototype developments. The single-family prototype is representative of a single-family detached residential dwelling unit with 1,500 square feet of living area in the R-1-6 zoning district. It assumes a 10-acre parcel subdivided into 60 single-family units occupying 360,000 square feet in area (assumes each lot contains 6,000 square feet in area) with an estimated price of $322,000, based on Zillow's average home value for single-family homes in Dinuba.[5] Single-family residential development fees range from $37,059 to $38,888 per unit and account for approximately 11 percent of the home price.

Estimated multifamily fees are based on a 108-unit multifamily development in the RM-2 zoning district. It assumes a five-acre parcel, 2.2 parking spaces per unit, a single 30-foot-wide travel lane, 350 square feet of open space per unit, and 1,011 square feet per unit. Multifamily residential development fees range from $32,796 to $33,962 per unit, approximately 8 percent of the cost of development.

Table A3-11 Residential Development Fees

	Cost Per Unit	
Number of Units	**Multifamily**	**Single Family**
Land System Development Charges		
Water	$1,317	$3,918
Sewer	$1,127	$3,342
Transportation	$2,140	$6,366
Storm Drainage Master Plan	$148 to $657	$535 to $2,364
Park Master Plan	$3	$9.25
Park Land Dedication In-Lieu	$1,392	$1,749
Fire Protection Facilities	$758	$890
Subtotal	**$6,885 to $7,542**	**$16,809 to $19,173**
Building System Development Charges		
Water	$1,171	$1,737
Sewer	$1,471	$2,183
Transportation	$2,283	$3,387
Subtotal	**$4,926**	**$7,307**
Building and Other Fees		
Building Permit	$860	$1,425
Strong Motion Instrument Fee	$9	$13
Building Standards	$3	$4
Water Meter Service	$4	$449
Construction Water Payment	$1	$100
General Plan Maintenance	$40	$60
Subtotal	**$916**	**$2,051**
Dinuba Unified School District Fee	$7,342	$10,890
Total	**$32,796 to $33,962**	**$37,059 to $38,888**

Source: Dinuba Zoning Code, Adopted September 2022.

[5] Zillow. Dinuba Home Values. 2023. https://www.zillow.com/home-values/118558/tokay-dinuba-ca/

According to a 2019 National Impact Fees Survey of 37 jurisdictions in California, the average impact fees are $37,471 per single family unit and $21,703 per multifamily unit. Dinuba's fees for a single-family unit are less than the survey average; however, the City's fees are much higher than the average for multifamily units. The Terner Center for Housing conducted a study of the amount and effects of development and impact fees in six California cities: Los Angeles, Sacramento, Roseville, Oakland, Irvine, and Fremont[6]. Fees in Fremont and Irvine were calculated at over $60,000 per multifamily unit while Roseville, Sacramento, and Los Angeles were calculated to be under $20,000 per multifamily unit. Dinuba's fees are higher than some of the studied cities but less than others.

Single-family development fees in Dinuba are much higher than for similarly sized cities in the same county. Fees for a single-family unit range from $37,059 to $38,888 in Dinuba but range from $12,009 to $19,269 in the cities of Exeter, Lindsay, Farmersville, and Woodlake. Similarly, fees for a multifamily unit range from $32,796 to $33,962 per multifamily unit in Dinuba and range from $10,495 to $16,400 per unit in other cities. Table A3-12 shows a comparison of development fees in other Tulare County jurisdictions.

Table A3-12 Residential Development Fee Comparison

	Total Cost Per Unit	
Jurisdiction	**Multifamily**	**Single-Family**
Dinuba	$32,796 to $33,962	$37,059 to $38,888
Exeter	$10,495.25	$16,482
Farmersville	$16,400.00	$19,269
Lindsay	$40,342.88	$12,009
Porterville	$12,000 to $14,500	$17,000 to $20,000
Tulare	$17,781	$18,677
Woodlake	$11,477.88	$14,606.67

Conclusion

Given that planning and development fees are much higher in Dinuba than in other small cities in the region, planning and development fees may be a constraint to development.

Recommended Action

Review the City's development impact fees and revise to be competitive with other cities in the same county. Program 6 directs the City to review and revise the City's development impact fees.

A3.3.5 Permit Types

The City of Dinuba provides the full range of services relating to the development of property within its city boundaries and Sphere of Influence. Subdivision maps, parcel maps, CUPs, and building plans are all processed by the City.

The City's Development Review Committee (DRC) process is intended to ensure that all City departments have an opportunity to review and discuss development proposals, including all subdivision maps. This process involves staff from public works (e.g., sanitary sewer, potable water, storm water drainage, and streets), parks and community services, the police, and fire departments.

[6] Terner Center for Housing Innovation at UC Berkley, 2018. Available at, It https://ternercenter.berkeley.edu/blog/it-all-adds-up-the-cost-of-housing-development-fees-in-seven-california-cities/

Staff meet and discuss any site concerns or issues they may have pertinent to their areas of responsibility. Alta Irrigation District, Dinuba Unified School District, and Pena's Disposal also participate in the DRC as these agencies may be impacted by development. The City believes this process provides an opportunity to give feedback to a developer prior to submittal of a formal application. The developer is given an opportunity to address any issues or concerns prior to investing in design costs of a subdivision. Thus, when the project is ready for consideration by the Planning Commission, any outstanding design issues should have been addressed and resolved at an informal level.

The initiation of a development proposal begins with the filing of an application and payment of appropriate fees. The application is reviewed by City staff and the environmental review process under CEQA is initiated. The project is evaluated for potentially adverse environmental impacts to determine which level of environmental review is necessary. Depending upon potential effect, City staff determines if a categorical exemption, negative declaration, mitigated negative declaration or environmental impact report (EIR) is appropriate. Should the project fit into any of several pre-defined exempt categories, a notice of exemption may be filed which subsequently expedites project clearance of environmental concerns allowing the project to move forward to construction.

Site Plan Review

For projects subject to Site Plan Review, projects may only be denied if the project does not comply with City codes, standards, policies, or California Environmental Quality Act (CEQA) requirements. The Site Plan Review process follows objective approval standards and is not considered a constraint to development. New multifamily development, additions to existing multifamily development, and renovations to multifamily residences which involve façade or exterior work require Site Plan Review. The Planning Director reviews the site plan within 60 days of submission to determine compliance, and makes a decision within 30 days of acceptance of the site plan. The findings for Site Plan Review are as follows:

- The proposed project is consistent with the Dinuba General Plan and the purpose and standards of the site zoning.
- The proposed project will not have an adverse impact on the public health, safety or welfare.
- The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.

The director's decision shall be final unless appealed to the Planning Commission. Current City procedure states that when, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. The City will remove this provision concurrently with updates to the City's Zoning Code, as directed by Housing Plan Program 6.

Design Review

The City's design review process consists of an assessment of conformance with Chapter 17.82, *Design Guidelines*, of the Zoning Code and consistency with the City's Residential Design Guidelines. In addition to Chapter 17.82, the City adopted the Residential Design Guidelines in June 2023. Many design requirements include objective measures for compliance; however, some of the guidelines for neighborhood, single-family, and multifamily development are subject may be restrictive to development. For example, the guideline that "the project should be designed to harmonize with surrounding development in terms of scale, setbacks, location of buildings on the parcel, etc." may limit larger residential developments. This requirement is subjective in that determination of compliance

would require judgement on whether or not the project harmonizes with surrounding development. Chapter 17.82 includes the following subjective design standards:

A. The site should be designed so as to create a development which is pleasant in character, human in scale and facilitates on-site circulation.
    1. Existing natural features such as trees, other native vegetation, natural ground forms, water and view shall be retained to the maximum extent feasible.
    2. The visual impact and presence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, and screening parking areas from view, both interior and exterior to the site.
    3. Where appropriate due to the nature of the project, bicycle parking with access from adjacent streets, driveways or paths shall be provided.
    4. Traffic congestion or impairment of traffic visibility shall be avoided.
    5. Pedestrian safety and welfare shall be protected.

B. There is no single architectural style and design theme for Dinuba. Good architectural style and design should reflect compatibility with the character of the area. Compatibility includes building style, size, setback, form, color and material considerations.
    1. The architectural style and design shall enhance the neighborhood and contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character.
    2. A consistent color scheme should be used throughout a project and the scheme(s) should not contrast negatively with the character of the area.
    3. The design of projects containing many buildings should provide variety in building size and massing. A mixture of single and multistory buildings should be used.
    4. The architectural scheme (form, materials, color and detailing) of a building should be carried throughout all exterior elevations to achieve design, harmony and continuity.
    5. Coordinate roof shape, color and texture with the overall building design.
    6. Continue on all elevations the architectural character established for the street facing elevations to the extent possible.
    7. Mechanical equipment and utilities, with the exception of solar heating panels, shall be architecturally screened from view. Rooftop mechanical and electrical equipment and appurtenances to be used in the operation and maintenance of a building shall be installed so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall, in all cases, be either enclosed by out building walls or parapets, or grouped and screened in a manner architecturally compatible with the building. Minor features not exceeding one foot in height shall be exempted from this requirement, except that such minor features shall be of a color that minimizes glare and blends with the building. Ground- or interior-mounted mechanical equipment is strongly recommended.
    8. Ensure that the physical proportions of the project and the manner in which the project is designed are appropriate in relation to the size, shape and topography of the site and adjacent developments.

9. Buildings with box-like appearances, lacking architectural variation on all elevations, are discouraged. Architectural variation can be achieved through a variety of design techniques, including but not limited to:
    a. Off-setting or varying building setbacks;
    b. Providing covered porches, balconies and entries;
    c. Combining single-story and two-story construction in a single building, with single-story nearest property lines;
    d. Varying roof lines, height and type and building elevations;
    e. Providing meandering sidewalks.
10. Each project shall contain a sufficient number of trash enclosures to adequately serve the use. Said enclosures shall be constructed to City standard specifications.
11. Screen exterior trash and storage areas, service yards, loading docks and utility services from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design.
12. All sides of commercial buildings shall be architecturally treated to produce an aesthetically pleasing facade which is of a design compatible with surrounding commercial buildings and the character of the community.
13. Signage should be compatible with the architectural style and design of the building and should contribute beneficially to the overall design quality and visual character of the community.

Chapter 17.71, *Special Provisions and Development Standards*, includes design standards for landscaping that applies to all projects that require landscaping, including residential development. Some of the landscaping standards are subjective in nature. The City's Landscape Design Guidelines, last updated in 2021, also contain subjective requirements that apply to residential development. For instance, the requirement that "plant materials should reflect the approved architectural theme" is subjective and would require judgement to determine compliance. Section 17.71.130 of the Zoning Code includes the following subjective landscape design standards:

1. All vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, or disease, and any such vegetation which shows signs of such damage or injury shall be replaced by the same or similar vegetation of a size and character which will be comparable at full growth.
2. Landscaping shall be kept free from weeds and undesirable grasses.

Chapter 17.61 of the Zoning Code regulates the Downtown Residential Overlay District and encourages the development of mixed-use development. This Chapter establishes a subjective standard regulating the design of mixed-use development, "The overall exterior appearance of mixed land use projects shall favor a commercial architectural design."

The Development Review Committee (DRC) reviews and provides comments on applicable projects. The DRC is composed of staff from the departments of Planning and Development, City Manager's Office, Public Works, Police, Parks and Recreation, Fire and other outside agencies. This process is concurrent with the rest of the entitlement review. All residential projects in the city require the same level of design review.

Conditional Use Permits

The CUP review process consists of an analysis to verify consistency of the project with the City's Zoning Code and General Plan, and requirements of CEQA. A conditional use permit requires a public hearing and approval by the City's Planning Commission. The Planning Commission may impose reasonable conditions upon a project, subject to appeal to the City Council.

The following findings shall be made by the approving authority prior to the approval of any discretionary permit:

1. General Plan. The use or project proposed is consistent with the General Plan.
2. Zoning Code. The use, activity or improvement(s) proposed is consistent with the provisions of the zoning code.
3. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
4. Compatibility. The location, size, design and operating characteristics of the proposed use will not create conditions or situations that may be incompatible with other permitted uses in the vicinity.
5. General Welfare. The approval of the permit application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
6. Site Characteristics. That the site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Municipal Code to adjust such use with the land and uses in the neighborhood.
7. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
8. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood.
9. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Such conditions may include:
    a. Special yards, spaces and buffers;
    b. Fences and walls;
    c. Surfacing of parking areas subject to specifications;
    d. Requiring street dedications and improvements (or bonds) subject to the provisions of the site plan review of this title, including service roads or alleys when practical;
    e. Regulation of points of vehicular ingress and egress;
    f. Regulation of signs;
    g. Requiring landscaping and the maintenance thereof;
    h. Requiring the maintenance of the grounds;
    i. Regulation of noise, vibration and odors;
    j. Regulation of time for certain activities;
    k. A bond for the removal of such use within a specified period of time;
    l. Such other conditions as will make possible development in an orderly and efficient manner; and
    m. Authorization for staff to bring back discretionary permits for a planning commission review after a specified period of time.

Requirements related to neighborhood character are subjective.

Variances

An applicant must request a variance when seeking an exception to specific requirements of the Zoning Code, Parking Regulations, and Sign Regulations, if those requirements would result in a hardship due to the physical conditions of a property. The Planning Director or the Planning Commission acts on variance requests. Administrative action on a variance request takes place two to four weeks after the application is deemed complete; additional time is necessary if Planning Commission review is required.

General Plan Amendment and Zone Change

Projects that are not consistent with the General Plan or Zoning Code may require approval of a General Plan Amendment or a Zone Change. Approval of these types of proposals is discretionary, subject to CEQA, and requires public hearings before the Planning Commission and City Council.

Subdivision Map Review

All tentative subdivision maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 50 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. The City Council may overrule or modify any ruling or determination of the Planning Commission regarding a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance.

Parcel Map

All tentative parcel maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 30 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. If the applicant is dissatisfied with the decision of the Planning Commission, an appeal in writing to the City Council for a hearing can occur within 15 days after the decision of the Commission.

Conclusion

Site Plan Review findings are objective. The Design Guidelines contain guidelines for multifamily housing to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood," which are restrictive to multifamily development. Additionally, findings for discretionary permits regarding neighborhood character are subjective.

Recommended Action

Revise the City's Design Guidelines Ordinance, Residential Design Guidelines, and Landscape Design Guidelines to remove the guideline for multifamily development to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood" and revise findings for discretionary permits to be objective. Housing Plan Program 6 directs the City to amend the Zoning Code to remove restrictions on design standards and revise findings for discretionary permits to be objective.

A3.3.6 Permit Procedures and Processing Times

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table A3-13 identifies the typical processing time for various entitlement applications. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require EIRs, General Plan Amendments, Rezones, or Variances).

Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. Since the majority of CEQA documents (i.e., EIRs and Negative Declarations) are prepared in response to a General Plan Amendment request, they are typically processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances.

The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months.

Table A3-13 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review/Design Plan Review	4 - 6 weeks	Community Development Dir.
Minor Modifications	1 - 2 weeks	City Staff
Conditional Use Permit	4 - 8 weeks	PC
Variance	4 - 8 weeks	PC
Zone Change	4 - 5 months	PC and City Council (CC)
General Plan Amendment	4 - 5 months	PC and CC
Development/Design Review	2 - 4 weeks	City Staff Dev. Review Comm.
Tentative Subdivision Map	3 - 5 months	PC, CC if easements
Final Subdivision Map	6-12 weeks	CC
Tentative Parcel Map	4 - 8 weeks	PC, CC if easements
Final Parcel Map	4 - 6 weeks	CC
Negative Declaration	2 months	PC and CC

Type of Approval or Permit	Typical Processing Time	Approval Body
Environmental Impact Report	4 - 6 months	PC and CC
Single Family Unit/Bldg. Permit Review	3 - 4 weeks	Building Official

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-14 shows the typical processing procedures by project type for Dinuba. As shown, single-family units have the shortest estimated processing times (one week) while planned unit development has the longest (3-4 months). Dinuba's permit process times are consistent with typical permit processing times for cities in Tulare County.

Table A3-14 Typical Processing Procedures by Project Type

	One Single-Family Unit	Subdivision	Multifamily Units	Planned Unit Development
	Site Plan	Site Plan Review	Site Plan Review	Site Plan Review
		Tentative Map	Conditional Use Permit	Conditional Use Permit
		Environmental Assessment	Environmental Assessment	Environmental Assessment
		Final Map		
		Final Map		
Estimated Processing Time	1 week	2 - 3 months	2 months	3 - 4 months

Source: Dinuba Zoning Code, Adopted September 2022.

Building Permits

Building permit review timelines for all projects are as follows depending on complexity and scope of work:

- First review: 1 to 20 working days
- Second review: 1 to 15 working days
- Third review: 1 to 15 working days
- Fourth review: 1 to 10 working days
- Fifth review: 1 to 10 working days

State Streamlining (SB 35)

Under the 5th Cycle Housing Element reporting period (2015-2023), the City of Dinuba has made insufficient progress toward its lower-income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50 percent affordability. SB 35 requires that eligible projects be reviewed for compliance and consistency with the City's objective standards and are not subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days. In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (very low-income and low-income) be subject to by-right approval if projects include 20 percent affordable units for lower income households on-site. No SB 35 project applications have been received by the City. The City has not adopted procedures for processing SB 35 applications and has not created a checklist for SB 35 applications.

Conclusion

The lack of permit procedures and resources for SB 35 applicants is a constraint to development.

Recommended Action

Amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Permit Streamlining Act

The Permit Streamlining Act sets forth various time limits within which state and local government agencies must either approve or disapprove permits and provides that these time limits may be extended once by agreement between the parties. The City currently meets the timelines below and complies with the Permit Streamlining Act including streamlining determinate with 30-day CEQA determination:

- 30 days to deem application complete/incomplete
- 30-day period restarts with each resubmittal on an incomplete application.
- 30 days to make environmental determination after an application is deemed complete
- 60 days after the environmental determination, including a finding that the project is exempt from CEQA, the City must take action to approve or disapprove the project. Applicants can agree to an additional 90 days to take action.

Conclusion

The City complies with the Permit Streamlining Act.

Recommended Action

None required.

A3.3.7 Short-Term Housing Rentals

Dinuba does not currently have a short-term housing rental program that regulates short-term vacation rentals in the jurisdiction. As of July 2023, there were two active VRBO and Airbnb rentals in the city. Both listings rented the entire house and located in Northwest Dinuba.[7]

Conclusion

The low number of short-term rentals in the city indicates short-term rentals are not a constraint to long-term rental housing supply.

Recommended Action

None Required.

[7] AirDNA. 2023. https://www.airdna.co/vacation-rental-data/app/th/default/bangkok/din-daeng_huai-khwang/overview

A3.3.8 Code Enforcement

The City of Dinuba implements the California Building Code (CBC), 2016 Edition, which is based on the 2015 International Building Code and is published by the California Building Standards Commission as Part 2 of Title 24 of the California Code of Regulations. The 2016 California Building Code is set forth to regulate and govern the conditions and maintenance of all property, buildings, and structures within the city by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use and providing for the condemnation and demolition of buildings and structures that are unfit for human occupancy and use. Investigation of violations is complaint-based.

The City has included two local amendments to the CBC: (1) no permits shall be issued for the improvement of, or the construction, installation, or placement of any building or structure on any lot or parcel of land resulting from a subdivision of land contrary to the provisions of Ordinance No. 424 of the City of Dinuba; (2) no permit shall be issued in connection with any building or structure erected, constructed, altered, enlarged, converted, move or maintained, or for the use of land in a manner contrary to the provisions of Ordinance No. 376. Ordinance No. 424 consists of Chapter 16.04 of the Zoning Code, adopted pursuant to the Subdivision Map Act and Ordinance No. 376 consists of Title 17, the Zoning Code. Neither ordinance poses a constraint to development.

The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.

The enforcement of building codes in the city is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City staff prioritizes code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance.

Dinuba's code enforcement program is complaint based. A summary of the process as provided by the code enforcement officer is as follows:

- Complaint is submitted
- City inspects and attempts to make contact with the occupant/owner and provide a verbal warning with a deadline date for compliance. A written notice is also sent.
- If compliance does not occur, then second and third notices are sent. If compliance is still not achieved then the City can levy fines as follows:
    1. First administrative citation—one hundred dollars;
    2. Second administrative citation—two hundred dollars;
    3. Third administrative citation—five hundred dollars.

If it becomes an ongoing issue and the occupant/owner is not responding to administrative citations, the City has the option to cite as a misdemeanor if the City Attorney sees fit.

Conclusion

The City has yet to adopt the most recent (2022) California Building Code.

Recommended Action

Adopt by reference the 2022 edition of the California Building Code. Housing Plan Program 6 directs the City to amend the Zoning Code to adopt the most current edition of the California Building Code. The City will implement Housing Plan Program 10 to advertise available rehabilitation grant programs on the City's website and ensure that Code Enforcement has the information when addressing enforcement cases.

Transparency in the Development Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City's Planning and Development Services Department webpage (https://www.dinuba.org/departments/planning-development) provides links to planning and building permit resources, including the City's zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City's website as well but are not linked on the Planning and Development Services Department webpage.

Conclusion

While the City's website provides information on permit processing and zoning, links to these resources are outdated.

Recommended Action

The City should evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document. Housing Plan Program 7 directs the City to comply with new transparency requirements and update links to the most recent version of each resource and documents on the Planning and Development Services webpage.

A3.3.8.1 Cumulative Impact of Development Standards

The Housing Element must analyze the cumulative effect of development standards on the development of housing and/or achieving densities after considering how all standards and/or ordinances relate to each other. In Dinuba, overly restrictive parking requirements, and recreation area/open space requirements, together with comparably high development impact fees, may constrain development of multifamily housing. Dinuba will amend its Zoning Code by summer 2024 to reduce and remove constraints to housing development.

A3.4 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes environmental constraints to housing development in the city.

A3.4.1 Floodplains

There are multiple floodplains in Dinuba affecting roughly 63 percent of all properties in Dinuba.[8] Principal flooding problems exist in the western portion of the city, as identified by FEMA. Parcels in the western half of the city are primarily comprised of R zoning districts, general commercial zones, light industrial zones, and resource conservation in the southwestern portion of the city. Development within a flood zone typically is required to be protected against flood damage. FEMA recommends developers to obtain a flood zone elevation certificate when development is to occur on parcels in the flood zone, as it can also be used by the property owner to obtain flood insurance. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that flood zone. Flood zone elevation certificates increase the cost of development by a small amount ($67) but are necessary to ensure protection against flood risks.

The Site Inventory identifies parcel-specific environmental constraints, including whether the site is within the FEMA 100-year flood zone. Several sites in the Site Inventory are located in Zone X (500-year flood zone) and Zone AO (100-year flood zone); however, the flood zone is not a constraint to development.

A3.4.2 Seismic Zones

While Dinuba is in proximity to major California fault lines, there is no specific threat or hazard from seismic ground shaking to residential development within Tulare County and all new construction must comply with current State building code requirements related to seismic retrofitting. Due to the minimal historical hazard of earthquakes in the city and the use of the most current building codes and construction techniques, seismic faults do not pose a constraint to residential development.

A3.4.3 Wildfire

The California Department of Forestry and Fire Prevention (CALFIRE) has designated the entire city of Dinuba and surrounding area as "Local Responsibility Area Unzoned." The City of Dinuba Fire Department is responsible for wildfire prevention activities in the city. While there are no fire severity zones within the city boundaries, the City ensures that developments comply with California Fire and Building Code requirements for health and safety though the City's site plan review process.

A3.4.4 Soil Contamination

Agricultural uses may contaminate sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study. The City ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated

[8]Risk Factor, Dinuba, California, https://riskfactor.com/city/dinuba/619318_fsid/flood accessed April 2023.

sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up and potential site contamination is not considered a constraint.

Conclusion

Environmental conditions in Dinuba are not considered a constraint to development.

Recommended Action

None required.

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A4 Dinuba Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Dinuba's ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Dinuba are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources.*

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Dinuba, and a virtual community workshop held on May 30, 2023.

A4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Dinuba must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or its assigned share of the region's housing need. Dinuba's RHNA is 1,588 units, which is distributed among five income categories, as shown in Table A4-1.

Table A4-1 Dinuba 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	178	11.2%
Very Low (30 to 50% of AMI)	209	13.2%
Low (51 to 80% of AMI)	238	15.0%
Moderate (81% to 120% of AMI)	268	16.9%
Above Moderate (> 120% of AMI)	695	43.7%
Total	**1,588**	**100.0%**

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (Assembly Bill (AB) 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 387 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by the United States Department of Housing and Urban Development, 37.2 percent of households in the city earned less than 50 percent of the AMI. Among these households, 45.9 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 387 very low-income units was distributed as 178 extremely low (46 percent of the 387 very low-income units required by the RHNA) and 209 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

A4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City demonstrates in the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a "no net loss" policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate funding resources to and facilitate the development of affordable housing.

A4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects") can be credited towards the City's RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City's 6th cycle RHNA are listed in Table A4-2.

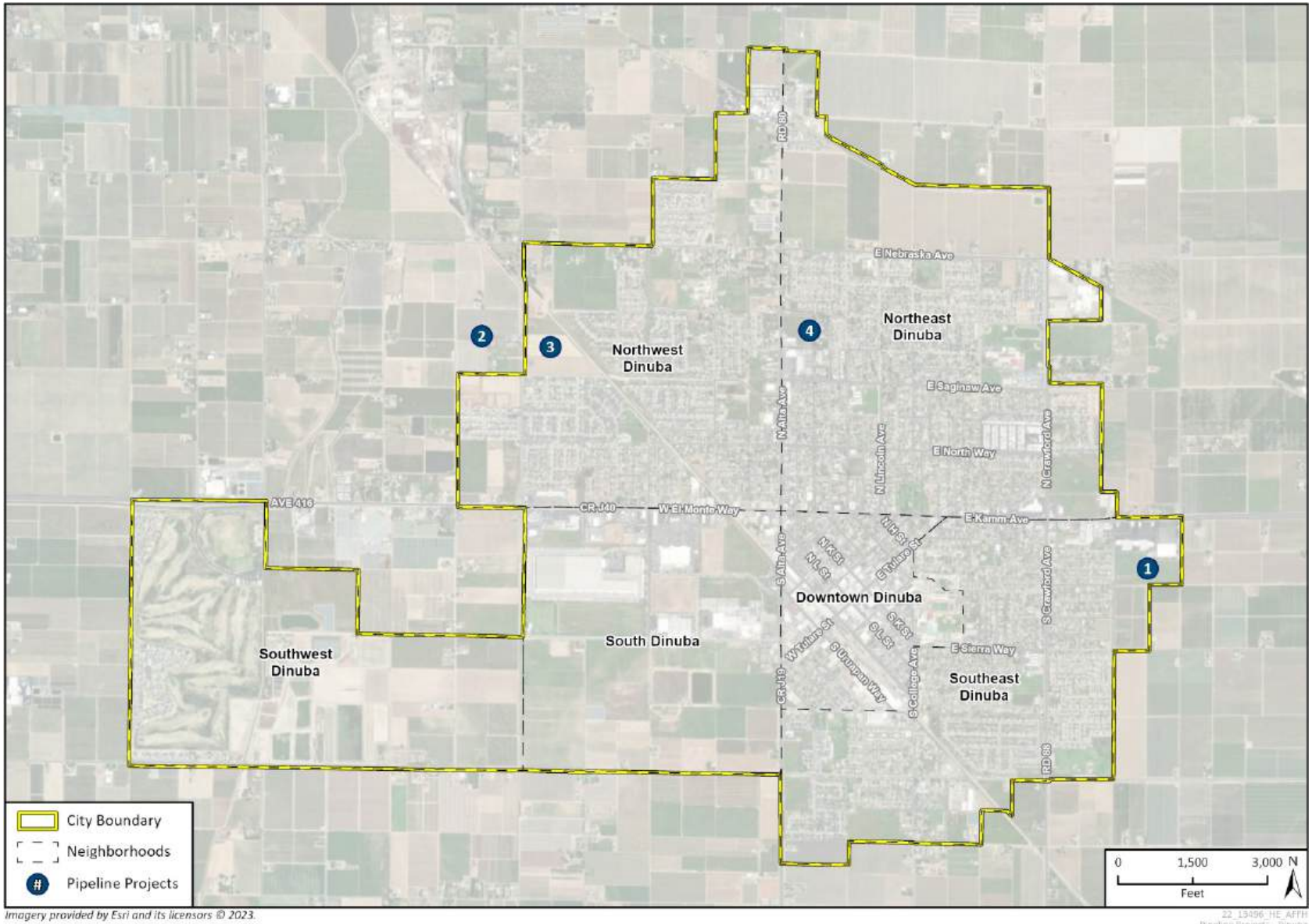
Figure A4-1 shows the locations of pipeline projects. For the purposes of this analysis, the city is divided into six neighborhoods: Downtown Dinuba, Northeast Dinuba, Northwest Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba. These pipeline projects are mostly concentrated in Northeast and Northwest Dinuba and consist of single-family and multifamily projects. The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months. The City typically processes a single-family building permit in one week while the process takes three to four months for a planned unit development. Very few approvals result in expired entitlements, and the City provides extensions for projects to the extent possible. Considering the City's past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy by 2027, well before the end of the 2023-2031 planning period. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

Table A4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN)[1]	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	Castlerock Subdivision	18180031	0	0	0	71	71	Tentative map and zone change approved. Construction expected to being in 2024 and be completed by October 2026.
2	Montebella 2/3	12272013	0	0	0	121	121	All but final map approved. Annexation is expected upon the completion of the project. Construction is currently underway and expected to be completed by November 2025.
3	Vineyard Estates	14013007	0	0	0	63	63	Final map is in process. Construction is currently underway and expected to be completed by April 2026.
4	Sequoia Apartments	14450003	0	0		61	61	Approved
Total			**0**	**0**	**0**	**316**	**316**	

[1]An assessor's parcel number is a series of digits used to identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure A4-1 Pipeline Projects



Accessory Dwelling Units

The City issued an average of one ADU building permit per year during the last five years. Extrapolated over the 2023-2031 Housing Element planning period, the City can assume the production of eight ADUs. ADUs permitted in previous years have been reported in the very low and low-income categories without deed restrictions. While it is likely that some ADUs may be affordable to lower- or moderate-income households, due to the relatively small sample size of permitted ADUs, all anticipated ADUs were conservatively assigned to the above moderate-income category.

Table A4-3 shows the recent history of ADU permit issuance.

Table A4-3 Accessory Dwelling Unit Production, City of Dinuba

Reporting Year	ADU Building Permits Issued
2018	1
2019	0
2020	0
2021	2
2022	3
Total	6
Annual Average	**1**

A4.3 Summary of RHNA Credits

The City can satisfy 19 percent of its RHNA requirement with planned and approved units and projected ADU development. To achieve the remaining RHNA after accounting for planned and approved projects and ADUs, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 1,264 units. The City will implement Housing Plan Program 6 to amend the Zoning Code to remove constraints to housing development, including restricting single-family use development in RM districts and complying with state law for ADU development. This unit count is sorted by household income level. As shown on Table A4-4, Dinuba has a remaining RHNA of 387 units affordable to very low-income households, 238 units affordable to low-income households, 268 units affordable to moderate-income households, and 371 units affordable to above moderate-income households.

Table A4-4 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	387	0	0	387
Low	238	0	0	238
Moderate	268	0	0	268
Above Moderate	695	316	8	371
Total	**1,588**	**316**	**8**	**1,264**

A4.4 Nonvacant Sites

Nonvacant sites included on the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Development Trends*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

The housing element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 35 percent of its lower-income RHNA, 26 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 65 percent of lower-income RHNA, 74 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA are proposed on sites currently used for agriculture.

A4.4.1 Redevelopment of Existing Uses

Of the 32 sites included in the City's Site Inventory, 16 are vacant and 16 are on sites with currently operational agricultural uses (nonvacant sites). Of the 16 nonvacant sites, 13 sites are currently zoned for residential use and three sites are proposed for rezone from light industrial to medium-density residential. Since these sites are not currently zoned for agricultural use, the sites are not subject to the Williamson Act. The City anticipates development of the 13 nonvacant sites zoned for residential use to accommodate medium low- and medium high-density residential uses. The City does not consider existing uses on these sites to impede housing development as these sites are all residentially zoned (R-1-6, R-1-7.5, and R-1-10) which permit single-family residences by-right. The three sites that are currently zoned light industrial also currently have agricultural uses. The City will implement Housing Plan Program 2 to complete the rezoning of the three industrial zoned sites to residential use (RM-2) to ensure that they are available for the development of housing. Further discussion on rezone sites is provided in Section A4.6.6.

A4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified agricultural land with current or proposed residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for high potential for redevelopment with residential uses. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development.

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of these types of projects developed within the previous planning period are listed on Table A4-5. While none of these projects are located in Dinuba, one can assume that future redevelopment in the City will fall in line with regional trends.

Sixteen sites in the Dinuba Site Inventory are currently utilized for active agricultural operations. These sites range in size from less than five acres to over 38 acres, with an average size of approximately 17 acres. The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. The largest site is approximately the same acreage as the recently developed Westbrook development in Los Banos. Five of the sites are under 10 acres, similar to Village at Shannon

Parkway Apartments in Visalia and Stocking Street in Dos Palos. Many of the sites border existing residential uses.

Table A4-5 Redevelopment Trends on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Tulare County				
Woodlake	Hillside Estates	28.5	75	2.2
Visalia	Village at Shannon Parkway Apartments	9.24	216	23.38
Merced County				
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28

Given the redevelopment trends on sites used for agricultural production, the City does not anticipate that existing operational agricultural uses will impede conversion from agricultural land to residential development on the sites included in the Site Inventory.

A4.5 Development Trends

As discussed in detail in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, five of the recently approved residential developments in the region are in Dinuba: Castlerock Subdivision, Montebella (will be annexed to Dinuba), Vineyard Estates, Sequoia Apartments, Sierra Village, and Merced Street. Sierra Village is an affordable multifamily housing complex, and the remaining five projects consist of units rented or sold at market rate. These six projects have an average density of approximately 14 units per acre with an average achieved density of 96 percent of the maximum density allowed by the zoning district, as shown in Table A4-6.

Table A4-6 Dinuba Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Castlerock Subdivision	71	15.44	4.49	R-1-6	7.26	112	63%
Montebella 2/3	121	29.15	4.20	R-1-6	7.26	209	58%
Vineyard Estates	63	10	6.30	R-1-6	7.26	72	87%
Sequoia Apartments	61	2.56	29.05	RM-1.5	29.04	74	82%
Sierra Village	108	5.50	19.64	RM-2	14.54	80	135%
Merced Street	10	0.46	21.74	RM-2	14.54	6	150%
Dinuba Average			**14.24**				**96%**
Regional Average			**16.18**				**99%**

A4.5.1 Realistic Development Capacity

Factors such as site-specific conditions, and development standards such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. To determine a realistic development capacity on the sites in the inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Dinuba, as shown in Table A4-2, achieved an average density of 96 percent of the maximum density allowed on the site based on the site's zoning and development standards. As discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the average density achieved for projects collectively in the region is 99 percent. Based on the local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or general plan designation.

The Site Inventory includes parcels in five residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- One-Family Residential (R-1-10): This district allows for single-family residential uses with one unit per 10,000 square feet of lot area, equal to a maximum residential density of 4.36 dwelling units per acre.
- One-Family Residential (R-1-7.5): This district allows for single-family residential uses with one unit per 7,500 square feet of lot area, equal to a maximum residential density of 5.8 dwelling units per acre.
- One-Family Residential (R-1-6): This district allows for single-family residential uses with one unit per 6,000 square feet of lot area, equal to a maximum residential density of 7.26 dwelling units per acre.
- Multifamily Residential (RM-3): This district allows for a variety of housing types with a maximum residential density of 14.54 units per acre.
- Multifamily Residential (RM-2): This district allows for a variety of housing types with a maximum residential density of 21.78 units per acre.
- Multifamily Residential (RM-1.5): This district allows for a variety of housing types with one unit per 1,500 square feet of lot area, equal to a maximum residential density of 29 dwelling units per acre.

Recent development trends show that when projects are unlikely to achieve the maximum zoned density allowed on a given parcel, it is likely due to market-driven factors such as preference for additional residential amenities. To address this constraint to developing at maximum density, the City will implement Housing Plan Program 6 to amend the Zoning Code to provide additional density bonuses under the criteria set forth by AB 1287.

Table A4-7 details the realistic capacity of available sites by zoning district.

Table A4-7 Realistic Capacity of Sites by Zoning District

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate Income- Units	Above Moderate-Income Units	Total Units
RM-2	12.94	21.78	16.34	206	3	0	209
RM-3	7.34	14.54	10.91	0	78	0	78
R-1-6	75.74	7.26	5.45	0	0	421	421
R-1-7.5	138.36	5.80	4.35	0	0	599	599
R-1-10	81.93	4.36	3.27	0	0	264	264
Total	**316.31**			**206**	**81**	**1,284**	**1,571**

A4.6 Large Sites for Lower-Income Units

The Site Inventory identifies two large sites (defined as sites that are larger than 10 acres) that are assumed to accommodate lower-income units. These large sites are 21.9 and 12.0 acres, respectively, and could accommodate 438 and 240 housing units based on the minimum allowed density of 20 units per acre. Typically, development on large sites supports market-rate development, while the development of affordable units more often occurs on smaller parcels. Based on these trends, the City assumes that only a portion of these sites (10 acres or less) would be developed with units affordable to lower-income households, rather than the entire site. Rent-restricted affordable housing developments that use state and federal funds typically develop with no more than 150 units. Therefore, the City assumes that 150 units affordable to lower-income households would be developed on each of these large sites.

Table A4-8 shows the characteristics of the two large parcels that are suitable for lower-income units. Both sites would likely need to be subdivided into appropriately sized parcels (e.g., one to 10 acres) to accommodate residential projects that are the size of most subsidized (income-restricted) developments (e.g., 50 to 150 units). The City assumes that both sites will accommodate the development of a variety of housing types to support a mix of lower, moderate, and above moderate affordability levels due to the minimum density requirements (20 units per acre) and market trends.

To encourage housing development on these sites, the City will annually meet with property owners and interested developers, as described in Housing Plan Program 2. The City will also support the production of affordable housing on these sites by providing technical assistance; expedited and streamlined project application review; and potential fee waivers, reductions, or deferrals; as described in Housing Plan Program 8.

Table A4-8 Large Sites with Lower-Income Units

Address	APN	Zone	Acres	Existing Use	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units

Road 74 & Avenue 408	017-020-015	RM-1.5	21.90	Agricultural/ open space	150	144	144	438
S Alta Ave & Avenue 408	017-020-059	RM-1.5	12.00	Agricultural/ open space	150	45	45	240

Development Trends on Large Sites

As discussed in Chapter 4, *Regional Housing Resources,* Tulare County and the broader San Joaquin Valley region have a strong trend of residential development on large sites. The capacity assumptions for lower-income units for the two large sites listed in Table A4-8 are consistent with, or more conservative than, the actual yield of recent developments on similar-sized sites in the region.

A list of recent developments on large sites in the San Joaquin Valley is shown in Table A4-9. Large sites in Merced County have generally been developed with market-rate units, but there have been deed-restricted projects developed on large sites in Tulare County and Fresno County. For projects included in Table A4-9, the sites range from 12 to 58 acres and the projects average 188 units. Projects with deed-restricted units have been developed on sites that range from 10 to 120 acres and average 291 units (with an average of 109 deed-restricted units).

A comparison of the two sites in Table A4-8 with similarly sized sites in Table A4-9 shows that the capacity assumptions for the two sites are realistic and achievable. The Ben Maddox-K property developed 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property developed 342 lower-income units on 11.4 acres (30 units per acre). These projects are similar to the type of development expected on portions of the identified sites in Dinuba, yet yielded significantly more deed-restricted units and a higher density than what is assumed by the Site Inventory for the two sites in Table A4-8. Additionally, the Parc Grove Commons project in Fresno County, which is on a 24-acre site (similar to the 21.9 acre-acre site in Dinuba), yielded 213 affordable units, more than the assumed 150 units of affordable housing identified in the Site Inventory.

Table A4-9 Recent Developments on Large Sites in San Joaquin Valley

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Merced County				
Bell Crossing	40.43	0	188	188
Nebela Drive	28.34	0	127	127
Sandstone Way	30.85	0	122	122
Manzanita	51.33	0	213	213
Sundance Village	21.63	0	97	97
The Villas	58.95	0	231	231
Westbrook	37.81	0	162	162
Stoneridge South	29.75	0	160	160
Average	**37.39**	**0**	**163**	**163**
Tulare County				
The Ben Maddox-K	10.8	292	3	295
Lovers-Caldwell	11.4	342	4	346
Cambria	12.8	0	144	144
Hillside Estates	28.5	0	75	75
Average	**15.88**	**159**	**57**	**215**
Fresno County				
Fancher Creek Town Center	91.0	420	240	660
The Vineyards	38.9	158	0	158
West Creek Village	120.0	120	135	255
Parc Grove Commons	24.0	213	2	215
Campus Pointe	27.5	0	550	550
Avalon Commons	17.8	104	1	105
Average	**53.20**	**169**	**155**	**324**
Regional Average	**35.49**	**109**	**125**	**234**

A4.7 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table A4-10 and Table A4-11 and shown geographically on Figure A4-2.

The table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))

- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)[1]

A4.7.1 Downtown Dinuba

Downtown Dinuba is bounded by El Monte Way to the north, Vassar Avenue to the south, College Avenue/Dinuba High School to the east, and Alta Avenue to the west. This area primarily consists of commercial, office, and one-family and multifamily residential zones. Downtown Dinuba is in an Urban Unzoned Fire Hazard[2] and in an area of minimal flood hazard[3]. This neighborhood can accommodate three sites with an assumed capacity of 11 lower-income units and two moderate-income units. Downtown Dinuba is suitable for the development of lower- and moderate-income units due to its proximity to shopping, services, transit, employment, and Felix Delgado Park. All sites identified in this area are currently vacant. All sites are in areas with a TCAC designation of Areas of High Segregation and Poverty.

A4.7.2 Northeast Dinuba

Northeast Dinuba is bounded by city boundaries to the north and east, Alta Avenue to the west, and El Monte Way to the south. This area primarily consists of land designated as a one-family residential zone. Northeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Northeast Dinuba can accommodate eight sites with an assumed capacity of 146 lower-income and 792 above moderate-income units. Based on community input, a residentially zoned portion of parcel 013-090-037 (shown as Site 5 in Figure A4-2) in northeast Dinuba has been included in the Site Inventory. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

A4.7.3 Northwest Dinuba

Northwest Dinuba is bounded by city boundaries to the north and west, Alta Avenue to the east, and El Monte Way to the south. This neighborhood primarily consists of one-family residential zone and commercial space. Northwest Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development between Englehart Avenue and Road 70, residentially zoned portions of parcels 012-282-038, -035, and -036 (shown as Sites 16, 17, and 18 respectively in Figure A4-2) in Northwest Dinuba have been included in the Site Inventory. Northwest Dinuba can accommodate 12 sites with an assumed capacity of 76 moderate-income units and 376 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

[1] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf
[2] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/
[3] The City has the Flood Hazard designation of "X". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Figure A4-2 Dinuba Site Inventory

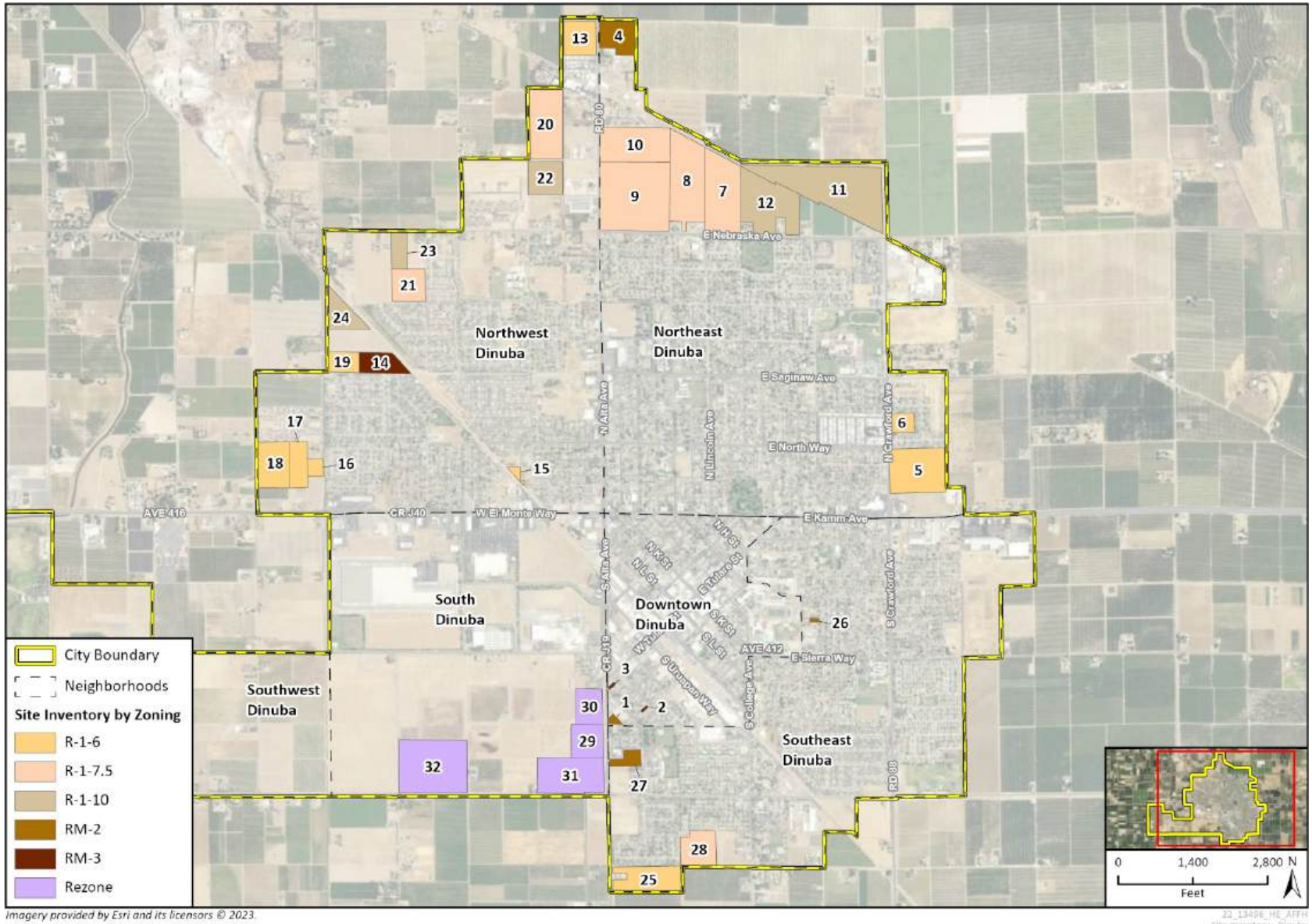


Table A4-10 Dinuba Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Downtown Dinuba													
1	S Alta Ave	17173006	0.69	Residential - Medium High	RM-2	Vacant	0	21.78	11	0	0	11	High Segregation & Poverty
2	S P St & W Ventura St	17171009	0.16	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
3	126 Q St	17182016	0.18	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
Total									11	2	0	13	
Northeast Dinuba													
4	Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	0	21.78	146	0	0	146	High Resource
5	1831 El Monte Way	13090037	26.55	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	144	144	High Resource
6	N Crawford Ave	13120001	2.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
7	E Nebraska Ave	13050038	21.61	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	94	94	High Resource
8	E Nebraska Ave	13050074	24.18	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	105	105	High Resource
9	E Nebraska Ave & N Alta Ave	13050012	35.00	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	152	152	High Resource
10	N Alta Ave	13050013	19.68	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
11	Ave 424	13050064	38.22	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	124	124	High Resource
12	Ave 424	13050071	23.21	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	75	75	High Resource
Total									146	0	792	938	

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Northwest Dinuba													
13	42975 Rd 80	13140001	8.88	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	48	48	High Resource
14	42032 Rd 72	14013008	7.00	Residential - Medium High	RM-3	Vacant	0	14.54	0	76	0	76	High Resource
15	N Euclid Ave & W Adelaide Way	14045031	0.89	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	4	4	High Resource
16	W El Monte Way	12282038	2.51	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
17	7116 Ave 416	12282035	6.10	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	33	33	High Resource
18	7076 Ave 416	12282036	11.65	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	63	63	High Resource
19	42032 Rd 72	14013008	5.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	29	29	High Resource
20	Ave 426	13020009	19.72	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
21	Rosemary Ave	14013003	8.50	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	36	36	High Resource
22	Ave 426	13020022	9.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	29	29	High Resource
23	Ave 424	14013003	4.50	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	14	14	High Resource
24	Englehart Ave	14013004	7.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	22	22	High Resource
Total									**0**	**76**	**376**	**452**	
Southeast Dinuba													
25	Alta Ave & Penny Ln	30120097	13.66	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	74	74	High Resource
26	S Short Ave	18052014	0.24	Residential - Medium High	RM-2	Vacant	0	21.78	0	3	0	3	High Segregation & Poverty
27	Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	0	21.78	49	0	0	49	High Segregation & Poverty

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
28	Grace Ln	30120089	9.67	Residential - Medium Low	R-1-7.5	Vacant	0	5.8	0	0	42	42	High Resource
Total									**49**	**3**	**116**	**168**	
South Dinuba													
29	S Alta Ave	17020058	8.67	Residential-Medium High*	RM-1.5*	Vacant	20	24	150	2	0	152	High Resource
30	S Alta Ave	17320003	7.64	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	23	0	173	High Resource
31	S Alta Ave & Avenue 408	17020059	12.00	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	45	45	240	High Resource
32	Road 74 & Avenue 408	17020015	21.90	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	144	144	438	High Resource
Total									**600**	**214**	**189**	**1,003**	
Dinuba Total									**806**	**295**	**1,473**	**2,574**	

* Rezone sites list the proposed land use and zoning designations

A4.7.4 Southeast Dinuba

Southeast Dinuba is bounded by city boundaries to the south and east, El Monte Way to the north, and Alta Avenue and Downtown Dinuba to the west. This neighborhood primarily consists of resource conservation and one-family residential. Southeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Southeast Dinuba can accommodate four sites with an assumed capacity of 49 lower-income units, three moderate-income units, and 116 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites identified for the development of lower income units are in areas with a TCAC designation of High Resource or Areas of High Segregation and Poverty, but are located near shopping and employment in Downtown, Dinuba High School, and Felix Delgado Park.

Dinuba is preparing a revitalization plan for the entire southeast part of the community, including Downtown and Southeast Dinuba, called the South El Monte Revitalization Plan. This study is intended to guide and inform future initiatives that could enhance community and economic development, as well as accommodate future growth.

Key analyses related to the study encompass community beautification and landscaping, public facilities such as sidewalks, parks, and streets, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention alongside public safety considerations. The result will be a series of goals and action programs to make meaningful changes in this part of the city and the study will serve to leverage funds to make those changes. The study is planned to be completed by July 2024. These changes will work to address fair housing issues in Downtown and Southeast Dinuba by implementing revitalization strategies that will increase access to opportunities for residents in these neighborhoods. Housing Plan Program 13 commits the City to complete the South El Monte Revitalization Plan and implement programmed improvements.

A4.7.5 South Dinuba

South Dinuba is bounded by city boundaries to the south, El Monte Way to the north, and Alta Avenue to the east, and Road 72 to the west. This neighborhood primarily consists of industrial and commercial zones. South Dinuba is in a Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. South Dinuba can accommodate four sites with an assumed capacity of 600 lower-income units, 214 moderate-income units, and 189 above moderate-income units. All sites identified in this area are to be rezoned from industrial to high density residential; the sites are currently vacant or used for agricultural uses. The properties surrounding the identified sites will also be rezoned to allow future residential development and a new high school. All sites are in areas with a TCAC designation of High Resource.

A4.7.6 Rezone Sites

To accommodate a shortfall of capacity, the City is obligated to rezone land suitable to facilitate the development of the listed rezone sites. The City anticipates beginning the rezone process with outreach and public hearings for all properties identified in the Site Inventory in spring 2024, continuing through fall 2024 with adoption by December 31, 2024.

The Site Inventory includes four sites in South Dinuba that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass approximately 50 acres and can accommodate an estimated 600 low-income units, 214 moderate-income units, and 189 above-

moderate income units. All sites are in South Dinuba, as seen in Figure A4-2. Table A4-11 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table A4-11 Realistic Capacity of Rezoned Sites

Map ID	Proposed Zoning District	APN	Acres	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
South Dinuba									
29	RM-2	17020058	8.67	24	16.34	150	2	0	152
30	RM-2	17320003	7.64	24	16.34	150	23	0	173
31	RM-2	17020059	19.03	24	16.34	150	45	45	240
32	RM-2	17020015	29.20	24	16.34	150	144	144	438
Total			**50.21**			**600**	**214**	**189**	**1,003**

A4.7.7 Sites used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households, to be allowed by-right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). Two sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table A4-12. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table A4-12 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	146
Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	49
Total		**12.01**				**195**

A4.7.8 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 806 lower-income units, 295 moderate-income units, and 1,473 above moderate-income units on 32 sites. In accordance with California Department of Housing and Community Development's default density and size requirements, no sites smaller than 0.5-acres in size are used to accommodate lower-income housing.

The Site Inventory includes a surplus of 181 lower-income units, giving the City a 29 percent buffer for this income category above the RHNA requirement. The summary of the residential Site Inventory is presented in Table A4-13.

Table A4-13 Adequacy of Residential Site Inventory

	Lower-Income	Moderate-Income	Above Moderate-Income	Total

RHNA Allocation	**625**	**268**	**695**	**1,588**
Planned and Approved Units	0	0	316	316
ADUs Anticipated	0	0	8	8
Remaining RHNA	**625**	**268**	**371**	**1,264**
Downtown Dinuba	11	2	0	13
Northeast Dinuba	146	0	792	938
Northwest Dinuba	0	76	376	452
Southeast Dinuba	49	3	116	168
Rezone Sites	600	214	189	1,003
Total Units on Sites	806	295	1,473	2,574
Total Unit Surplus	181	27	1,102	1,310
Percent Buffer over RHNA	29%	10%	297%	104%

A4.8 Availability of Infrastructure and Services

The City's Public Works Department Division ensures the continued maintenance and improvement of the city's infrastructure. This includes all public utilities such as streets, utilities, transit, sewer, and disposal services. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this housing element. The City Public Works Department has confirmed all sites identified in the inventory have existing and available infrastructure that can support residential development. Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department Division, pursuant to Government Code Section 65589.7 (Program 11).

A4.8.1 Wastewater System

Dinuba operates a wastewater reclamation facility (WWRF) that received and treated 746 million gallons (MG) of effluent wastewater in 2020. There are eleven active ponds, which have an approximate volume of 22 million gallons, and one emergency pond. Currently, the WWRF has sufficient capacity to meet the City's needs through 2030. Expansion of treatment capacity of the WWRF through replacement of obsolete equipment with modern equipment is planned to improve wastewater treatment and serve anticipated growth through 2030.

A4.8.2 Potable Water System

The Public Water System is a retail water supplier managed and operated by the City. The primary source of supply for the Public Water System is groundwater from City-owned wells. The City currently operates eight drinking water wells that are located throughout the public water system service area. The City Engineer has confirmed that the City has sufficient water to accommodate the City's RHNA for the 6th housing cycle (2023-2031).

Water demands are anticipated to increase in proportion to population growth. Water demands in the Public Water System service area are projected to total approximately 2,427 MG annually in 2040. The City is in the process of performing studies to update its General Plan to accommodate anticipated residential, commercial, and industrial growth to the west and southwest of the current urban area. The water demand of these additional areas is anticipated to be met by constructing additional public water supply wells. Well 21, the latest well, is scheduled for construction in 2024.

A4.8.3 Storm Water and Drainage

Dinuba captures stormwater generated within the city and discharges storm flows into City or privately owned and maintained detention or retention basins. Excess storm flows are pumped into irrigation canals. The City maintains a 28-acre dedicated groundwater recharge basin constructed to help reduce flooding as well as promote groundwater recharge. Smaller basins cover an extra 29.5 acres. The city's stormwater basins serve approximately 1,900 acres of developed land. The stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

A4.8.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Dinuba, each dry utility has one provider: Pacific Gas and Electric (PG&E) provides natural gas and electricity services, and American Telephone and Telegraph (AT&T) provides telecom services. The City does not anticipate any constraints with connecting utilities to future residential development sites during the planning period.

A4.9 Environmental Considerations

As noted in Chapter A3, *Housing Constraints*, environmental constraints to housing development in Dinuba include risks associated with earthquakes and flooding. The sites identified in the Site Inventory are all located outside of identified flood zones and compliance with state building codes will reduce potential hazards from earthquakes.

There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays and airport or military compatibility that could impact housing development on identified sites in the planning period. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

A4.10 Opportunities for Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City has programs to encourage construction of energy efficient housing, water and energy conservation, and energy-reducing efforts, such as weatherization of existing homes. Additionally, other elements of the City's General Plan include policies to encourage mixed use and infill development, increased density, dedication of open space, alternative transportation including walking and bicycling, use of shade trees and other plantings, placement of structures with respect to solar access, and other means to improve air quality and promote energy savings. The City provides information at the Development and Engineering Services Department and on the City's website to support programs that promote residential energy conservation for both new construction and existing residences in Dinuba.

The City provides builders interested in construction of affordable housing with a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by the California Energy Commission's New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the "housing burden" (rent plus utility costs), that cannot exceed 30 percent of each renter's income. This allows developers to determine how much can

be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.

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A5 Affirmatively Furthering Fair Housing Analysis

A5.1 Introduction

This section of the Housing Element analyzes issues relating to fair housing for the City of Dinuba. This analysis is based on the directives from State Assembly Bill (AB) 686. Background information on Assembly Bill 686, countywide fair housing services, data sources, and analysis of the regional Affirmatively Furthering Fair Housing (AFFH) issues are included in Chapter5, *Regional Affirmatively Furthering Fair Housing Analysis*.

A5.2 Methodology

This local AFFH analysis evaluates fair housing issues on the following topics:

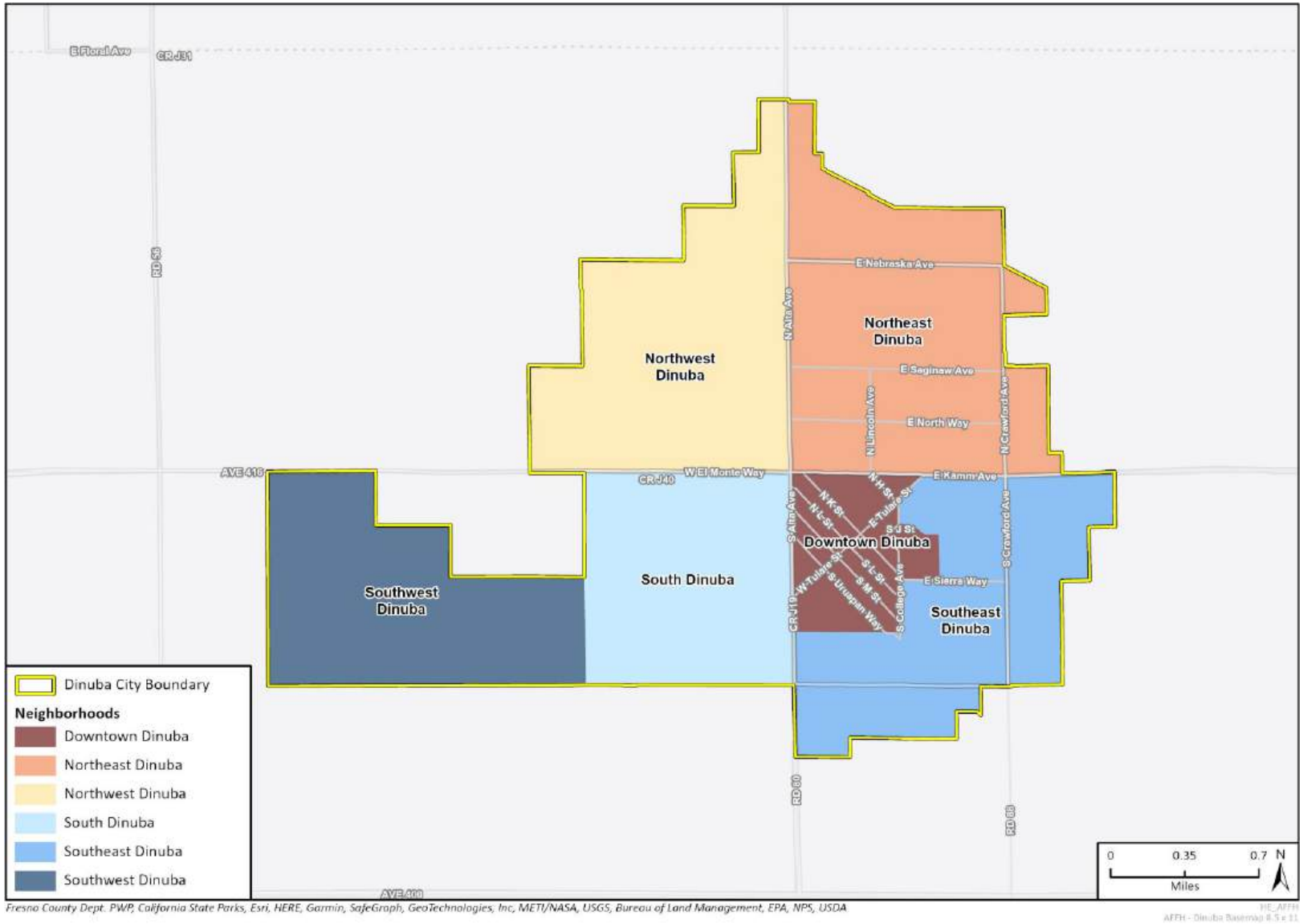
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors
- Analysis of Housing Site Inventory using AFFH Indicators

This analysis identifies patterns and trends at the local scale. Where appropriate, the analysis refers to the regional AFFH analysis provided in *Regional Affirmatively Furthering Fair Housing Analysis*, which analyzes patterns and trends at the county and Tulare County/Kings County/Fresno County tri-county areas.

For the purposes of this analysis, the city is divided into six neighborhoods: Northeast Dinuba, Northwest Dinuba, Downtown Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba (Figure A5-1). These neighborhoods were based on the City's planning documents, including the General Plan, as well as local knowledge from City staff. Most of the geographic analysis of fair housing issues in Dinuba is based on the California Department of Housing and Community Development (HCD) AFFH Data Viewer described in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The AFFH Data Viewer relies on information provided by the Census and other data sources at the census tract and block group level. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment,* due to the availability of data at the time of drafting.

For reference, South and Southwest Dinuba have relatively limited residential uses compared to other areas of the city. South Dinuba mostly consists of land zoned for light industrial uses with minimal amounts of residential and commercial zoning. Several of the largest employers in Dinuba, such as Wal-Mart, the Best Buy Distribution Center, and Ruiz Foods, Inc., are located in this neighborhood. Currently, a large portion of the area zoned light industrial is used for agricultural purposes. Southwest Dinuba is mostly zoned Resource Conservation with small areas zoned for single-family residential use.

Figure A5-1 Dinuba Neighborhoods



Land uses in Southwest Dinuba primarily consist of the Ridge Creek Golf Club and agricultural uses. The only residential uses in Southwest Dinuba are the Ridge Creek Estates which are semi-custom, single-family homes that were constructed in 2020. In addition, several census tracts overlap with unincorporated parts of the county or encompass portions of multiple neighborhoods within Dinuba. Therefore, the data shown for these areas may not accurately portray the demographics for residents of those areas.

There are five census tracts that overlap the city, some of which contain large areas within the unincorporated part of the county. However, City staff confirmed that data presented by the HCD AFFH Data Viewer accurately reflects housing trends in Dinuba.

A5.2.1 Summary of AFFH Analysis Findings

Compared to other cities in Tulare County, Dinuba has greater racial/ethnic diversity, higher poverty rates, and a higher percentage of low- and moderate-income residents. Dinuba is similar to nearby cities in southern Fresno County. The entire city of Dinuba is predominantly Hispanic/Latino, with approximately 88 percent of the population identifying as Hispanic/Latino. Cost burden (spending more than 30 percent of household income on housing costs) among renters is high throughout the city. Similar to other cities in Tulare and Fresno County, Dinuba has a high pollution burden, primarily from ozone, particulate matter, and pesticide use.

Below is a summary of AFFH findings by neighborhood in Dinuba.

Northeast/ Northwest Dinuba

- Primarily low density residential with limited commercial, office, and industrial uses
- High percentage of non-white residents and high poverty rate
- Higher median household income, lower percentage of LMI residents
- High percentage of overcrowding (Northeast Dinuba)
- Moderate and high resource areas

Downtown/ Southeast Dinuba

- Mix of commcercial and low, medium, and high density residential uses
- Older housing units
- Highest percentage of non-white residents, LMI residents, residents below the poverty line, and residents with a disability
- High percentage of homeowners experiencing overpayment and overcrowding
- Low-income residents at risk of displacement
- Areas of high segregation and poverty and moderate resource areas

South Dinuba

- Mostly industrial and agricultural uses with limited residential and commercial uses
- High percentage of non-white residents and LMI populations
- High rates of overcrowding
- Moderate resource areas

Southwest Dinuba

- Mostly agricultural/vacant land with limited residential uses consisting entirely of newer housing units
- Mostly agricultural uses and the Ridge Creek Golf Course
- Lowest percentage of non-white residents
- Higher percentage of LMI residents
- Lower rates of overcrowding
- High percentage of renters and homeowners experiencing overpayment
- Moderate resource areas

A5.2.2 Data Sources

To conduct this analysis, the City utilized data from a variety of sources discussed in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The analysis includes a discussion of historic land use and segregation patterns and input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment*, based on HCD recommended data sources for AFFH analyses and the availability of data at the time of drafting.

Dinuba City staff were also interviewed on all topics as part of the preparation of this AFFH Analysis in December 2024. Self-Help Enterprises was also consulted on fair housing issues in Dinuba.

A5.2.3 Fair Housing Resources

Enforcement and Outreach Capacity

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the Housing Authority of Tulare County (HATC) to ensure compliance with fair housing laws and to address complaints.

Compliance with Existing State and Federal Fair Housing Laws

The fair housing assessment should include a description of state and local fair housing laws and how the City complies with those laws. These laws include the following:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964.** The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973.** See Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's Human Resources Department. See https://www.dinuba.org/departments/human-resources
- **American Disabilities Act (ADA).** The City complies with the ADA through building permit review and issuance and as described in this Housing Element.
- **California Fair Employment and Housing Act (FEHA) Regulations.** The City complies with FEHA and its regulations through established City protocols decision making, legal counsel, and advisement.
- **Government Code Section 65008.** The City Zoning Code is written to ensure that the City's actions regarding the development of housing for very low-, low-, moderate-, and middle-income persons and households or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.).
- **Government Code Section 8899.50.** Chapter A5, *Affirmatively Furthering Fair Housing Analysis*, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

- **Government Code Section 11135 et seq.** The City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.
- **Density Bonus Law (Gov. Code, Section 65915.).** The City will update its density bonus ordinance to comply with the new provisions as part of the updates to the Zoning Ordinance (Housing Plan Programs 6 and 8).
- **Housing Accountability Act (Gov. Code, Section 65589.5.).** The City has documented compliance with the Housing Accountability Act as described in Chapter A3, *Housing Constraints Analysis*.
- **No-Net-Loss Law (Gov. Code, Section 65863).** The City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net loss via required annual reporting to HCD.
- **Least Cost Zoning Law (Gov. Code, Section 65913.1).** Housing Plan Program 2 ensures that sufficient land is zoned with appropriate standards to accommodate the City's RHNA.
- **Excessive subdivision standards (Gov. Code, Section 65913.2.).** The City's subdivision standards are typical or not excessive and in compliance with the Government Code.
- **Limits on growth controls (Gov. Code, Section 65302.8.).** The City complies as the City does not maintain any restrictions on the number or timing of housing development. The City's General Plan does establish the Urban Development Boundary; however, the boundary extends beyond the city limits and Sphere of Influence and does not limit housing development within the city.
- **Housing Element Law (Gov. Code, Section 65583, esp. subds. (c)(5), (c)(10).).** This Housing Element documents compliance with state Housing Element Law.

The City of Dinuba ensures compliance with these laws through the City's daily operations, with any complaints referred to the City Attorney and/or the City Manager for investigation and action, as appropriate. The City has not faced any lawsuits, enforcement actions, or settlements related to fair housing or civil rights. Further analysis of the City's compliance with fair housing laws is also provided in Chapter A3, *Housing Constraints Analysis*, of this Housing Element.

A5.2.4 Ability to Address Complaints

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to FHCCC, the Tulare County Housing Authority, and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. Fair housing complaints are also reported to the United States Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO). Based on data provided by HUD, three FHEO inquiries were reported in Dinuba between 2013 and 2021. These inquiries are not considered official cases, and no data is known about them.

The City provides fair housing brochures and posts resources on the City's website.

A5.2.5 Segregation and Integration Patterns and Trends

Race and Ethnicity

Dinuba is more racially and ethnically diverse than Tulare County and the Tulare County/Fresno County/Kings County tri-county area. The percent of Hispanic/Latino residents is significantly higher in Dinuba (88 percent) than the county (66 percent) and tri-county area (58 percent). Throughout most areas of the city, between 61 and 80 percent of residents identify as non-white (Figure A5-2). Southwest Dinuba has the lowest percentage of non-white residents, approximately 57 percent.

Over the past decade, racial/ethnic diversity increased in Dinuba (Table A5-1). The percent of city residents that identified as white decreased by 14 percent between 2011 and 2021, and Asian American/Pacific Islander decreased by one percent. The percent of Hispanic/Latino residents increased by two percent and those who identified as "other or multiple races" increased by 14 percent. The percent of Black/African American residents and Native American/Alaskan Native residents remained the same, at less than one percent.

Table A5-1 Population by Racial Group (City of Dinuba)

Race	Percent of Population	
	2011	2021
Hispanic/Latino (of any race)	85.8%	88.2%
Not Hispanic/Latino		
White	11.5%	9.7%
Native American/Native Alaskan	0.2%	0.5%
Black/African American	0.0%	0.4%
Asian/Pacific Islander	1.9%	0.1%
Other or Multiple Races	0.5%	0.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2007-2011, 2017-2021), Table DP05.

The HCD AFFH Data Viewer identifies the degree to which areas have a predominant racial/ethnic majority. The predominant racial/ethnic group in each census tract is that with the largest population. The entire city is predominantly Hispanic/Latino. However, Southwest Dinuba has the lowest percentage of Hispanic/Latino residents compared to the rest of the city (Figure A5-3).

According to Othering and Belonging Institute (OBI) racial segregation/integration data, most of Dinuba has a low-medium level of segregation (neither highly segregated nor integrated) (Figure A5-4). Downtown Dinuba and part of Southeast Dinuba has high people-of-color (POC) segregation (larger POC population than the surrounding areas).

Based on local knowledge, the Dinuba Core area (Downtown, east, and south areas) are older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. North Dinuba households tend to have higher incomes. This area also tends to have larger white populations.

Dinuba has a significantly larger non-white population than Tulare County and the tri-county area. The percentage of residents that identify as Hispanic/Latino are as follows:

- Dinuba: 86%
- Tulare County: 66%
- Tri-County Area: 58%

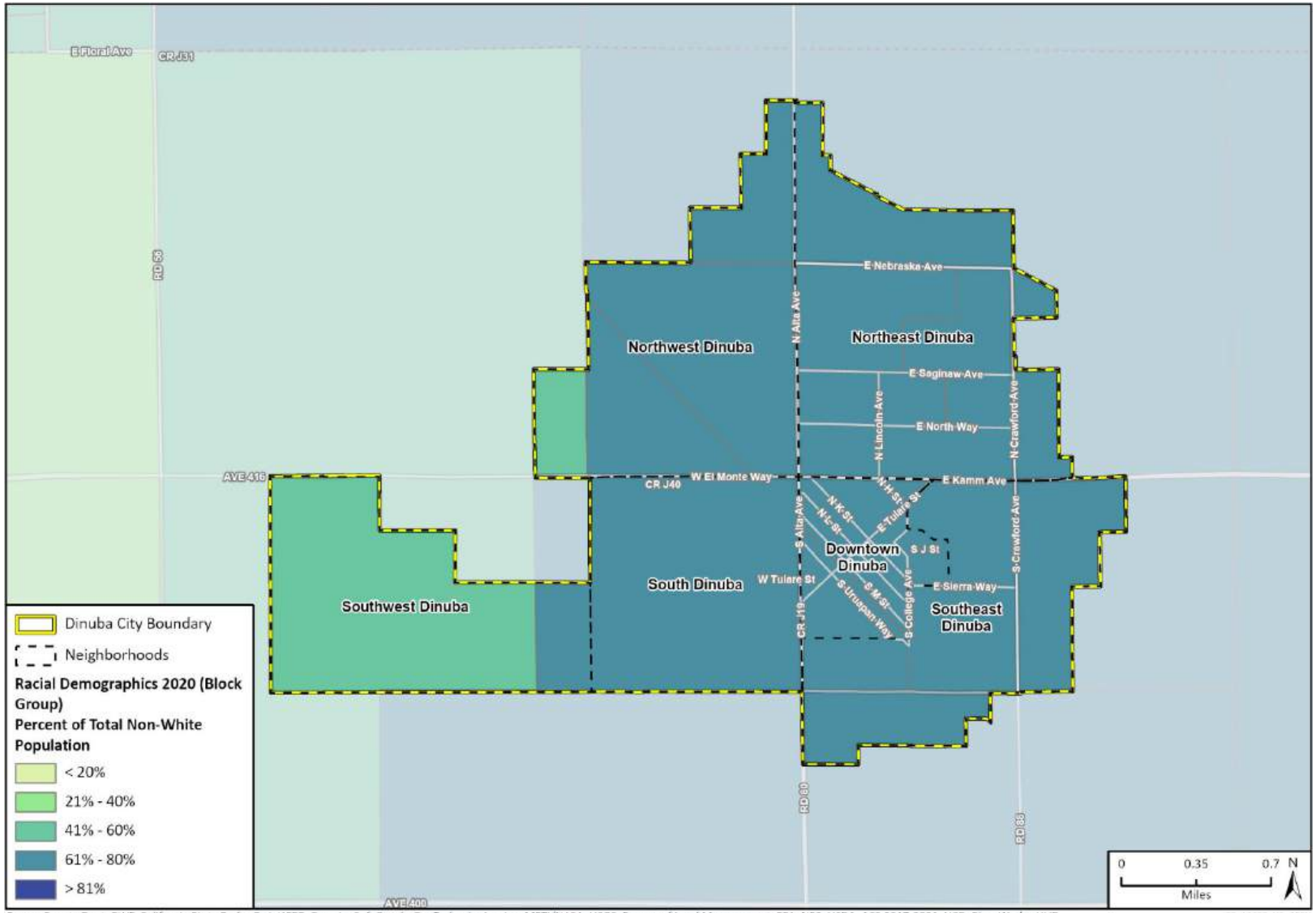
Persons with Disabilities

As referenced in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the total population in Dinuba (equal to 2,009 residents) reported living with one or more disabilities. This is less than the overall percentage of residents living with a disability in Tulare County (12 percent) and tri-county area (12 percent). The most common disability in the city is ambulatory difficulty, defined as having serious difficulty walking or climbing stairs, followed by independent living difficulty and cognitive difficulty (Figure A5-5). Disabilities are most prevalent among senior residents. Approximately 37 percent of residents aged 65 and over have a disability. In addition, Black/African American and non-Hispanic/Latino white residents reported the highest rates of disability by racial/ethnic group, at 23 percent and 18 percent, respectively.

Less than 10 percent of the population has a disability in Northwest Dinuba, Northeast Dinuba, and South Dinuba (Figure A5-7). A slightly higher percentage of residents in Downtown, Southeast, and Southwest Dinuba have a disability (11 to 12 percent).

Adult residential facilities and residential elderly care facilities are shown in Figure A5-6. There are two adult residential facilities and one residential elderly care facility in Dinuba, both in the northern city area. Given the size and population of Dinuba, these facilities are generally considered sufficient to serve Dinuba residents but additional facilities, particularly in the southern neighborhoods, may benefit the community. However, location and type of facility is dependent on land availability and service provider interest.

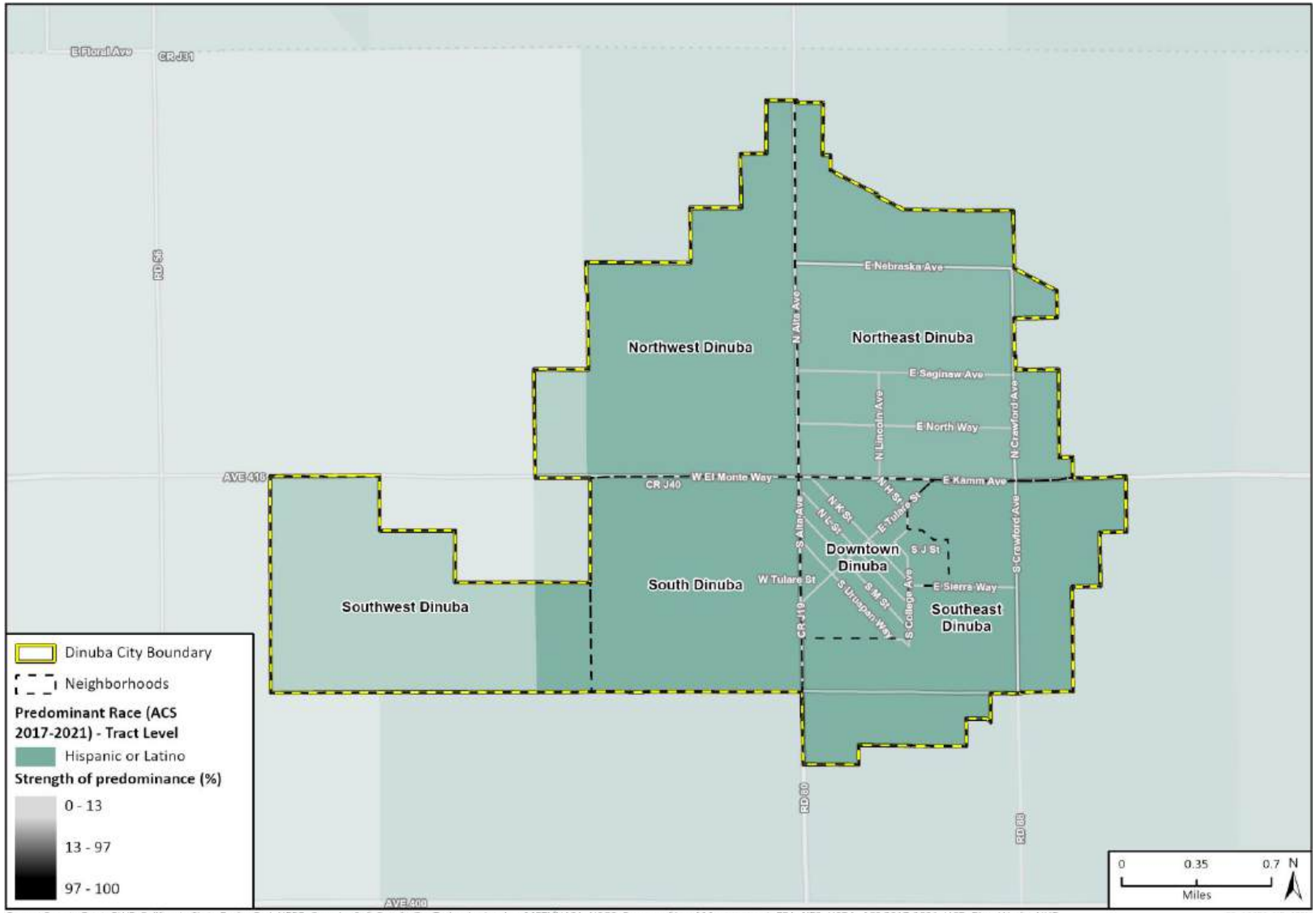
Figure A5-2 Percent of Total Non-White Population (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

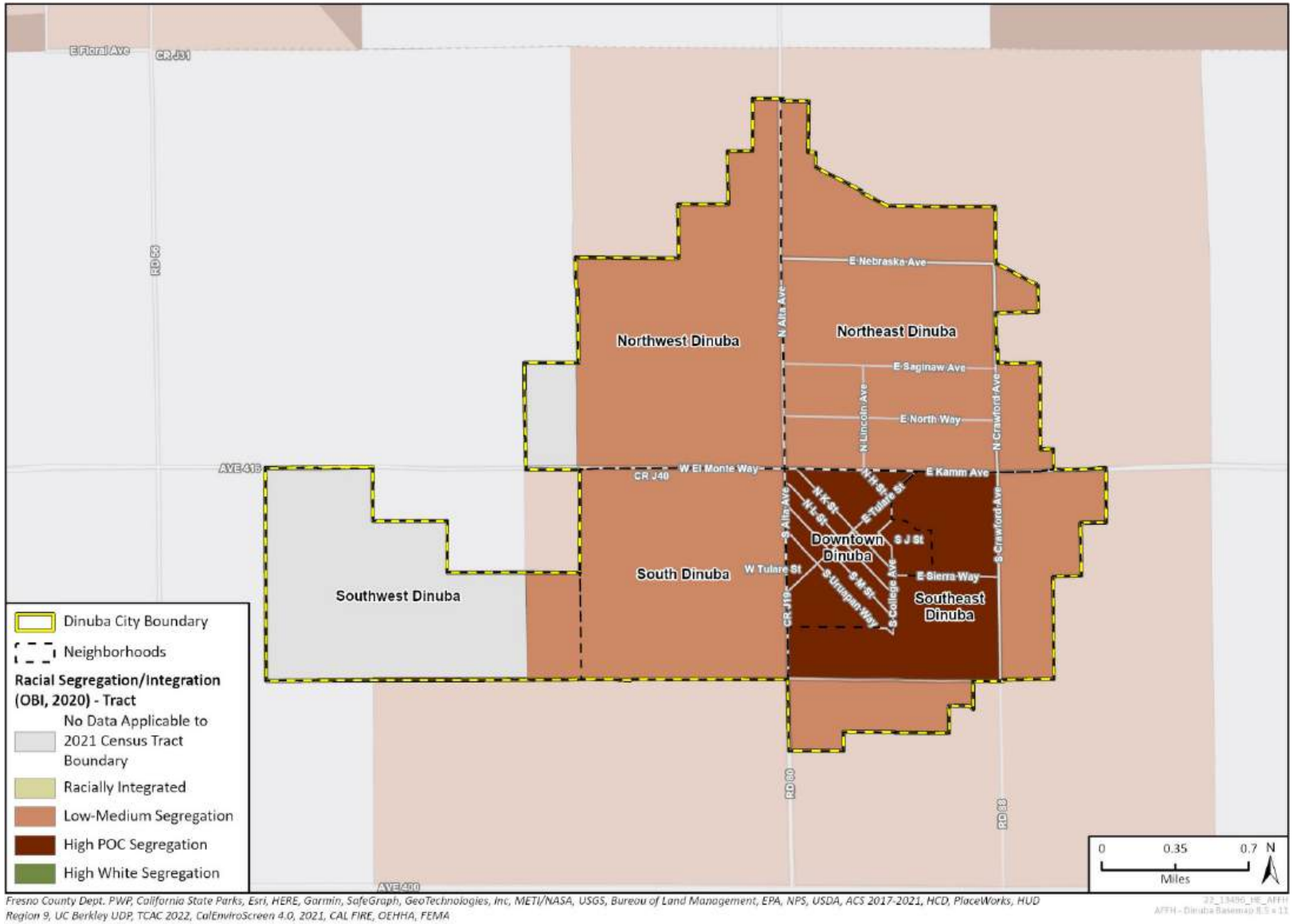
Source: AFFH Data Viewer, 2023.

Figure A5-3 Predominant Populations (City of Dinuba)



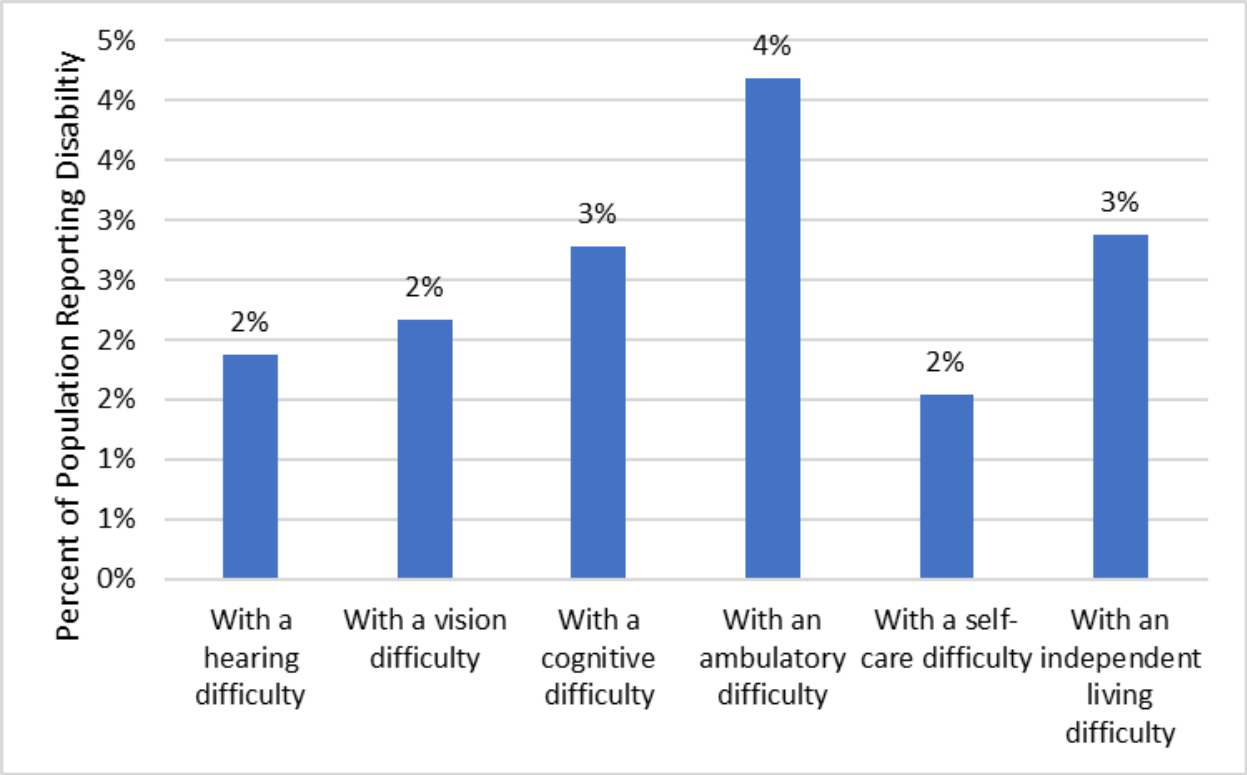
Source: AFFH Data Viewer, 2023.

Figure A5-4 Racial Segregation and Integration (City of Dinuba)



Source: AFFH Data Viewer, 2023.

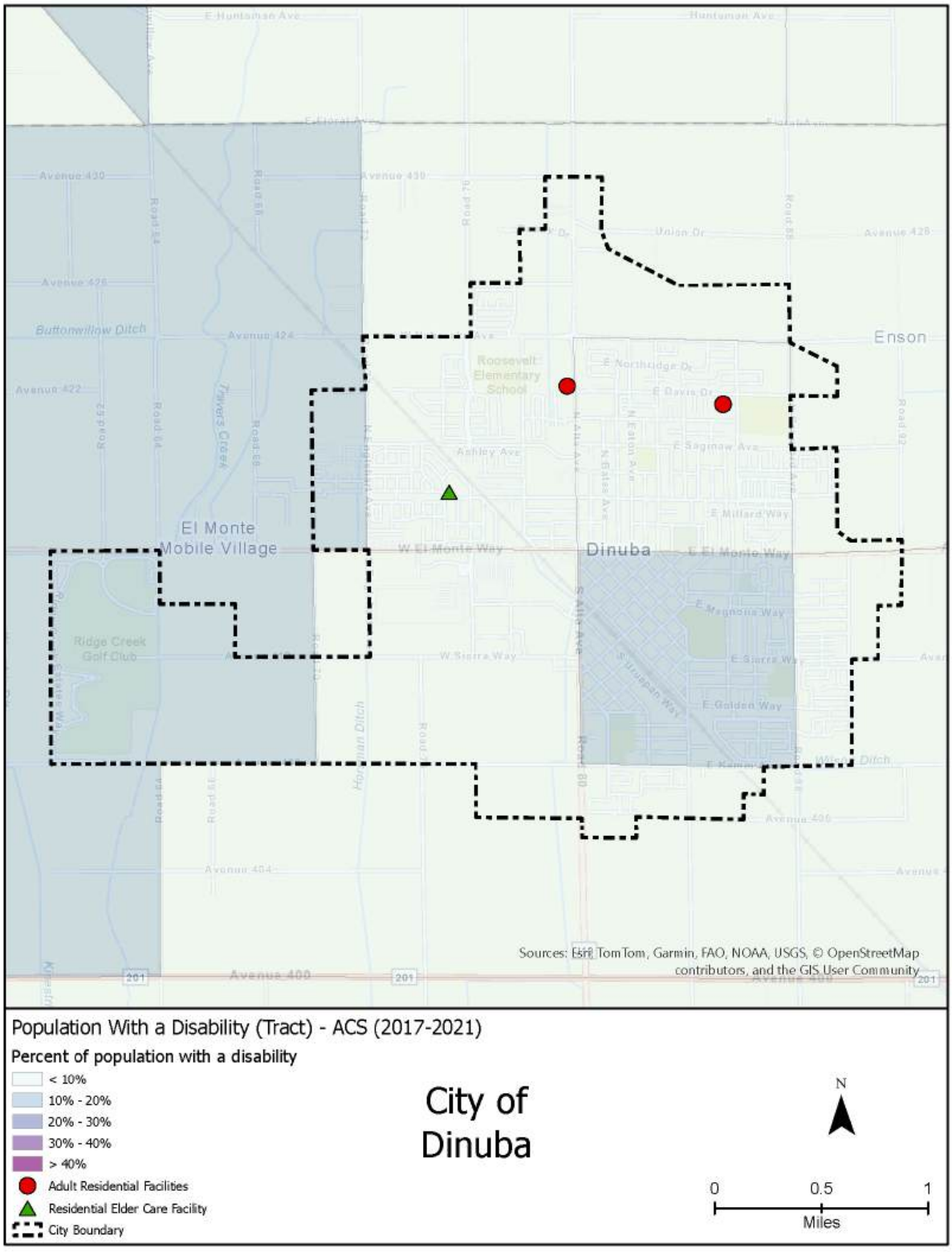
Figure A5-5 Disability by Type (City of Dinuba)



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

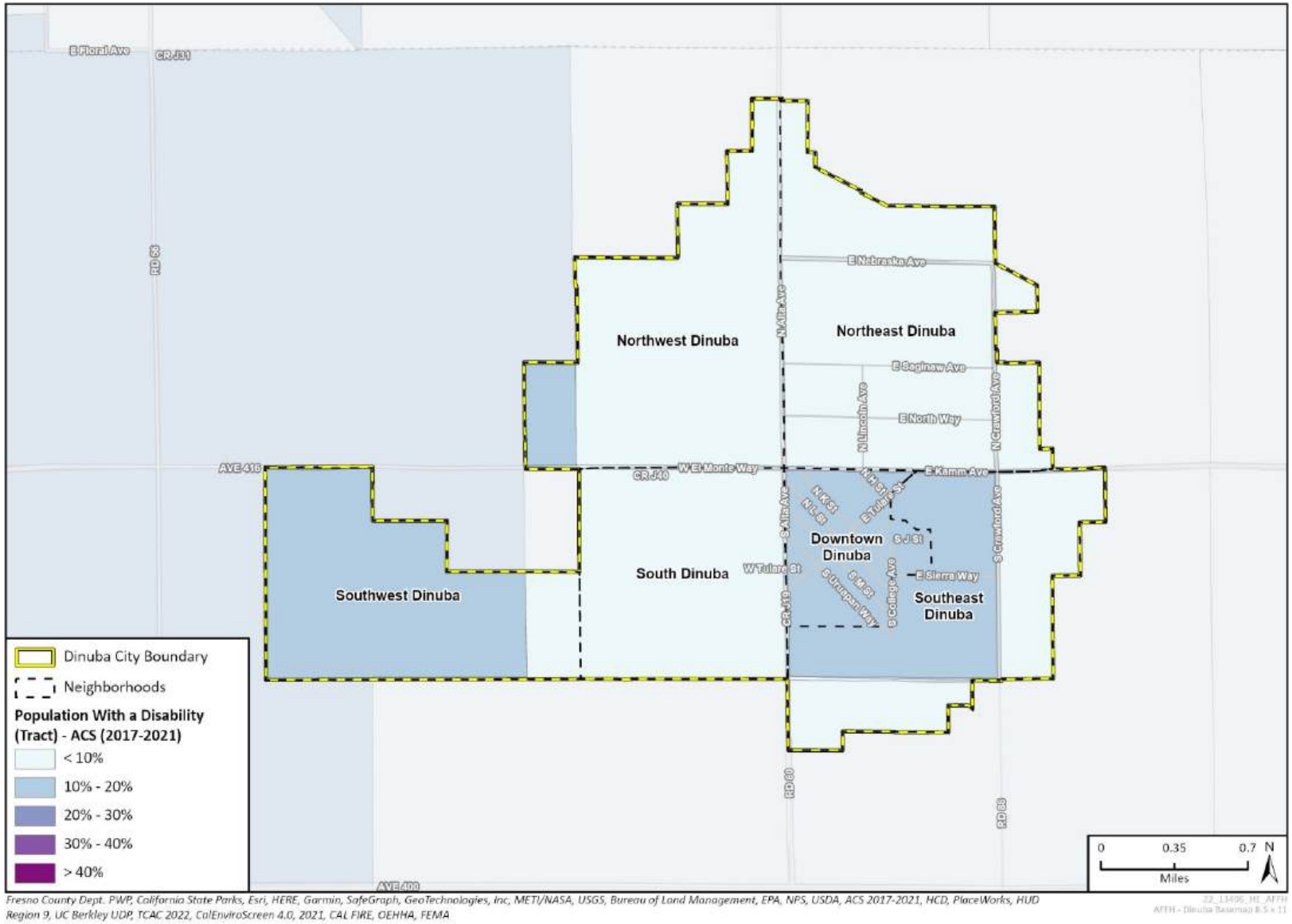
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

Figure A5-6 Percent of Population with a Disability and Residential Care Facilities (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Figure A5-7 Percent of Population with a Disability (City of Dinuba)



Source: AFFH Data Viewer, 2023.

Familial Status

As described in Chapter A2, *Housing Needs Assessment*, familial status refers to the presence of children under the age of 18 and the martial status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location. These actions are potentially discriminatory. Single-parent households are protected by fair housing law.

Household composition in Dinuba is similar to that of the county. As of 2021, households with children present comprised approximately 46 percent (2,876 households) of the total households in the city. Married-couple families with children comprised the largest share of households with children (50 percent), followed by female, single-parent households (41 percent). Male, single-parent households comprised nine percent of all households with children. Single-parent, female-headed households are more likely to rent than own, comprising approximately 29 percent of renter-occupied households but only 10 percent of owner-occupied households (Table A5-2).

Table A5-2 Tenure by Household Type and Presence of Children (City of Dinuba)

Household Type	Residing in Owner-Occupied Household	Percent of Total Owner-Occupied Households	Residing in Renter-Occupied Household	Percent of Total Renter-Occupied Households	Percent of Households with Children
Married Couple Family, with Children Present	835	24.0%	611	22.2%	50.3%
Single-Parent, Male Householder, no Spouse Present	139	4.0%	119	4.3%	9.0%
Single Parent, Female Householder, No Spouse Present	361	10.4%	811	29.4%	40.8%
Total Households with Children Present	1,335	38.4%	1,541	56.0%	
Total Households	3,473		2,754		

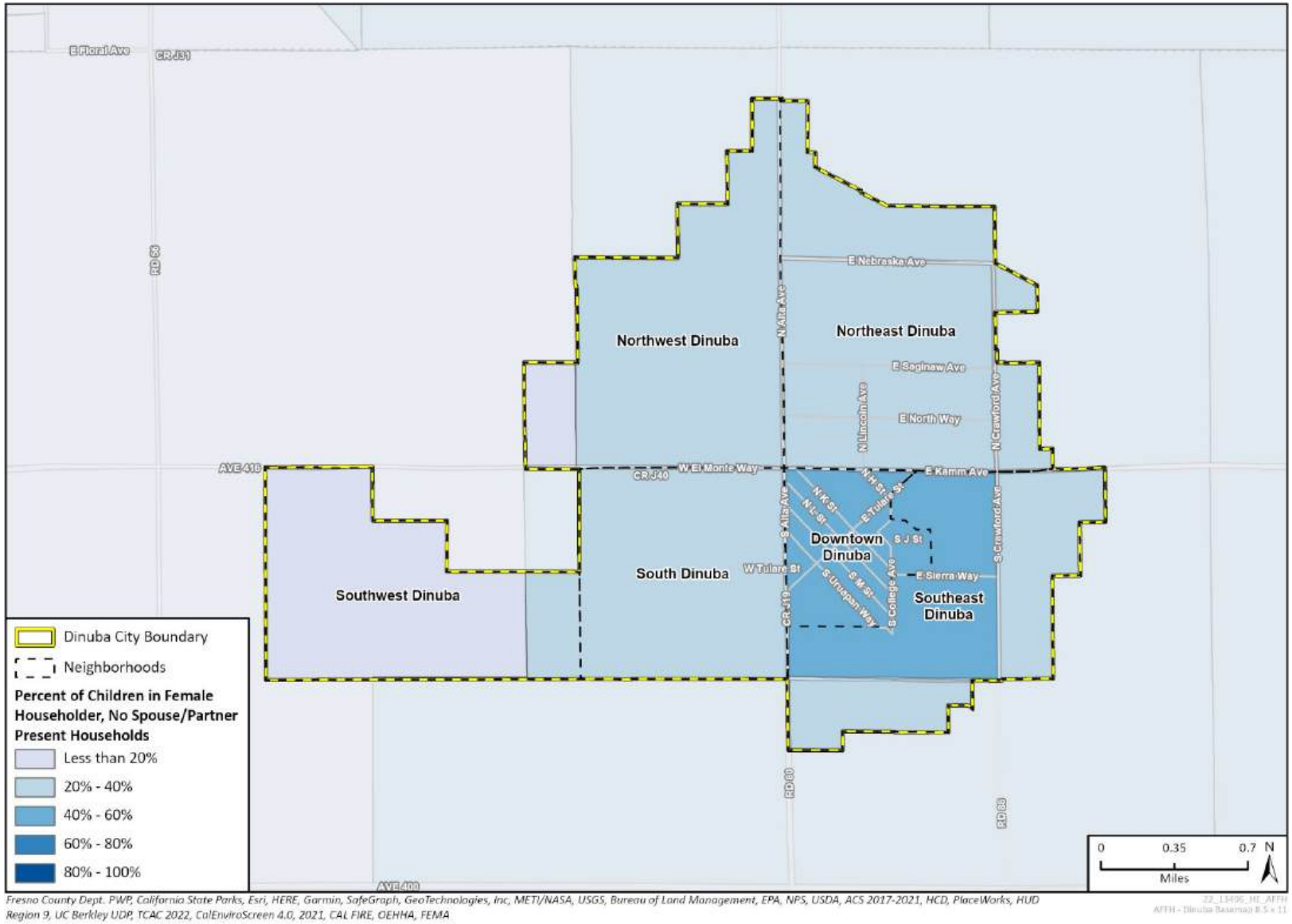
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children, 2017-2021 Estimates.

Downtown and Southeast Dinuba have the highest percentages of children residing in female-headed, single-parent households, at 42 percent (Figure A5-8). Southwest Dinuba has the lowest percentage of children living in female-headed, single parent households, approximately 17 percent. Throughout the rest of the city, between 20 and 40 percent of children live in female-headed, single-parent households.

The percentage of children residing in married-couple households is highest in Southwest Dinuba, where more than 80 percent of children live in married-couple households (Figure A5-9). Throughout the rest of the city, between 40 and 60 percent of children live in married-couple households.

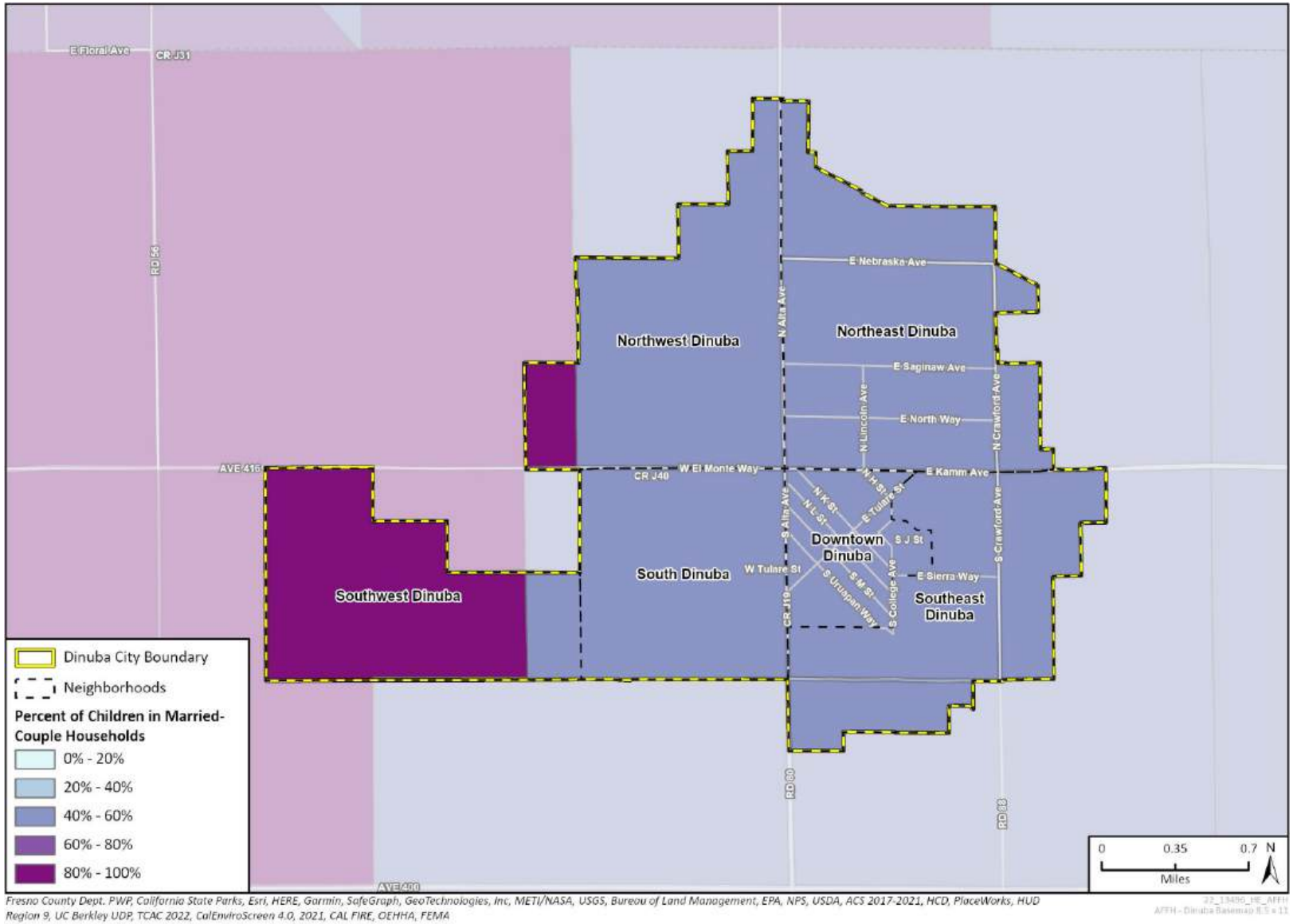
Childcare centers and single-parent female-headed households are shown in Figure A5-10 at the tract level. There are three child care centers in Dinuba, two in Downtown/Southeast Dinuba and one in Northeast Dinuba. There are two child care centers in the tract with the highest concentration of single-parent female-headed households. Childcare centers are accessible to most Dinuba populations. Further, there are additional family childcare homes in the City, but locations of these facilities are unavailable due to security and privacy reasons.

Figure A5-8 Children in Female-Headed Households, No Spouse/Partner Present (City of Dinuba)



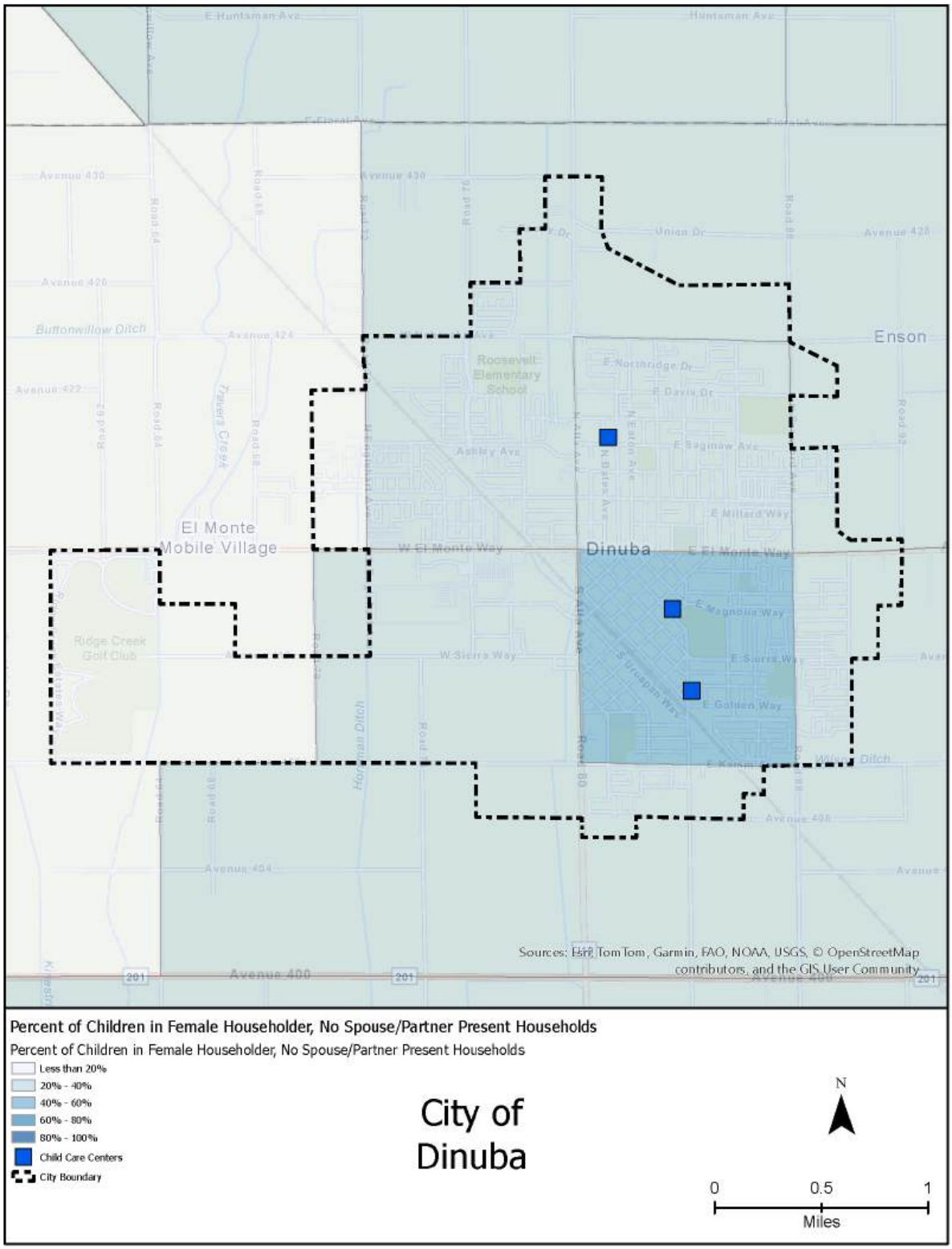
Source: AFFH Data Viewer, 2023.

Figure A5-9 Children in Married-Couple Households (City of Dinuba)



Source: AFFH Data Viewer, 2023.

Figure A5-10 Children in Female-Headed Households, No Spouse/Partner Present and Child Care Centers (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have a choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis is from the HUD Low and Moderate Income Summary based on the 2011-2015 American Community Survey (most recent available data).[1]

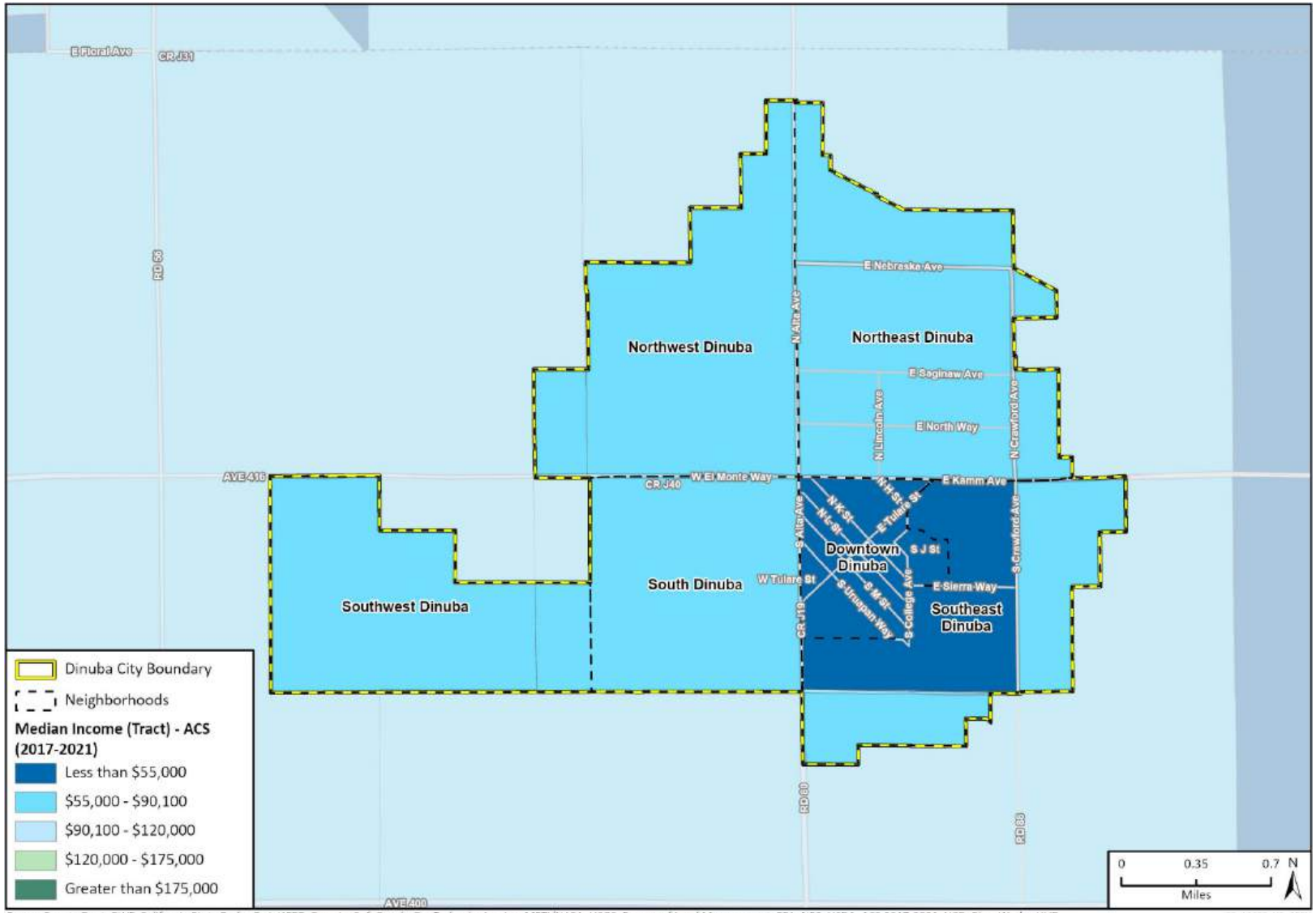
As of 2021 (most recent available data), Dinuba had a median household income of $50,186 per year, 13 percent less than the county's median income of $57,394 and much lower than the state median household income of $87,100.

Households with the lowest household median income are located in Downtown and Southeast Dinuba. In these two areas household median income is $32,400 per year (Figure A5-11). The rest of the city has slightly higher median household incomes, ranging from $55,068 to $69,414, which is well below the state median household income. The area with the highest median household income is Northwest Dinuba, at $69,414 per year.

LMI populations are prevalent throughout Dinuba, particularly in southern parts of the city. Downtown, Southeast, and Southwest Dinuba have higher percentages of LMI residents compared to other areas of the city, comprising more than 50 percent of the population of those areas. Areas with the highest percentage of LMI populations are located in Downtown and Southeast Dinuba, with more than 75 percent of residents who are LMI (Figure A5-12). While Northeast and Northwest Dinuba have a lower percentage of LMI populations than other areas of the city, the percentage of LMI populations is still high, between 43 and 50 percent.

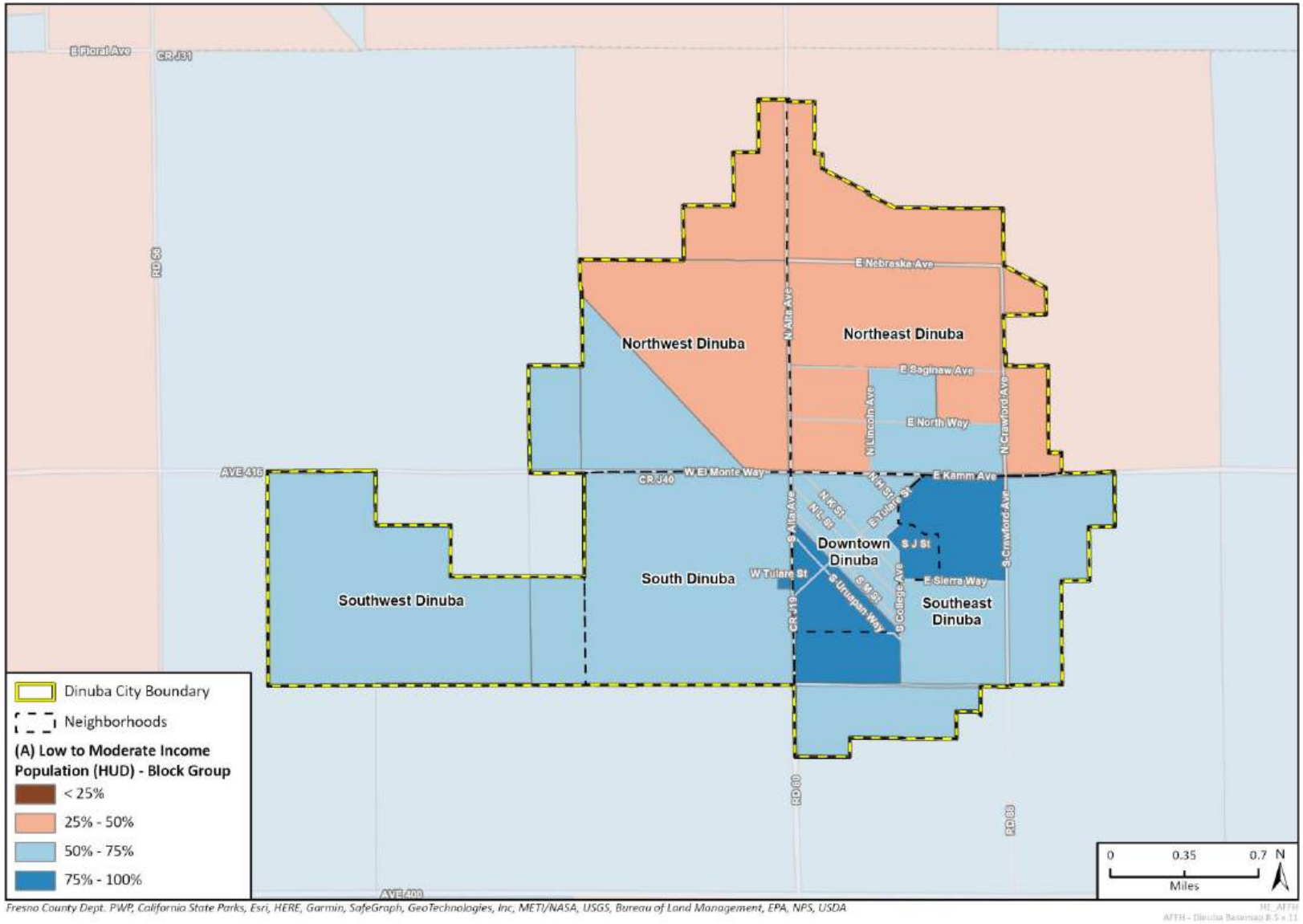
[1] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Figure A5-11 Median Household Income (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-12 Low and Moderate Income Population (City of Dinuba)



Source: AFFH Data Viewer, 2023

Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), TCAC includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology. HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and "extreme poverty" is considered a R/ECAP.

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. There is one area of high poverty and segregation in Dinuba located in Downtown/Southeast Dinuba (Figure A5-13). This area is predominantly Hispanic/Latino (Figure A5-3), with 92 percent of residents identifying as Hispanic/Latino, and approximately 47 percent of residents are living below the poverty line (Figure A5-14).

Demographics of the area of high segregation and poverty compared to Dinuba as a whole are shown in Table A5-3. The Downtown/Southeast Dinuba tract identified as an area of high segregation and poverty has a larger percentage of housing structures with two or more units, population below the poverty level, renter households, and non-white population. The median household income in this tract is also lower than the median income citywide. This tract also has a lower TCAC economic score compared to all other Dinuba tracts and is considered a community at risk of displacement. Between 40 and 60 percent of the housing stock in this tract was built prior to 1960, compared to less than 40 percent in all other Dinuba tracts.

There are four subsidized housing projects and several public housing buildings located in the area of high segregation and poverty. Subsidized housing and public housing buildings are presented in Figure A5-16. While subsidized housing units are not restricted to the area of high segregation and poverty alone, all public housing buildings in Dinuba are located in this tract. There is also one emergency shelter in Dinuba, located in the area of high segregation and poverty. These types of housing units likely contribute to the concentration of lower income households in this area. Subsidized housing is further discussed in Section A5.2.10. Land use practices and the history of the city, which contributes to the distribution of lower income households, are further described in Section A5.2.9.

According to the Healthy Places Index (HPI), created by the Public Health Alliance of Southern California, the area of high segregation and poverty in Dinuba has the highest rate of park access compared to other City tracts. All residents (100 percent) in this tract live within a half mile of a park larger than one acre. This tract also has a higher retail density compared to most other Dinuba tracts. According to the HPI, the gross retail, entertainment, services, and education employment density (jobs/acre) on unprotected land for the area of segregation and poverty is 5.05 compared to less than 1.0 for most other city tracts. Similarly, the area of segregation and poverty has the second highest rate of supermarket access compared to other tracts in the city. The designation of this tract as an area of high segregation and poverty is likely mostly due to the types of housing available in this neighborhood rather than the availability of jobs and services.

Based on City staff knowledge, the area of high segregation and poverty is generally more walkable and have more access to services and resources such as parks and retail. The southern areas of the city tend to be older and have aging infrastructure with heightened rehabilitation needs, especially in comparison

with the northwest area of the city where housing developments are newest. The City has approved or is in the process of developing new subdivision areas in eastern Dinuba.

Table A5-3 Demographics of Area of High Segregation and Poverty

Area	Percent of Housing With Two or More Units	Median Income	Poverty Rate	Percent Renter Households	Percent Non-White
Downtown/ Southeast Dinuba	25.9%	$32,400	46.5%	56.0%	94.4%
Dinuba	24.5%	$50,186	31.9%	44.2%	90.3%

Source: HCD AFFH Data Viewer 2.0 and 2017-2021 ACS.

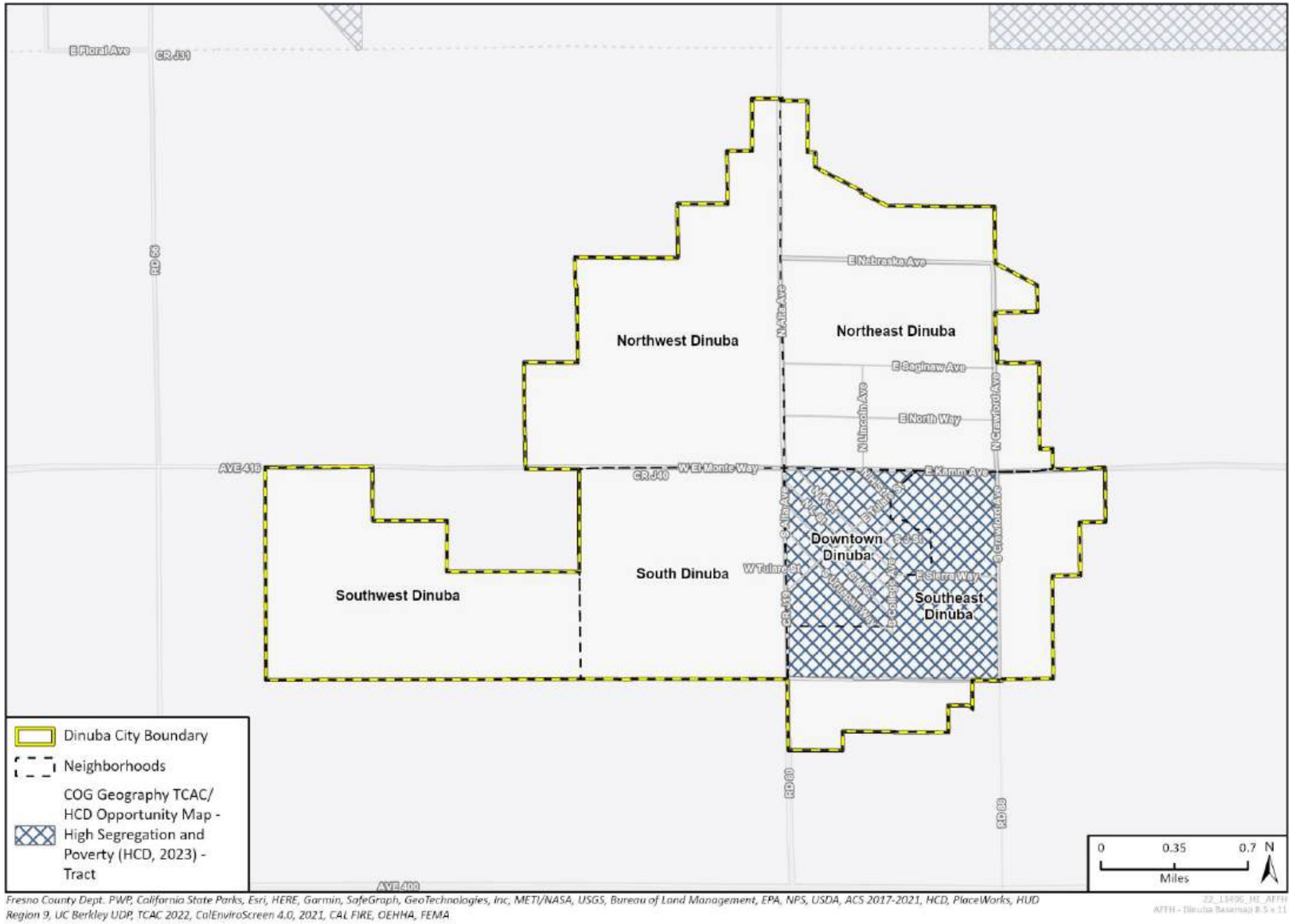
Poverty and Segregation

Similar to other cities in Tulare County, Dinuba has areas of concentrated poverty. The area with the highest poverty rate is in Downtown/Southeast Dinuba, where 47 percent of residents earn an income below the poverty line (Figure A5-14). Southwest Dinuba has the lowest percentage of residents living below the poverty line (15 percent). Throughout the rest of the city between 22 percent and 29 percent of residents are living below the poverty line.

Concentrated Areas of Affluence

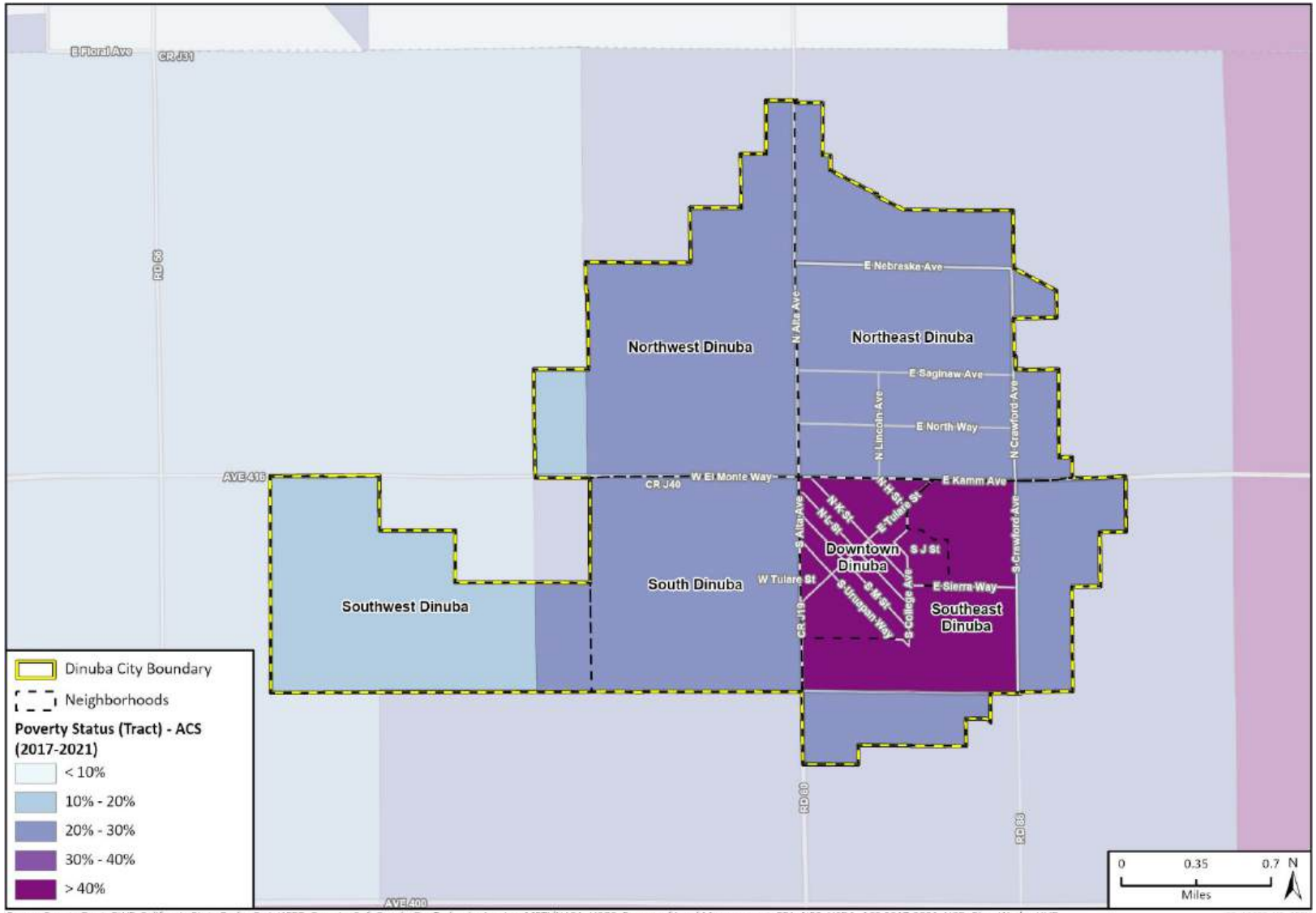
HCD's AFFH Data Viewer identifies RCAAs as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region (which for Dinuba consists of the entirety of Tulare County) and a household median income 1.5 times higher than the AMI. There are no RCAAs in Dinuba, as most of the city has a low percentage of white residents and a median household income that is lower than the county average. No census tracts within Dinuba have a median household income that is 1.5 times higher than the AMI.

Figure A5-13 Areas of High Segregation and Poverty (City of Dinuba)



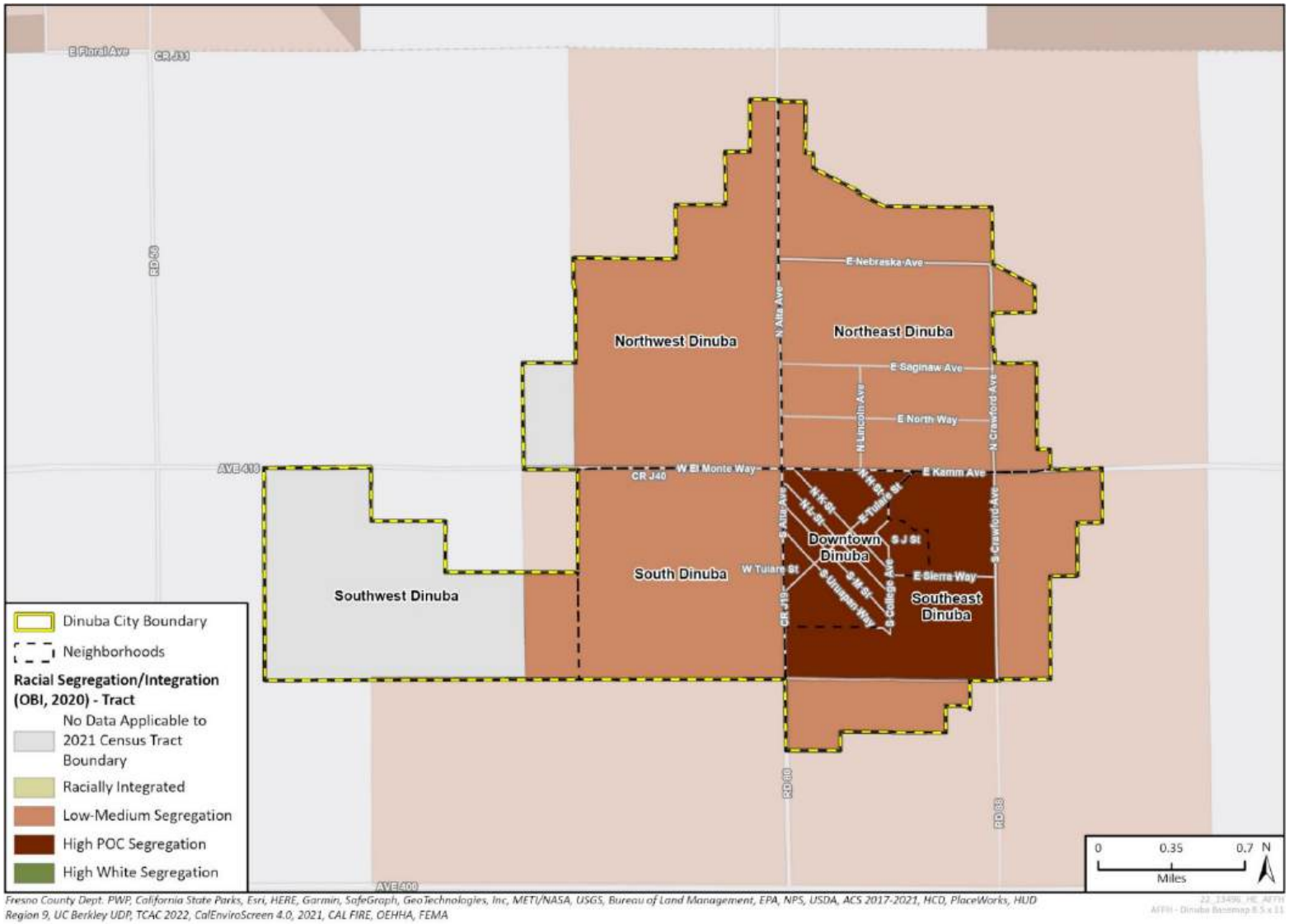
Source: AFFH Data Viewer, 2023

Figure A5-14 Poverty Status (City of Dinuba)



Source: AFFH Data Viewer, 2023

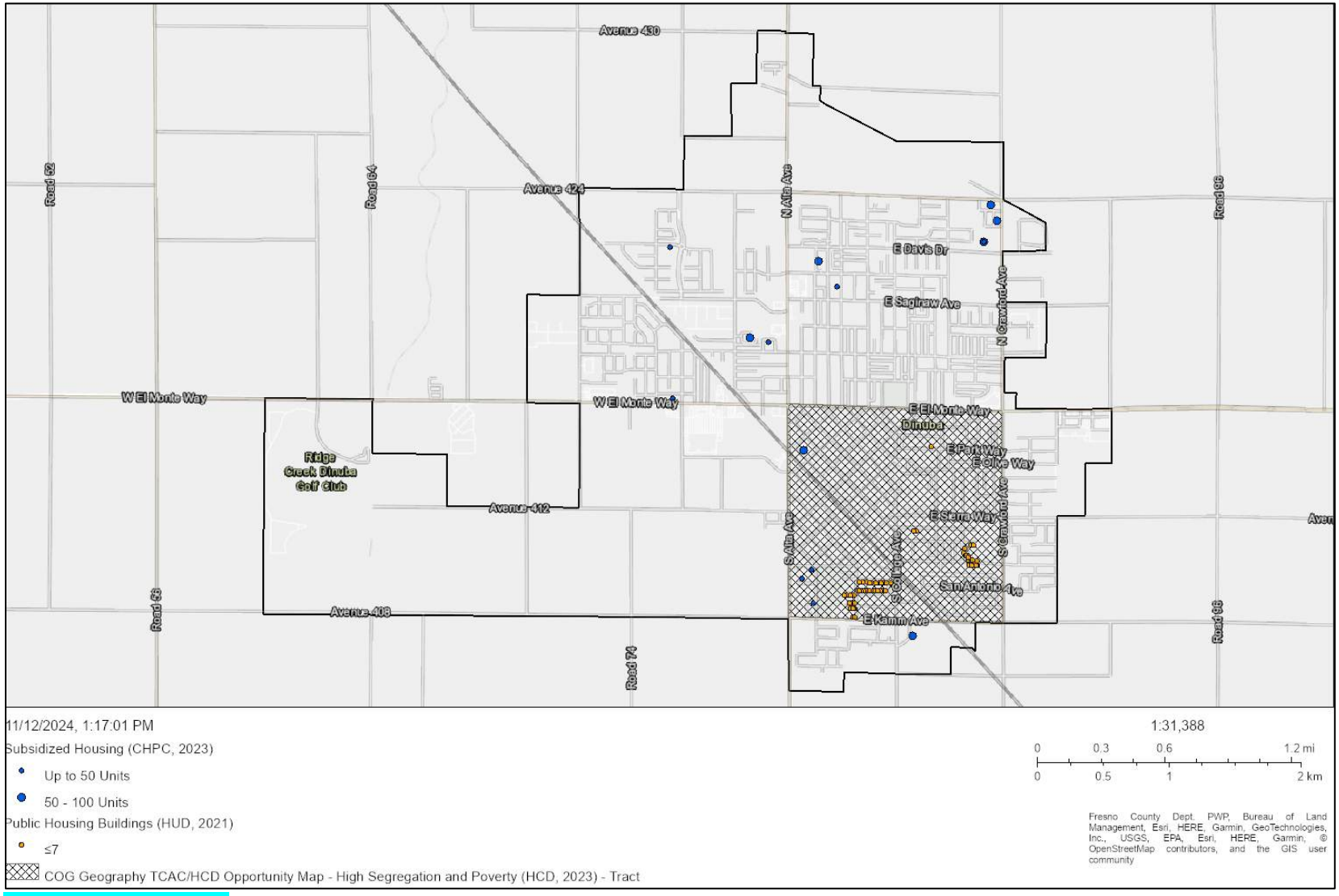
Figure A5-15 Racial Segregation and Integration (City of Dinuba)[2]



Source: AFFH Data Viewer, 2023

[2] POC (People of Color)

Figure A5-16 Subsidized Housing and Public Housing Buildings



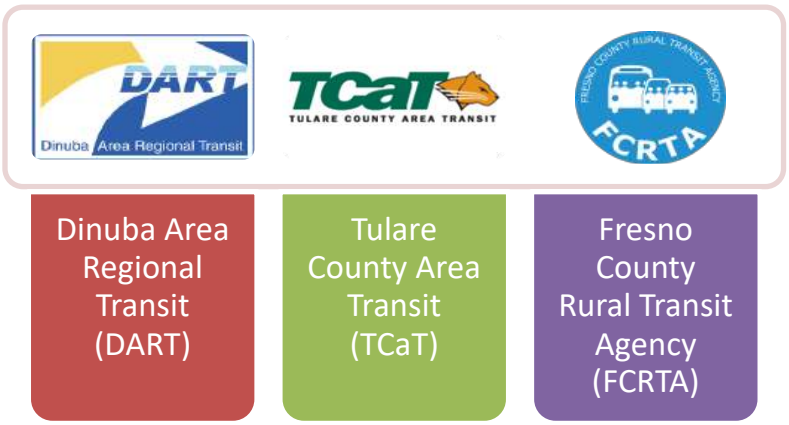
Source: AFFH Data Viewer, 2024

A5.2.6 Disparities in Access to Opportunities

Transit Access and Walkability

Several transit organizations operate throughout the city of Dinuba, offering fixed-route bus services to residents.

Transit Organizations Operating in Dinuba



- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART), a fixed route bus service with four routes throughout the city. DART operates from 7:00 am to 6:00 pm on weekdays, 6:30 pm to 9:00 pm on Fridays, and 9:30 am to 9:00 pm on Saturdays. DART also operates DART Flexroute, a fixed route and dial-a-ride service, which travels through north and south Dinuba, leaving the route to pick up dial-a-ride passengers between route stops.
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection, a fixed route bus service connecting the cities of Dinuba and Reedley in Fresno County. The Dinuba Connection operates Monday through Friday with longer service hours during the school year.
- TCRTA operates Tulare County Area Transit (TCaT), a fixed route bus service operating throughout the county, with two routes that pass through Dinuba (Routes C10 and C60). These routes connect Dinuba to the city of Visalia and the communities of Delft Colony and London, which are census designated places southwest of Dinuba. These routes operate from approximately 6:00 am to 7:00 pm on weekdays and 9:30 am to 6:00 pm on weekends. TCaT also offers Dial-A-Ride services to rural parts of Dinuba Monday through Friday.
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service, a shared-ride, advanced-reservation, origin-to-destination service, is provided to locations within the cities of Dinuba, Porterville, and Tulare. Service is available within ¾ mile of each local fixed route. The service is available to ADA-eligible individuals, as well as seniors (age 65+) and Medicare card holders. ADA-eligible passengers must receive certification through an application process. Paratransit provides same-day service to non-ADA passengers (seniors and Medicare card holders only) on a space available basis. Paratransit services operate the same hours and days as TCRTA's local fixed route system; service is provided Monday through Saturday from 7:00 am to 7:00 pm, and Sunday from 8:00 am to 5:00 pm. Next day reservations are required and are taken seven days a week.
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Residents in Dinuba have lower access to transit and lower transit ridership compared to larger cities in the region such as Visalia and Tulare. The city of Dinuba received an average AllTransit performance score of 4.8 which is based on a combination of low number of transit trips per week and low number of jobs accessible by transit.[3] For comparison, the cities of Visalia and Tulare received slightly higher performance scores, 6.5 and 5.4 respectively. According to ACS estimates, 79 percent of commuters commute by driving alone, 16 percent carpool, and less than one percent walk.

Walk Score is a private company that offers a walkability index on its website, that measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.[4] Dinuba received a walk score of 56 out of 100, which is considered "somewhat walkable." Walkability is highest in the center of the center and decreases with increased distance from the city's center. The Environmental Protection Agency (EPA) has a walkability index which ranks block groups according to their relative walkability. According to the National Walkability Index, the most walkable areas in the city are within the center of the city, in Downtown Dinuba and parts of Northeast and Southeast Dinuba (Figure A5-17). Areas on the outer edges of the city are considered the least walkable.

According to the Tulare County Association of Governments (TCAG) 2022 Regional Active Transportation Plan for the Tulare County Region, priority active transportation improvements in the city of Dinuba emphasize improving pedestrian and bicycle connections throughout the city and creating safe routes to schools. Projects include bicycle and pedestrian infrastructure improvements and educational outreach surrounding safe routes to elementary schools and Dinuba High School, as well as sidewalk improvements in Downtown Dinuba, pedestrian path along Ventura Street, and railroad crossing across the San Joaquin Valley Railroad tracks. These planned improvements will increase walkability and access to active transportation throughout the city, particularly in Downtown Dinuba and along Road 88, Alta Avenue, and Avenue 416.

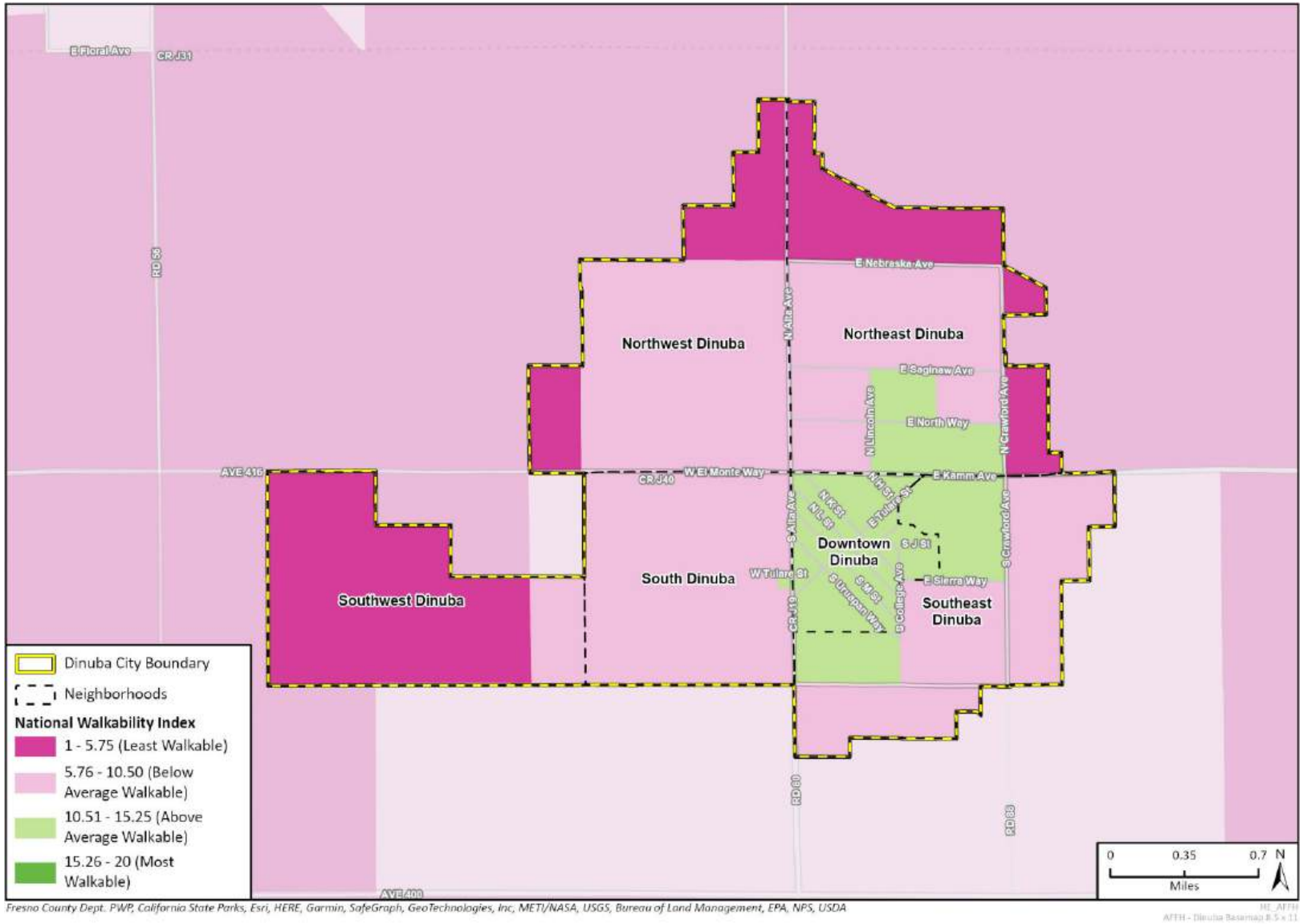
Local knowledge from City staff indicates that the Core area (Downtown, East, and South Dinuba) tends to be more walkable than other areas of the city. As of December 2024, bike lane installations, road widenings, and striped bike lanes are currently underway. The City's current active transportation network suffers from discontinuous sidewalks and bike lanes, inadequate ADA curb ramps, unsafe crossings, sight distance issues to crosswalks, and an uncomfortable walking and biking environment for residents. The City is implementing an Active Transportation Plan to construct bicycle and pedestrian improvements, including the improvements currently underway. The City has aggressively pursued funding to make transportation improvements, particularly for bike lanes and walking trails in disadvantaged parts of the community (Core area, south, southeast and east).

The City is also preparing a Revitalization Plan for the South El Monte Neighborhood that will support goals in this area related to community beautification and landscaping, public facilities, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention and public safety. This Plan aims to improve this neighborhood in aspects beyond transportation alone, creating improved economic and environmental opportunities as well. Access to economic and environmental opportunities citywide area outlined in the following subsections.

According to Self-Help, Dinuba could benefit from additional transit, open space, and employment options.

[3] AllTransit.Org, 2021. https://alltransit.cnt.org/
[4] Walk Score, 2021. https://www.walkscore.com/methodology.shtml

Figure A5-17 Walkability Index (City of Dinuba)



Source: National Walkability Index, 2023

Access to Quality Education

TCAC Educational outcomes are measured through the educational opportunity index, which measures the percentage of 4th graders who meet math and literacy proficiency standards, percentage of high schoolers who graduate on time, and percentage of students not receiving free or reduced-price lunch. Scores are generated by comparing each census tract to all other census tracts within the same COG. Scores range from 0-1, with 1 being the most positive educational outcome, and 0 being the least positive educational outcome.

Dinuba generally has less positive educational outcomes. Southwest Dinuba has the highest educational outcomes in the city (Figure A5-18).

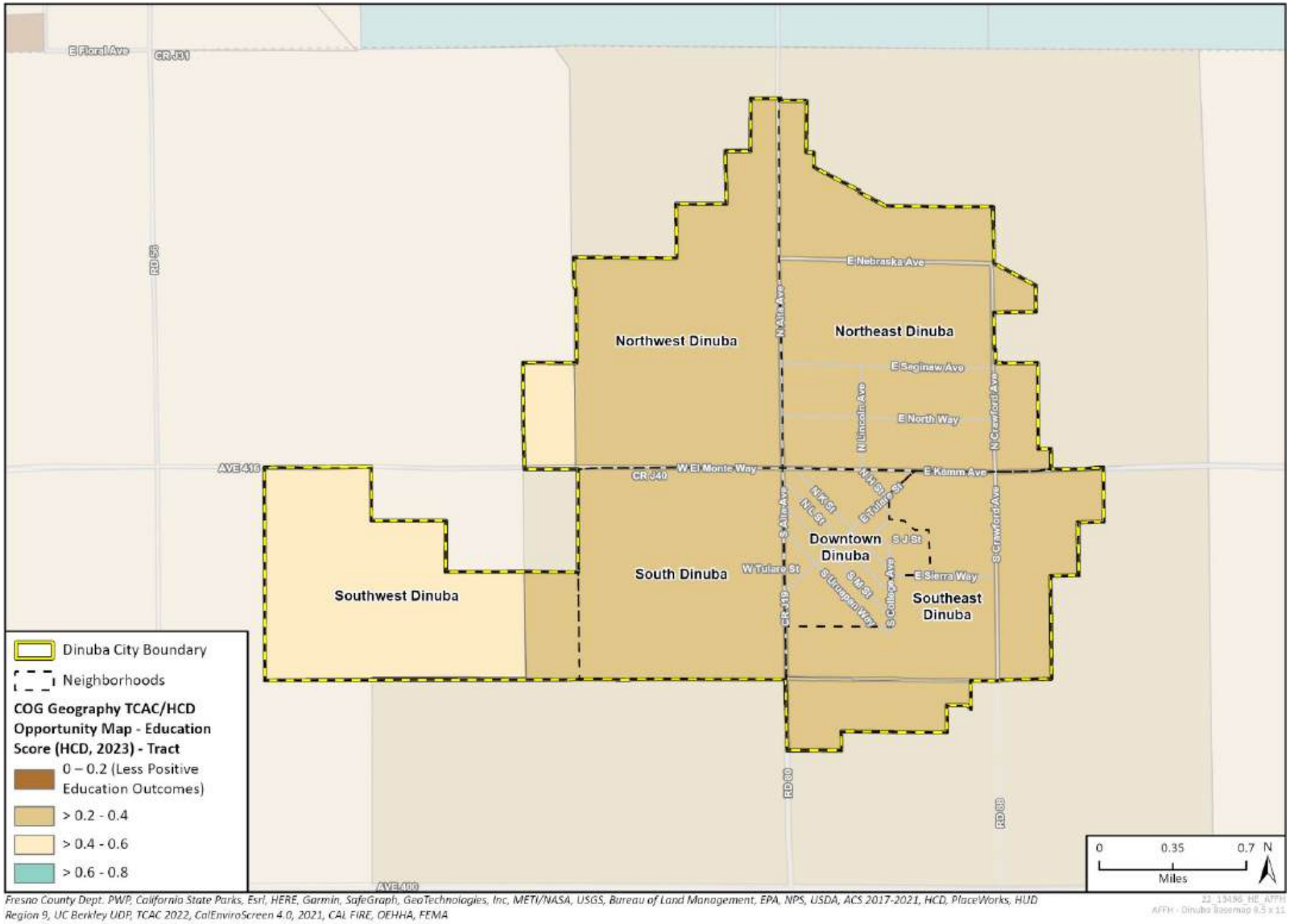
Dinuba is served by the Dinuba Unified School District (DUSD), which manages 11 schools and nine campuses throughout Dinuba. The DUSD operates six elementary schools, one middle school, one traditional high school, one continuing education school, one independent study school, and one adult education school.[5] During the 2021-2022 school year, DUSD had a total student enrollment of 6,592 students.

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, DUSD had a high school graduation rate of 91 percent in 2021. The student population is very diverse. Ninety-four percent of students are Hispanic/Latino, four percent are white, two percent are Asian American/Pacific Islander, and less than one percent are Black/African American, Native American/Alaskan Native, or multiracial.[6] Thirty-three percent of students are English learners, almost all of whom are Spanish speakers. Approximately 86 percent of students are eligible for free and reduced-price meals, indicating they are living in low-income households. In addition, approximately seven percent of students are eligible for the Migrant Education Program, meaning their parent/guardian is a migratory worker in the agricultural, dairy, lumber, or fishing industries and whose family has moved during the past three years.[7]

Education attainment levels of Dinuba residents are slightly lower than the county and tri-county averages. According to ACS estimates, 88 of the city's population (25 years of age and older) does not have a college degree (compared to 86 percent of the county and 83 percent of the tri-county area) and 31 percent did not graduate high school (compared to 30 percent of the county and 25 percent of the tri-county area).

[5] Dinuba Unified School District. 2023. DUSD At-A-Glance. https://www.dinuba.k12.ca.us/aboutDUSD
[6] Kidsdata.org. 2023. Dinuba Unified. https://www.kidsdata.org/region/1551/dinuba-unified/results#cat=18
[7] Ed-Data. 2023. Dinuba Unified. http://www.ed-data.org/district/Tulare/Dinuba-Unified

Figure A5-18 TCAC Opportunity Areas – Education Outcomes (City of Dinuba)



Source: AFFH Data Viewer, 2023

Economic Outcomes

TCAC economic opportunities measured by census tract, consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes.

Economic outcomes vary in Dinuba but are mostly higher than most other cities in Tulare County. Northwest and Southwest Dinuba have the most positive economic outcomes in the city while Downtown/Southeast Dinuba has the least positive economic outcome in the city (Figure A5-19). This area is also an area of high segregation and poverty (Figure A5-13), and has a higher percentage of residents with a disability (Figure A5-7) and the lowest median household income (Figure A5-11) compared to the rest of the city.

In 2021, Dinuba had a labor force participation rate of 63 percent for persons 16 years and older, which is similar to the labor force participation rate of the county and tri-county area. The largest industries in Dinuba are educational services, and health care and social assistance (23 percent of employed population), agriculture, forestry, fishing and hunting, and mining (20 percent of employed population), and retail trade (12 percent). This makeup is similar to other cities in the county.

Largest Employers in Dinuba

Ruiz Foods	Dinuba Unified School District	Best Buy	Walmart
44%	19%	13%	12%
of total jobs in Dinuba	of total jobs in Dinuba	of total jobs in Dinuba	of total jobs in Dinuba

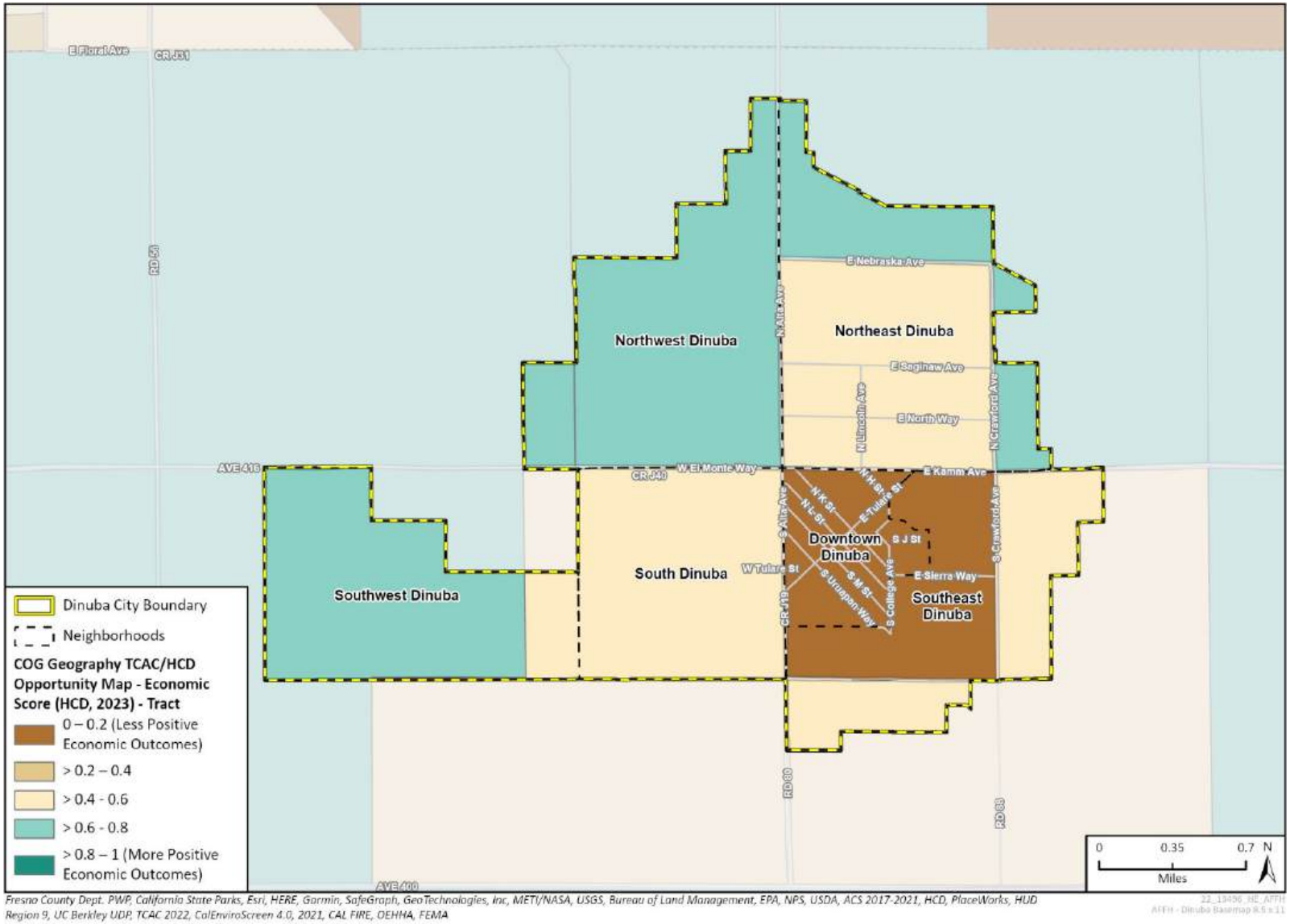
Source: City of Dinuba, 2021, 2021 Comprehensive Annual Financial Report.[8]

Most of the land zoned for commercial and industrial uses is in Downtown and South Dinuba. Most of Northeast, Northwest, Southeast, and Southwest Dinuba is not zoned for uses that provide employment opportunities. These areas are primarily zoned for residential and resource conservation uses. Ruiz Foods Products Inc., Walmart, and the Best Buy Distribution Center, three of the city's largest employers, are located in South Dinuba. The majority of working residents commute outside the city for work (76 percent) and 48 percent commute outside of Tulare County. Of the 52 percent of residents who work in Tulare county, 24 percent of employed Dinuba residents work in Dinuba, 10 percent work in Visalia, four percent work in, and four percent work in Tulare. Approximately 30 percent of working residents work in Fresno County, including seven percent who work in Reedley and five percent who work in Fresno).[9] The remaining 20 percent work in a county other than Tulare or Fresno.

The City has implemented several economic development strategies to incentivize economic development including reduced/waived fees for new development. As discussed above, the City has had success in bringing in industrial uses such as a Best Buy distribution center, Ruiz Foods, and dental equipment manufacturing uses.

[8] City of Dinuba. 2021. Comprehensive Annual Financial Report. https://www.dinuba.org/images/docs/forms/dinuba_acfr.pdf
[9] U.S. Census Bureau. 2023. OnTheMap Work Destination Analysis. https://onthemap.ces.census.gov/

Figure A5-19 TCAC Opportunity Areas – Economic (City of Dinuba)



Source: AFFH Data Viewer, 2023

Healthy and Safe Housing Environment

Like the rest of western Tulare County and the western tri-county area, pollution burden is high throughout the city of Dinuba. The CalEnviroScreen map for the city of Dinuba identifies the degree to which communities are considered burdened by pollution by comparing the scores of each census tract to every other census tract in the state. CalEnviroScreen identified pollution burden is high throughout most of the city (Figure A5-20). Pollution burden is highest in Downtown and Southeast Dinuba (96th percentile) and lowest in Northeast Dinuba (75th percentile). Pollution burden associated with ozone and particulate matter is high throughout the entire city. Pollution burden associated with pesticide use, cleanup sites, and groundwater threats is highest in southern parts of the city. Downtown and Southeast Dinuba also have a high pollution burden from lead risk from housing and proximity to cleanup sites.

Pollution burden is high throughout Dinuba, particularly pollution associated with ozone and particulate matter. Characteristics associated with vulnerability to impacts from pollution in Dinuba include high rates of asthma and cardiovascular disease, low education attainment, and high rates of poverty and unemployment.

The TCAC environmental opportunity map also identifies pollution burden, using CalEnviroScreen scores. However, unlike CalEnviroScreen, the TCAC map compares census tracts to other census tracts within the same COG to show differences in pollution burden within the region. According to the TCAC opportunity map, environmental outcome scores vary throughout the city but are generally more positive (Figure A5-21). Environmental outcomes are lowest in Southwest Dinuba and are also low in Downtown and part of Southeast Dinuba. Throughout the rest of the city, environmental outcomes are positive.

Senate Bill (SB) 535 tasks the California Environmental Protection Agency with identifying disadvantaged communities. Disadvantaged communities are low-income areas that are disproportionately affected by environmental pollution and other hazards. Under SB 35, a minimum of 25 percent of funds from the Greenhouse Gas Reduction Fund, funded by revenue from the State's cap-and-trade emissions program, goes to projects that benefit disadvantaged communities. All of Dinuba is considered a disadvantaged community under SB 535 (Figure A5-22).

In recent years the City has channeled the majority of such investments into the central, east and southeast part of the community, recognizing these neighborhoods tend to be lower income with higher rates of minority residents.

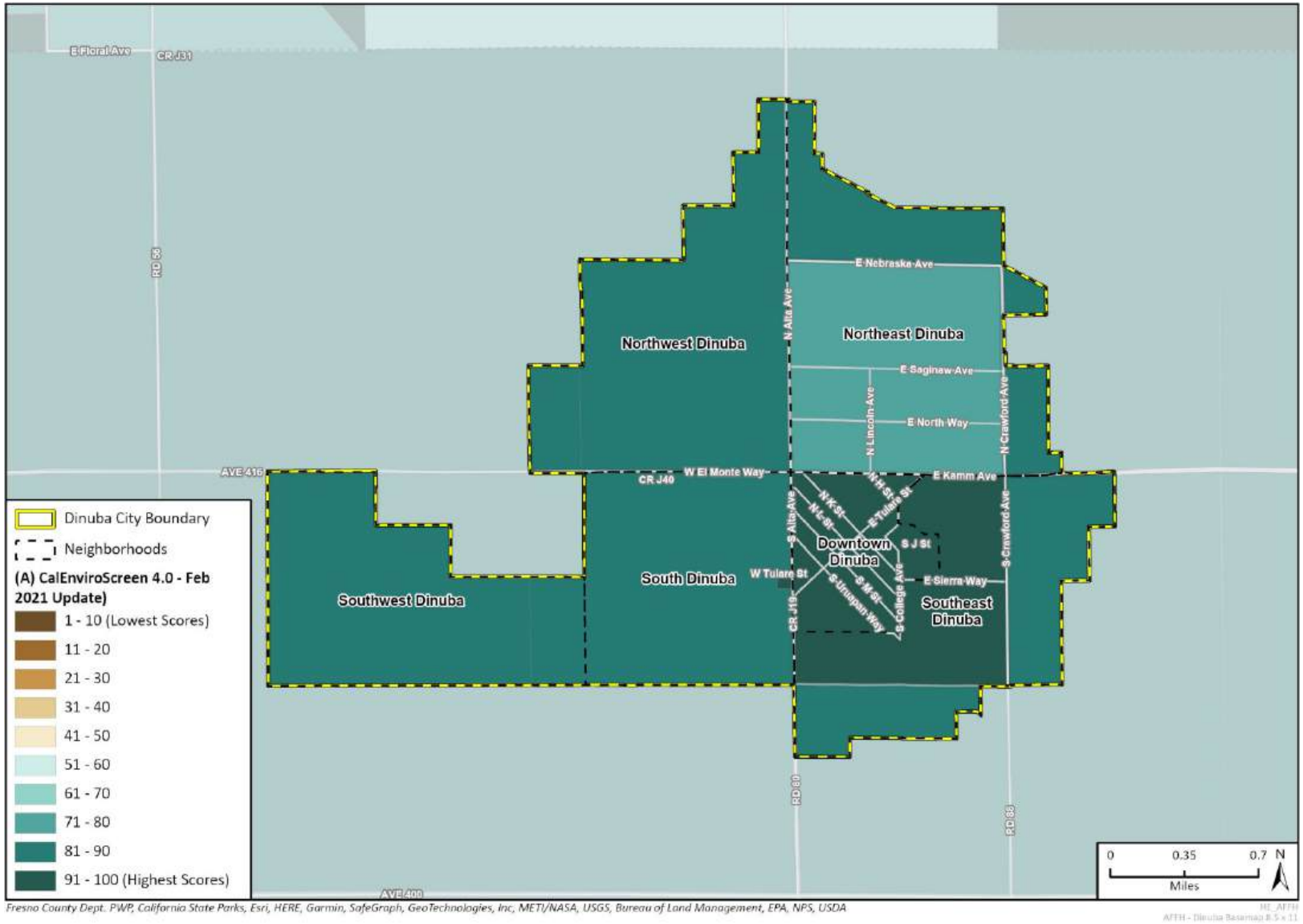
Based on local knowledge from staff, the City generally tries to keep industrial uses away from current or planned residential uses. There are no groundwater contamination issues in Dinuba. Parks are accessible to all areas of the City, including lower income areas.

Flooding in Dinuba has been reported to have occurred in 1937, 1950, 1955, 1966, 1969, and 1993. Flooding in the City has been the result of intensive localized rainfall combined with snowmelt runoff which has resulted in overflows of the East Branch of the Alta Canal. Portions of Dinuba are within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on their Flood

Insurance Rate Map. Much of the flood area in Dinuba roughly follows the course of sloughs or creeks that originally flowed through the area, but were diverted into irrigation ditches as the area was settled.

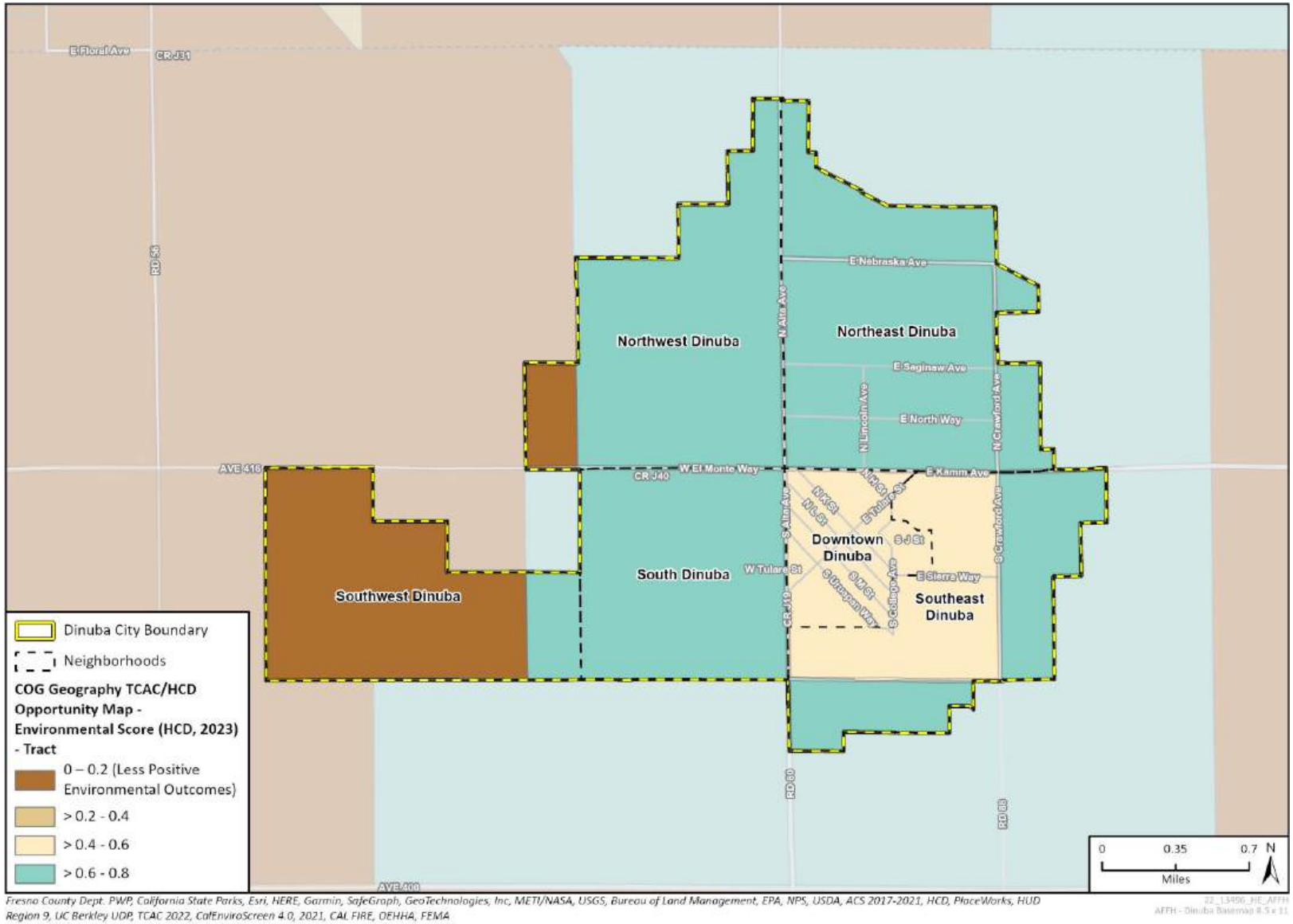
Access to grocery stores citywide has recently improved. There are two new grocery stores on the east side and within the last tear (2024), the City revitalized an old shopping center called Mercantile Row. According to the HPI, more than 94 percent of residents live within a mile of a supermarket or large grocery store.

Figure A5-20 CalEnviroScreen 4.0 Percentile Scores (City of Dinuba)



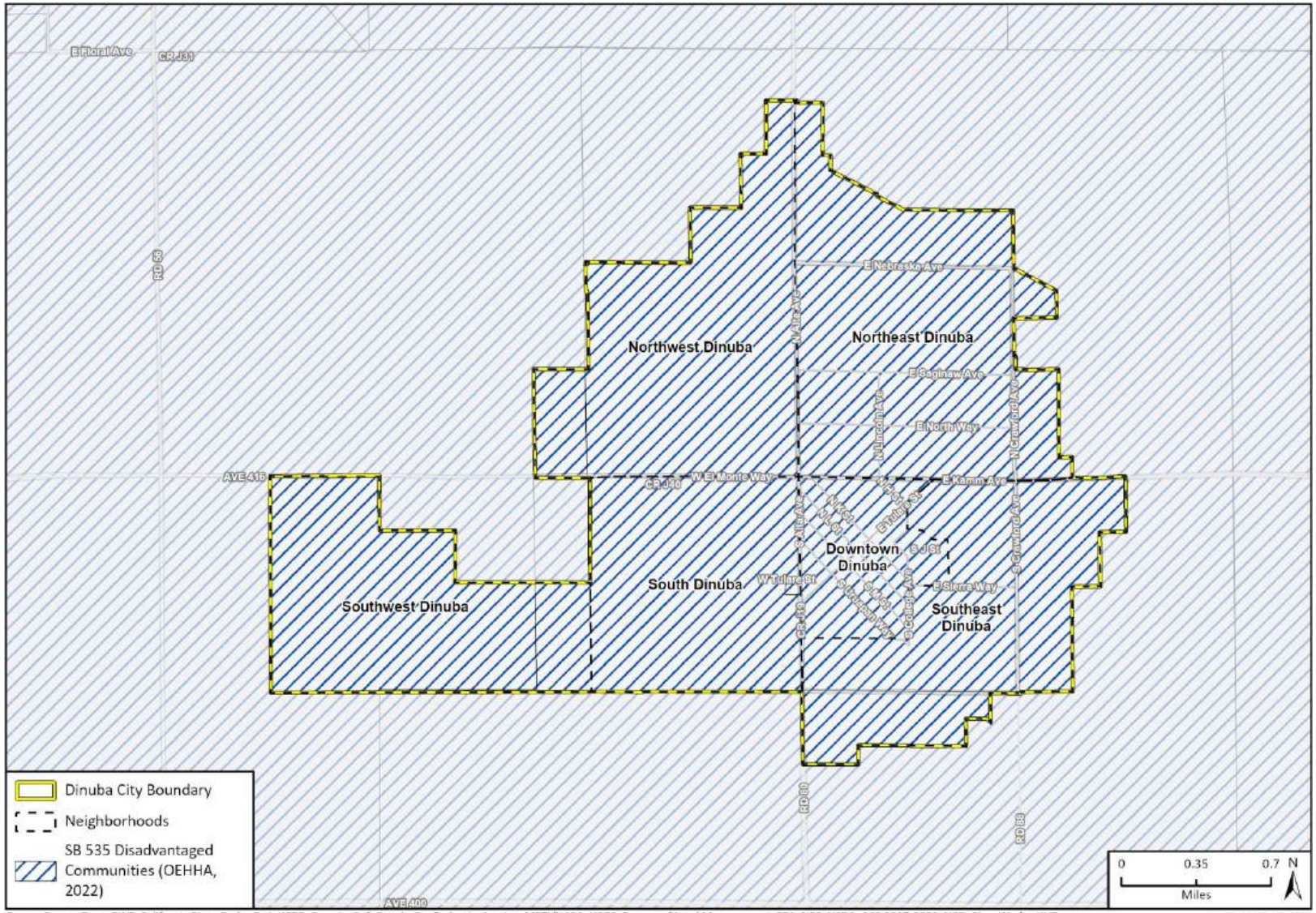
Source: AFFH Data Viewer, 2023

Figure A5-21 TCAC Opportunity Areas - Environmental (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-22 SB 35 Disadvantaged Communities (City of Dinuba)



Source: AFFH Data Viewer, 2023

A5.2.7 Disproportionate Housing Needs

Housing Problems

Similar to other cities in the county, almost half of all households in Dinuba are experiencing housing problems. Housing problems, as defined by HUD, include overcrowding, cost burden, lack of kitchen facilities, and lack of plumbing facilities. Approximately 49 percent of households in Dinuba are experiencing housing problems and 29 percent of households are experiencing severe housing problems. The percent of households experiencing housing problems and severe housing problems in Dinuba is slightly higher than the county and tri-county area, where 44 percent of are experiencing housing problems and 26 percent of households are experiencing severe housing problems in both the county and tri-county area.

Substandard Housing

HUD considers housing units to be "standard units" if they comply with local building codes, whereas housing units are considered "substandard" if they lack complete plumbing or kitchen facilities. According to ACS estimates Dinuba has approximately 42 substandard housing units, which comprises approximately 0.6 percent of the total occupied units in the city. Of the 42 substandard units, most lack complete kitchen facilities (27 housing units). The percentage of substandard housing units in Dinuba is similar to Tulare County and other jurisdictions in the region.

Approximately 61 percent of the city's housing stock was constructed prior to 1990 and is more than 30 years old. Housing units older than 30 years have a higher likelihood of needing repair and modernization improvements. The areas of Dinuba with older housing or housing that is more likely in need of repair are Downtown and Southeast Dinuba. According to ACS estimates, housing units in Downtown and Southeast Dinuba are older than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old, 70 percent of which are over 50 years old.

As mentioned previously, the Dinuba Core area (Downtown, east, and south areas) tend to be older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. Northwest Dinuba is the newest development area. There are currently new subdivisions approved/in process in eastern Dinuba. Aging neighborhoods in the Core area tend to have a higher need for rehabilitation efforts.

Housing cost burden is significantly higher among renters than homeowners in Dinuba. Approximately 52 percent of renters and 23 percent of homeowners are cost burdened in Dinuba.

Housing Cost Burden

The rate of cost burden (spending more than 30 percent of household income on housing costs) among Dinuba residents is higher than the county and tri-county area averages. Approximately 38 percent of all households are cost burdened, compared to 38 percent and 18 percent of the county and tri-county areas, respectively. Housing cost burden is much higher among renters than homeowners.

Twenty-three percent of homeowners in Dinuba experience cost burden. Cost burden among homeowners is highest in Downtown and Southeast Dinuba, where 53 percent of households are cost burdened, and Southwest Dinuba, where 51 percent of homeowner households are cost burdened

(Figure A5-23). Northeast Dinuba has the lowest percent of homeowner households that are cost burdened (18 percent).

In Dinuba, renters experience cost burden at more than double the rate of homeowners. Fifty-two percent of renters experience cost burden in Dinuba. South and Southwest Dinuba have the highest percentage of renters experiencing cost burden (65 percent). Northeast Dinuba has the lowest percentage of renters experiencing cost burden (39 percent) (Figure A5-24).

As household income increases, the likelihood of experiencing cost burden decreases (Table A5-4). Extremely low-income households have the highest percentage of cost burden, 86 percent of homeowners and 84 percent of renters. Among low-income households, 35 percent of homeowners are cost burdened and 31 percent of renters are cost burdened. Moderate- and above moderate-households have the lowest rates of cost burden among the different income levels. Less than one percent of moderate- and above moderate-homeowners and three percent of moderate- and above moderate-renters are cost burdened.

Table A5-4 Assistance Needs of Lower-Income Households, 2015-2019 (City of Dinuba)

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely low-income (0-30% AMI)	**865**		**175**		**1,040**	
With any housing problem	740	86%	170	97%	910	88%
With cost burden >30%	725	84%	150	86%	875	84%
With cost burden >50%	545	63%	125	71%	670	64%
Very low-income (31-50% AMI)	**735**		**490**		**1,225**	
With any housing problem	650	88%	335	68%	985	80%
With cost burden >30%	580	79%	320	65%	900	73%
With cost burden >50%	145	20%	150	31%	295	24%
Low-income (51-80% AMI)	**655**		**745**		**1,400**	
With any housing problem	405	62%	400	54%	805	58%
With cost burden >30%	205	31%	260	35%	465	33%
With cost burden >50%	30	5%	10	1%	40	3%
Moderate & Above Income (>80% AMI)	**675**		**1,830**		**2,505**	
With any housing problem	60	9%	240	13%	300	12%
With cost burden >30%	19	3%	95	5%	24	1%
With cost burden >50%	15	2%	0	0%	15	1%
Total Households	**2,930**		**3,240**		**6,170**	
With any housing problem	1,855	63%	1,145	35%	3,000	49%
With cost burden >30%	1,529	52%	825	25%	2,354	38%
With cost burden >50%	735	25%	285	9%	1,020	17%

Note: Housing Problems: There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income.

Severe cost burden: Monthly housing costs (including utilities) exceeding 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Overcrowding

As discussed in Chapter A2, *Housing Needs Assessment*, Dinuba has 2,032 large households (households with five or more people), comprising approximately 33 percent of all households in the city, which is 11 percent higher than the county (22 percent) and 54 percent higher than the tri-county average (19 percent). A higher percentage of owner households (24 percent) are large households compared to renter households (18 percent).

Approximately 17 percent of households in Dinuba are overcrowded and four percent are severely overcrowded. The percentage of overcrowded households in the city is much higher than in the county (10 percent) and tri-county area (10 percent). The percentage of overcrowded housing is higher than the State average (8.3 percent) throughout the entire city. Overcrowded housing is highest in Northeast Dinuba, where 17 percent of households are overcrowded (Figure A5-25). Overcrowded housing is also high in Downtown, Southeast, and South Dinuba, where between 10 and 15 percent of households are overcrowded.

Persons Experiencing Homelessness

The 2023 Kings and Tulare County Point-In-Time (PIT) Count did not record the number of persons experiencing homelessness in Dinuba. In Tulare County, 1,053 persons experiencing homelessness were recorded in 2023. Based on the total number of homeless individuals recorded across the county, and Dinuba's share of the county's total population (five percent), the number of people experiencing homelessness in Dinuba is expected to be approximately 46. The cities of Porterville, Tulare, and Visalia have a disproportionately high percentage of the county's homeless population compared to their share of the total population. A total of 1,017 homeless residents were recorded in these three cities, with the remaining 36 individuals located throughout the rest of the county. Therefore, Dinuba has low percentage of the county's homeless population in comparison to the share of the county's population. The number of homeless residents in the city has remained consistent over the last several years. In 2022, the City housed nine homeless individuals in the recently constructed Sierra Village project, which provides 44 units of affordable housing.

Unsheltered residents tend to reside in parks throughout the city, including Surabian Drive Linear Park, Rose Ann Vuich Park, and the Recreation Center baseball diamond area. As discussed previously, the following transportation services operate in Dinuba and the City is considered "somewhat walkable."

- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART)
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection
- TCRTA operates Tulare County Area Transit (TCaT)
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Rose Ann Vuich Park is located along Avenue 416 across the street from the DART transportation center and adjacent to the El Monte Way and Palm Drive and Dinuba Senior Center bus stations. A Family HeathCare Network facility is also located a block away from Rose Ann Vuich Park. The Dinuba Recreation Center is located approximately three blocks away from Rose Ann Vuich Park and has access to the same facilities.

In 2017, the City of Dinuba formed the internal Homeless Outreach Partnership Effort (H.O.P.E.) to address homelessness in the community. The H.O.P.E. team is primarily focused on engaging the homeless, building rapport and trust, and referring them to needed services. The H.O.P.E team's primary goals are to manage homelessness issues, connect homeless persons to resources, and reduce or eliminate homelessness. While working directly with the homeless, the team has learned that there is "no silver bullet" and combatting homelessness is a long-term commitment, which requires consistent engagement. Since its inception, the H.O.P.E. team has worked closely with other agencies and organizations such as Kings Tulare Homeless Alliance, Tulare County, Dinuba Unified School District, United Health Centers, CSET, and others to provide critical assistance to needy homeless individuals and families. Through these efforts, the team has successfully housed ten homeless individuals/families. In working with the homeless, the H.O.P.E. team has identified a set of challenges that create difficulties in addressing homelessness. These challenges include:

- Lack of low barrier shelters
- Lack of adequate mental health services
- Lack of local rapid-rehousing units
- Lack of local permanent supportive housing units
- Homeless need to be ready and willing to get help

The H.O.P.E. team remains dedicated in the face of these challenges and is committed to "helping people help themselves." Looking ahead, the team is focused on the following strategies in their efforts to addressing homelessness in the community:

- Continue to track homeless
- Continue to work with local landlords/property managers
- Partnership with Self Help to provide 5 permanent supportive housing units (Sierra Village II)
- Establish accessory dwelling unit (ADU) program
- Encourage new, affordable multi-family units
- Exploring Homeless Work Program
- Exploring rental assistance program

Additional services available to unhoused individuals include:

- 2-1-1 Tulare County: Connects communities with resources, services, and opportunities, through the non-emergency 2-1-1 phone number, a comprehensive website, via 2-way texting, and a mobile application.
- United Heath Center (Dinuba): A Fully Qualified Health Clinic which offers health services to patients without insurance on a Sliding Fee Scale according to the patient’s income and number of household members.
- CSET (Community Services Employment Training): Offers a variety of assistance in areas such as employment training, housing, financial assistance, family resources, and home weatherization to those in need.

Due to limited services for unhoused populations in Dinuba, many persons in need of homeless services tend to go to the nearby City of Fresno.Displacement

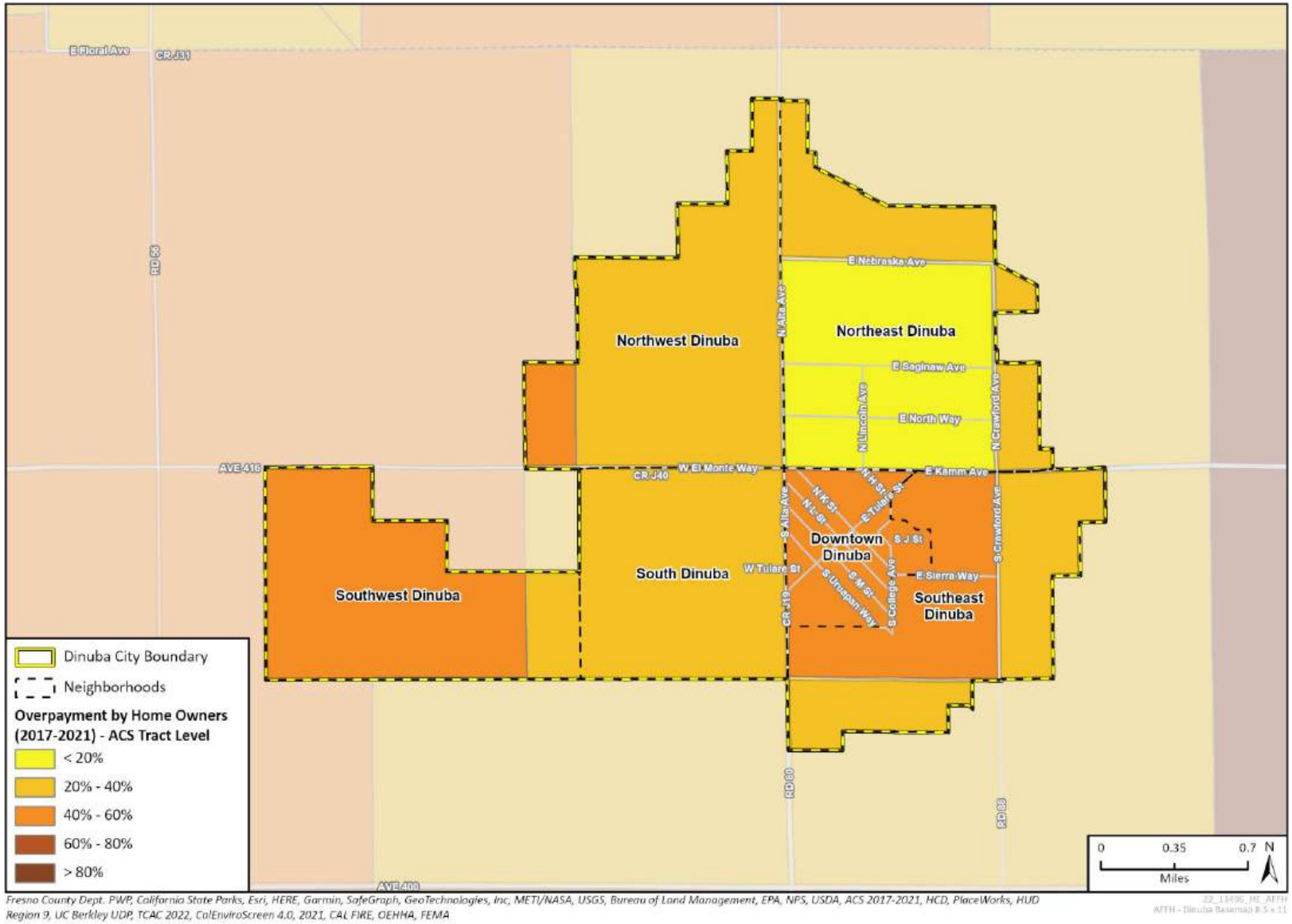
Communities are designated sensitive to displacement pressure if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics[10]:

- The share of renters is above 40 percent
- The share of people of color is above 50 percent
- The share of very low-income households that are severely rent burdened is above the county median
- The percent change in rent is above the county median for rent increases

According to the Urban Displacement Project (UDP), residents living in Downtown and part of Southeast Dinuba are at risk of displacement (Figure A5-26).

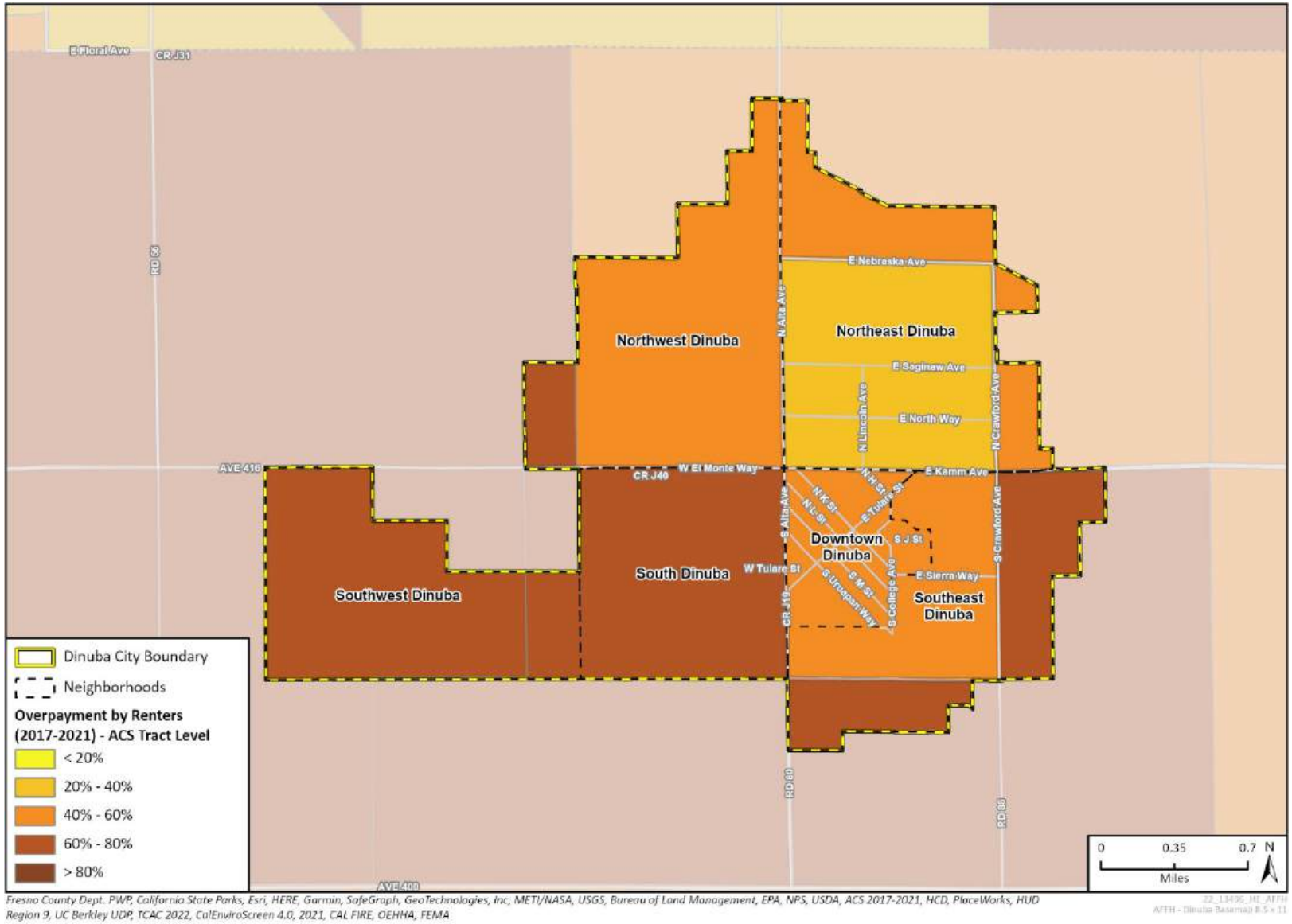
[10] AFFH Data Viewer. 2023. Estimated Displacement Risk Overall Urban Displacement Project 2022. https://www.arcgis.com/home/item.html?id=93242c4310254705abe4daf04ae25ce0

Figure A5-23 Overpayment by Home Owners (City of Dinuba)



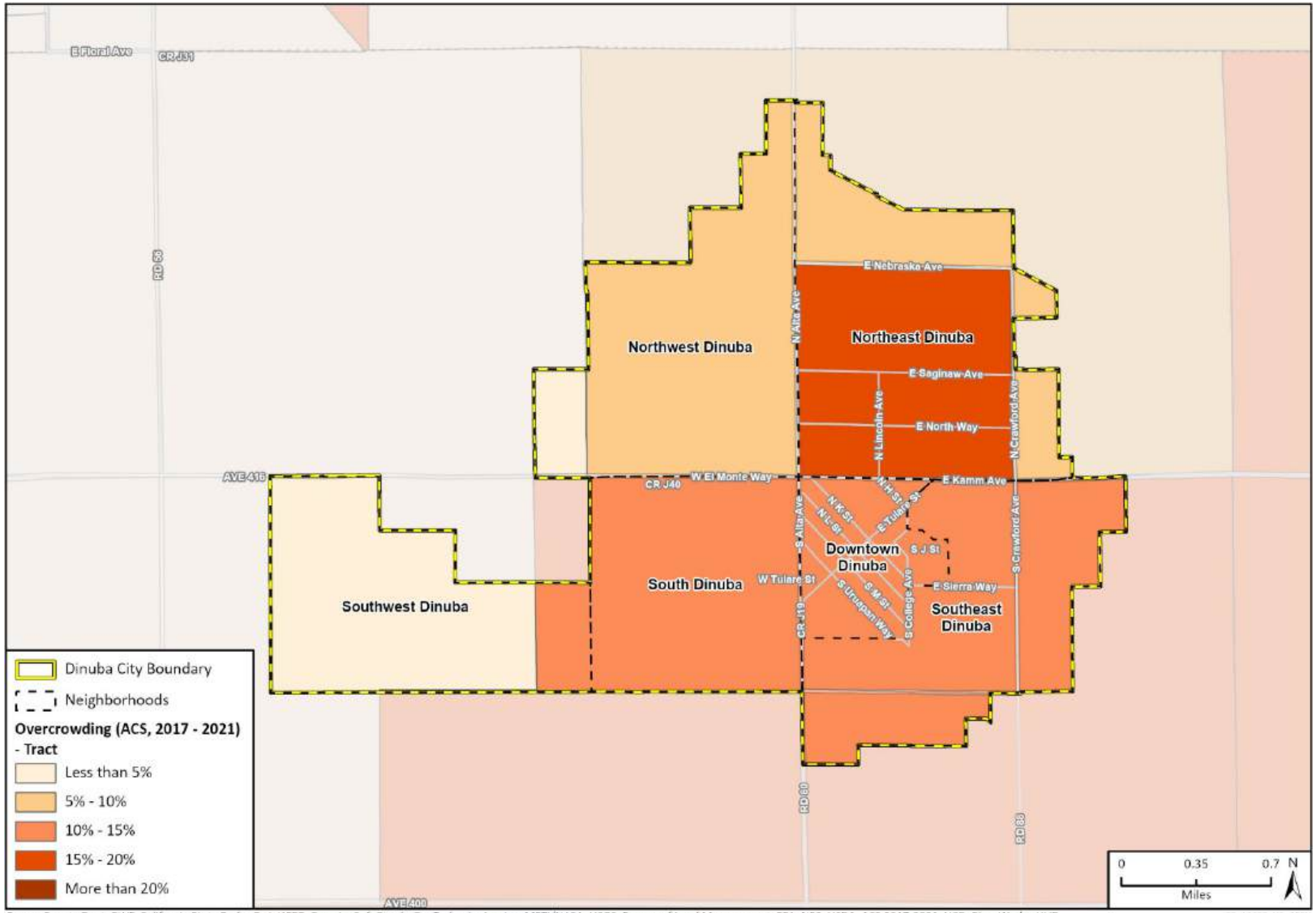
Source: AFFH Data Viewer, 2023

Figure A5-24 Overpayment by Renters (City of Dinuba)



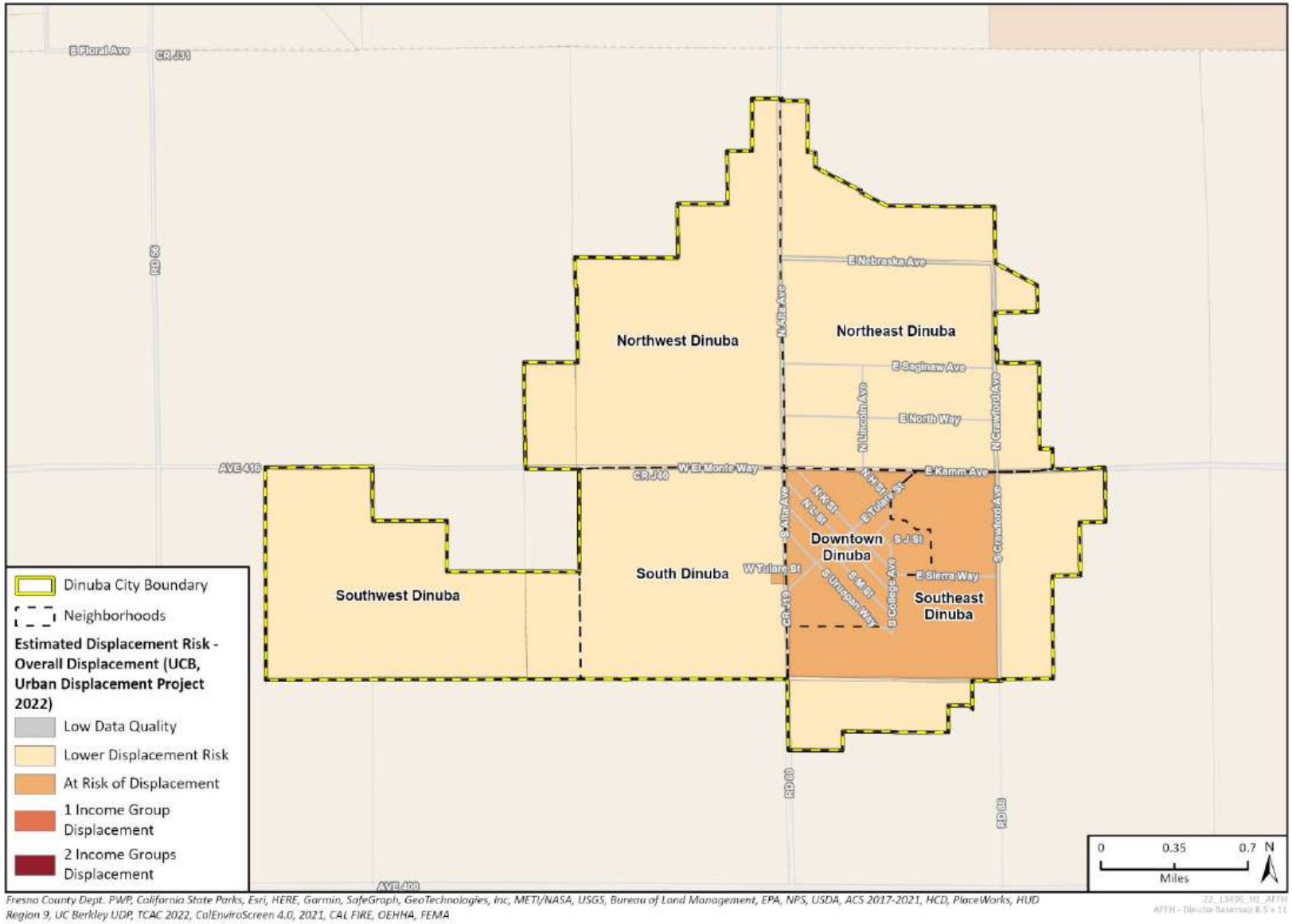
Source: AFFH Data Viewer, 2023

Figure A5-25 Overcrowded Households (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-26 Displacement Risk (City of Dinuba)



Source: AFFH Data Viewer 2.0, 2023

A5.2.8 Local Area Knowledge

Dinuba was established by a group of farmers following a land dispute with the Southern Pacific Railroad during the late 1800s. During the end of the Civil War, southern farmers who were struggling amid a recession immigrated to California and eventually settled in Tulare County. The Southern Pacific Railroad was granted federal land patents for land within 10 miles of the railroad right-of-way, which included land that had been settled and developed by the southern farmers.[11] In 1888, two major landholders, James Sibley and W. D. Truxbury, deeded 240 acres to the Southern Pacific Railroad to develop a railroad depot and town site in the area that is now Dinuba.[12]

During the first decade of the 1900s, thousands of Korean immigrants arrived in Hawaii and California. Many of these immigrants came to towns like Dinuba and worked as tenant farmers and truck farmers. Dinuba, along with Reedley, Sacramento, and Delano, attracted approximately 83 percent of the Korean population in the United States during the early 1900s.[13]

The town's economy was built on agriculture and related industries, generally consisting of small farmers. During the late 1800s and early 1900s, an extensive irrigation canal system was built in Dinuba and the surrounding area by diverting water from the Kings River. The reliable source of water and success of the Thompson seedless grape made raisins the popular crop for local farmers. During the late 1900s and early 2000s, Tulare County lost a substantial amount of farmland due to land idling (when agricultural land is not cultivated), residential development, and ecological restoration. With this loss in farmland, Dinuba's economy began to shift from primarily agriculture to include expanded and new commercial and industrial operations, particularly related to food processing and warehousing. City annexation of additional land during the early 2000s enable the designation of over 600 acres of land as an industrial park. Tenants of the industrial park include Ruiz Foods, currently the city's largest employer, the Best Buy West Coast Distribution Center, and Patterson Logistics.[14]

To address place-based concerns and enhance community development, the City has focused on infrastructure improvements in recent years. The Griggs neighborhood in Northeast Dinuba (a disadvantaged community) was recently improved with street reconstruction, utility improvements, and a neighborhood park.

Stakeholder and Community Input

The City held a community workshop on May 22, 2023 to discuss the Housing Element and introduce new Housing Element goals and requirements to the community. Two community members participated in the workshop. During the workshop, participants expressed the need for more affordable housing in the city, particularly accessible affordable housing. It was noted that a new high school is currently being constructed in the southern part of the city, which provides an opportunity for housing development in the surrounding neighborhood. During workshops held in each jurisdiction as part of the Tulare County Regional Housing Element planning effort, participants identified the most significant housing barriers, including rent affordability and rent increases, lack of housing with supportive services, and difficulty buying a home.

[11] Ron Dial. 2016.Dinuba (Images of America)
[12] City of Dinuba. 2006. General Plan Updated Background Report. https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf
[13] Erika Lee. Immigration, Exclusion, and Resistance, 1800s-1940s. https://www.nps.gov/articles/upload/04-Essay-4-immigration.pdf
[14] City of Dinuba. 2020. Dinuba Parks & Recreation Master Plan. https://www.dinuba.org/images/2022/Dinuba_PRMP.pdf

An online survey was available in both English and Spanish on the TCAG Housing Element website from February 6 to March 16, 2023. The survey asked participants about housing issues and the types and location of housing development they would like to see in their city. Respondents in Dinuba identified the need for homeless shelters or day services for homeless residents, "higher-end homes," and affordable options for home ownership. In addition, respondents reported a lack of upkeep of housing units by landlords. According to respondents in Dinuba, the largest barrier to affording desirable housing in the city is the cost and low supply of housing and the most urgent housing issues selected were the availability of desired housing and overcrowded housing. Housing needs identified by respondents in Dinuba include mobile home preservation and assistance, supportive housing programs for individuals experiencing homelessness, median-income housing, "higher end" housing, and non-low-income housing, and higher density zoning. When asked about their preferences for the location of future housing development, respondents primarily selected areas in Southeast Dinuba as well as Northwest Dinuba.

The City also participated in a series of stakeholder interviews with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, smaller, rural areas have vastly fewer amenities and housing resources. According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, State housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable housing and supportive housing for previously homeless residents and discrimination based on HCV use. It was noted that the PIT Count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, cities can address housing needs by fostering strong relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

A5.2.9 Other Relevant Factors

Other factors to fair housing issues in Dinuba that have not been previously discussed in this analysis include land use and zoning patterns, widespread social vulnerability of residents, and lack of farmworker housing.

Social Vulnerability Index

The Center for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry created the Social Vulnerability Index (SVI) to identify communities that exhibit social conditions that would make them more vulnerable to hazardous events such as natural disasters. The SVI can also serve as an identifier of vulnerable communities that are underprivileged and underserved and are more susceptible to experiencing housing issues and lack of housing opportunities. The SVI ranks census tracts based on 16 social factors grouped into four categories: socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation.[15]

The SVI identifies the entire city of Dinuba as having higher vulnerability than most of the state, based on a high level of vulnerability for each of the four categories. Dinuba scored particularly high for all four categories: socioeconomic status (social factors such as poverty and unemployment) household

[15] Agency for Toxic Substances and Disease Registry. 2023. CDC SVI Documentation 2020. https://www.atsdr.cdc.gov/placeandhealth/svi/documentation/SVI_documentation_2020.html

characteristics (social factors such as the percentage of children/senior residents and disabilities) racial and ethnic minority status (factors such as percent minority residents and percent of residents that speak English less than "very well"), and housing type/transportation (factors such as percent of the housing stock consisting of multi-unit structures and mobile homes and the percent of residents without a vehicle).

Land Use and Zoning Patterns

Most of Dinuba's housing stock consists of single, detached structures (71 percent), which is a reflection of land use and zoning patterns throughout the city. Only 25 percent of housing units are multifamily units. Most of the land zoned for residential uses comprises of low-density residential zones. Select parcels are zoned medium and high density residential, most of which are located in Downtown Dinuba and a small area located south of Gerald Avenue in Northeast Dinuba.

The City has identified General Plan Focus Areas under the draft Land Use Element Update. Focus Area 1 consists of approximately 925 acres southwest of nearby Downtown Dinuba, currently with primarily agricultural uses along with several interspersed single-family residences. The area is generally bounded (clockwise from the northern boundary) by Sierra Way, Alta Avenue (Road 80), Avenue 400, a north-south boundary 0.5-mile west of Alta Avenue (no existing roadway), Kamm Avenue, and a north-south boundary 0.5-mile west of Road 70. An existing residential subdivision at the corner of Sierra Way and Alta Avenue is excluded from the Focus Area. This Focus Area was previously designated for industrial development. However, with the development of the new high school, land use in this area will be reoriented to provide residential uses. The proposed new Dinuba High School is at the heart of the Focus Area and consists of an approximately 76-acre site at the southwest corner of Kamm Avenue and Alta Avenue. This Focus Area will be the city's largest new residential growth area comprising about 500 acres of the approximately 925 total acres in residential land use categories. Other non-industrial uses planned for this area include light industrial and commercial uses.

Focus Area 2 consists of approximately 180.7 acres located on both the north and south sides of the eastern portion of El Monte Road. Some of the eastern portions of the area are located outside of the existing city limits, though all areas are within the City Sphere of Influence. The area is generally bounded (clockwise from the north) by a line parallel to and 0.25-mile north of El Monte Way, Road 92 (including a line extending south from its current dead end), Sierra Way/Avenue 412, Randle Road, Franzen Way, and Crawford Avenue. Focus Area 2 is primarily agricultural and commercial uses currently. The East El Monte Way Focus Area is envisioned to be a walkable mixed-use neighborhood with a variety of housing types and densities, and convenient multimodal connections to community-serving commercial and service amenities.

The new Focus Areas aim to serve the needs of future and existing communities, especially related to commercial and walkable spaces.

Farmworker Housing Needs

Dinuba's economy is primarily based on agriculture, and the dominant land use surrounding the city is agricultural.[16] Approximately 20 percent of Dinuba's population works in agriculture, forestry, fishing and hunting, and mining (1,827 people). Dinuba is located near the border of Tulare County, Fresno County, and Kings County, all of which contain expansive agricultural operations. Farmworkers employed by nearby agricultural businesses may seek housing in Dinuba. However, the migratory and

[16] City of Dinuba. 2006. General Plan Update Background Report. https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf

sometimes seasonal nature of farm work often makes it difficult for farmworkers to find affordable housing options. There is currently no public or subsidized housing for farmworkers in Dinuba. HATC operates multiple properties for farmworkers throughout the county, but none in Dinuba's city limits.

Home Loan Applications

As discussed in Chapter A3, *Housing Constraints Analysis*, there is a disparity in mortgage application approvals between racial/ethnic groups in Tulare County. Non-white mortgage loan applicants have lower rates of loan origination and higher rates of loan denial compared white-applicants. Home Mortgage Disclosure Act data from the Federal Financial Institutions Examination Council, indicates white home loan applicants had the highest rate of approval compared to other racial/ethnic groups, and "other" races and Native Hawaiian/Pacific Islander applicants had the lowest. These patterns indicate there may be racial/ethnic discrimination in mortgage lending. While there is no Home Mortgage Disclosure Act data for Dinuba, it is likely that the city experiences similar patterns as Tulare County. Table A5-5 shows the loan actions taken by race/ethnicity percentage in Tulare County.

Table A5-5 Mortgage Loans (County of Tulare)

	Loan Action					
Race/Ethnicity	Loan Originated	Application Approved But Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other
White	56.0%	2.7%	14.9%	17.9%	3.1%	5.3%
Hispanic/Latino	53.3%	2.5%	18.1%	17.7%	2.6%	5.9%
Black/African American	50.4%	1.7%	20.6%	22.7%	1.3%	3.4%
Native American/Alaska Native	44.3%	4.4%	23.6%	19.2%	0.5%	7.9%
Asian American	49.9%	3.0%	19.2%	18.2%	3.4%	6.3%
Native Hawaiian/Pacific Islander	39.4%	0.0%	18.2%	18.2%	0.0%	24.2%
Other Race	35.5%	1.9%	15.0%	12.6%	29.6%	5.4%
Two or More Races	52.4%	0.0%	28.6%	9.5%	4.8%	4.8%

Source: FFIEC Home Mortgage Disclosure Act. 2020 Dataset. https://ffiec.cfpb.gov/data-browser/data/2022?category=states .Accessed July 11, 2023

A5.2.10 Subsidized Housing

Subsidized housing consists of affordable rental units that are subsidized by federal and State agencies but are owned by private owners. Subsidies including HUD, the U.S. Department of Agriculture, the California Housing Finance Agency, HCD, and the Low-Income Housing Tax Credit program administered by TCAC. According to the AFFH Data Viewer, there are 788 subsidized housing units in Dinuba. Subsidized housing units are scattered throughout Northwest, Northeast, Downtown, and Southeast Dinuba (Figure A5-27).

Public housing includes affordable rental units that are owned and operated by the government. The HATC manages public housing units in Dinuba which are available to low-income households, the elderly, and persons with disabilities. According to HUD's Public Housing Program, there are a total of 80 public housing units in Dinuba. Public housing developments in Dinuba are located in Downtown and Southeast Dinuba (Figure A5-28). These housing units consist primarily of single-family homes. The HATC

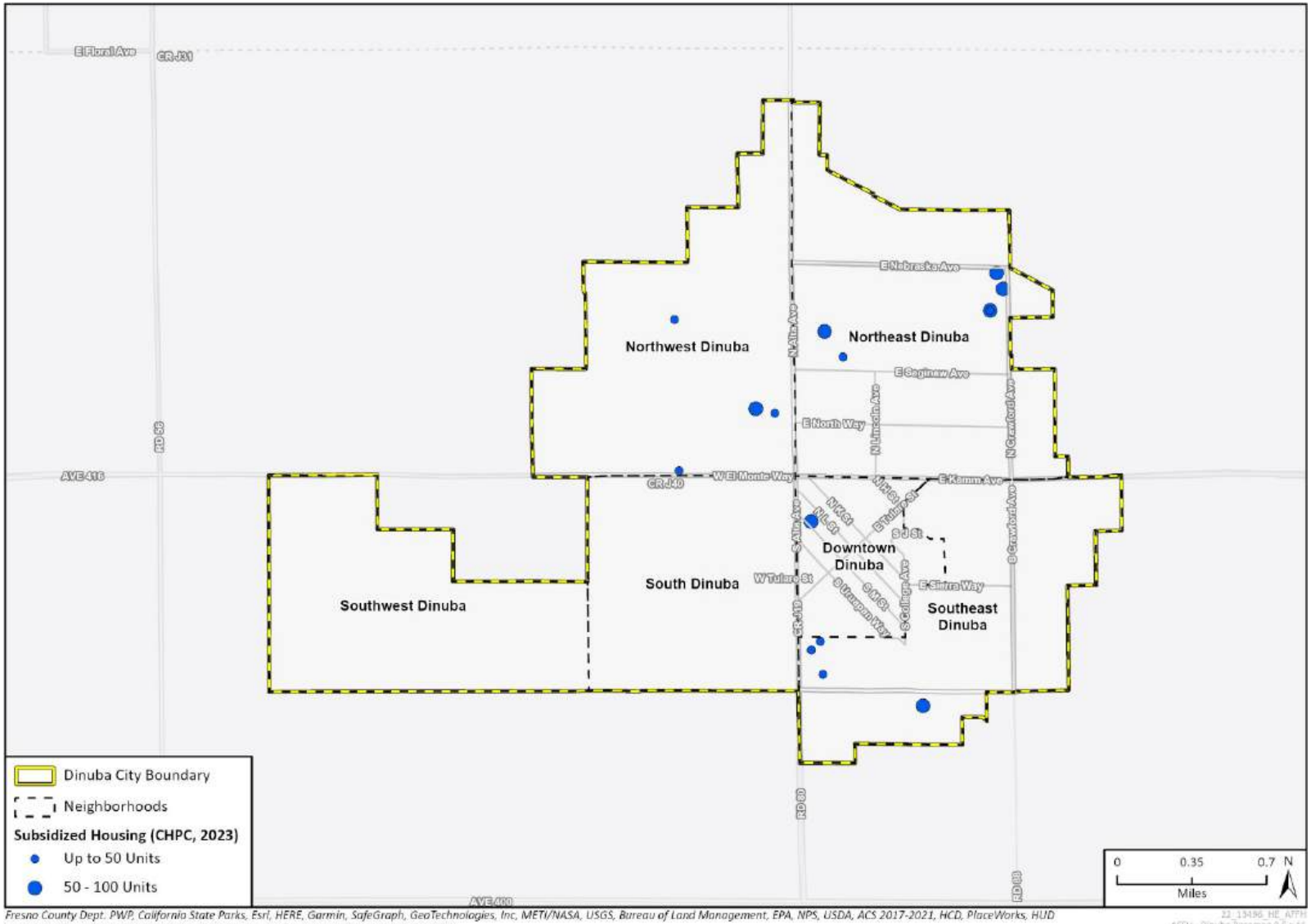
owns and operates the Euclid Village Apartments, located in Northwest Dinuba, which consists of 56 two-, three-, and four-bedroom apartments, five of which are accessible to residents with disabilities.

The HATC administers housing choice vouchers (HCVs) in the city of Dinuba. While the HATC administers the HCV program in Dinuba, housing units themselves are owned by private landlords that accept HCVs on behalf of renters. According to the HATC, as of 2023, there are 122 households receiving rental assistance through HCVs in the city. The use of HCVs is more common in Northeast, South, and parts of Northwest and Southeast Dinuba, where between five and nine percent of households use HCVs (Figure A5-29). Downtown, South, and part of Northwest and Southeast Dinuba have fewer HCV recipients.

According to Self-Help Enterprises, there is a dramatic lack of decent housing that is affordable to low-income households to rent or purchase. Families are overcrowded, encountering horrible housing conditions, and often dramatically overpaying for their housing. Self-Help Enterprises operates rental housing projects in Dinuba and has noted that these projects often have long waiting times. There are also homeless residents in Dinuba with few or no options for permanent supportive housing.

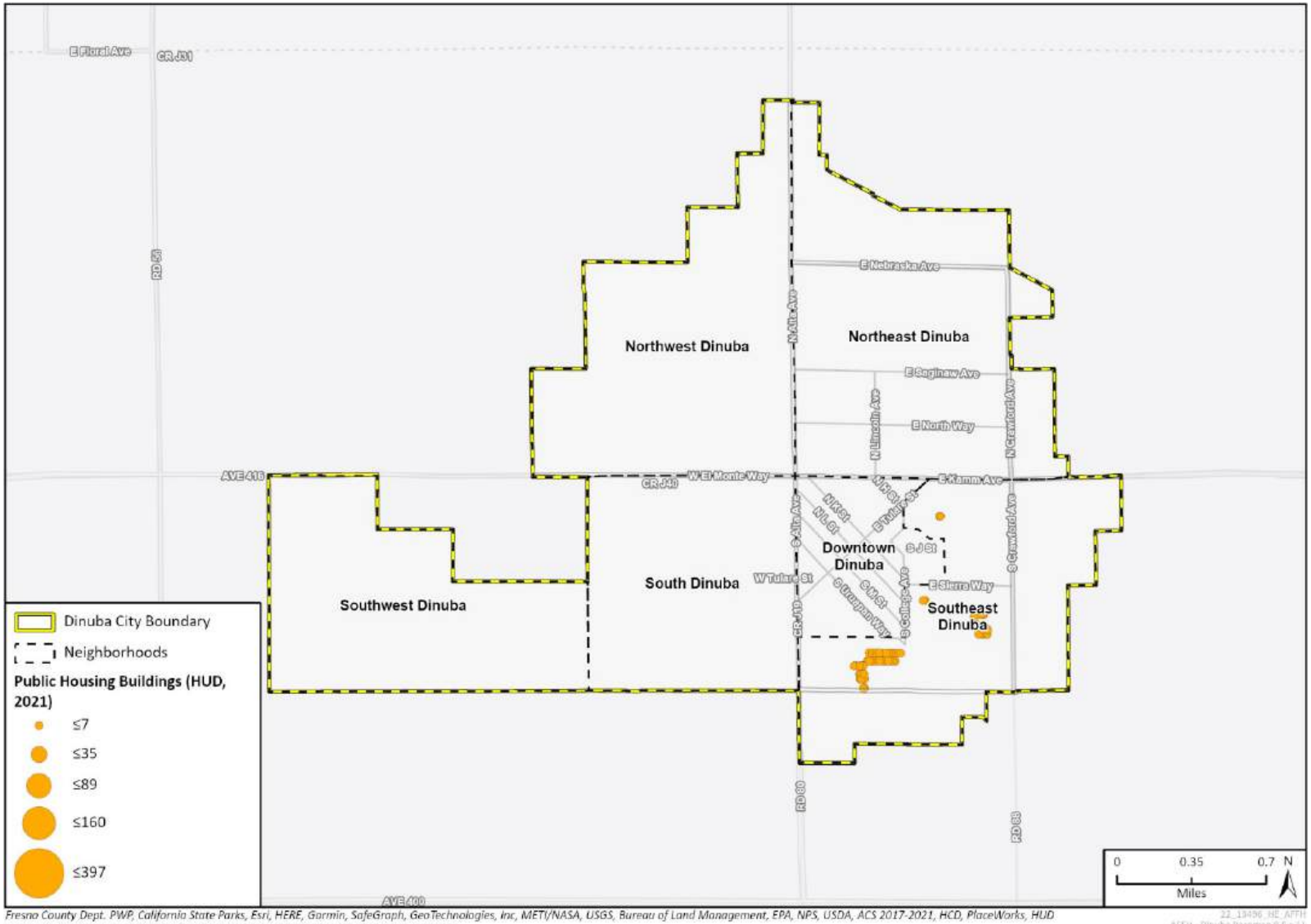
Common complaints from Self-Help Enterprises clientele include high rental prices, a reluctance of landlords to rent to Housing Choice Voucher holders, and a lack of city staff to make proactive attempts to seek resources to build new housing.

Figure A5-27 Subsidized Housing (City of Dinuba)



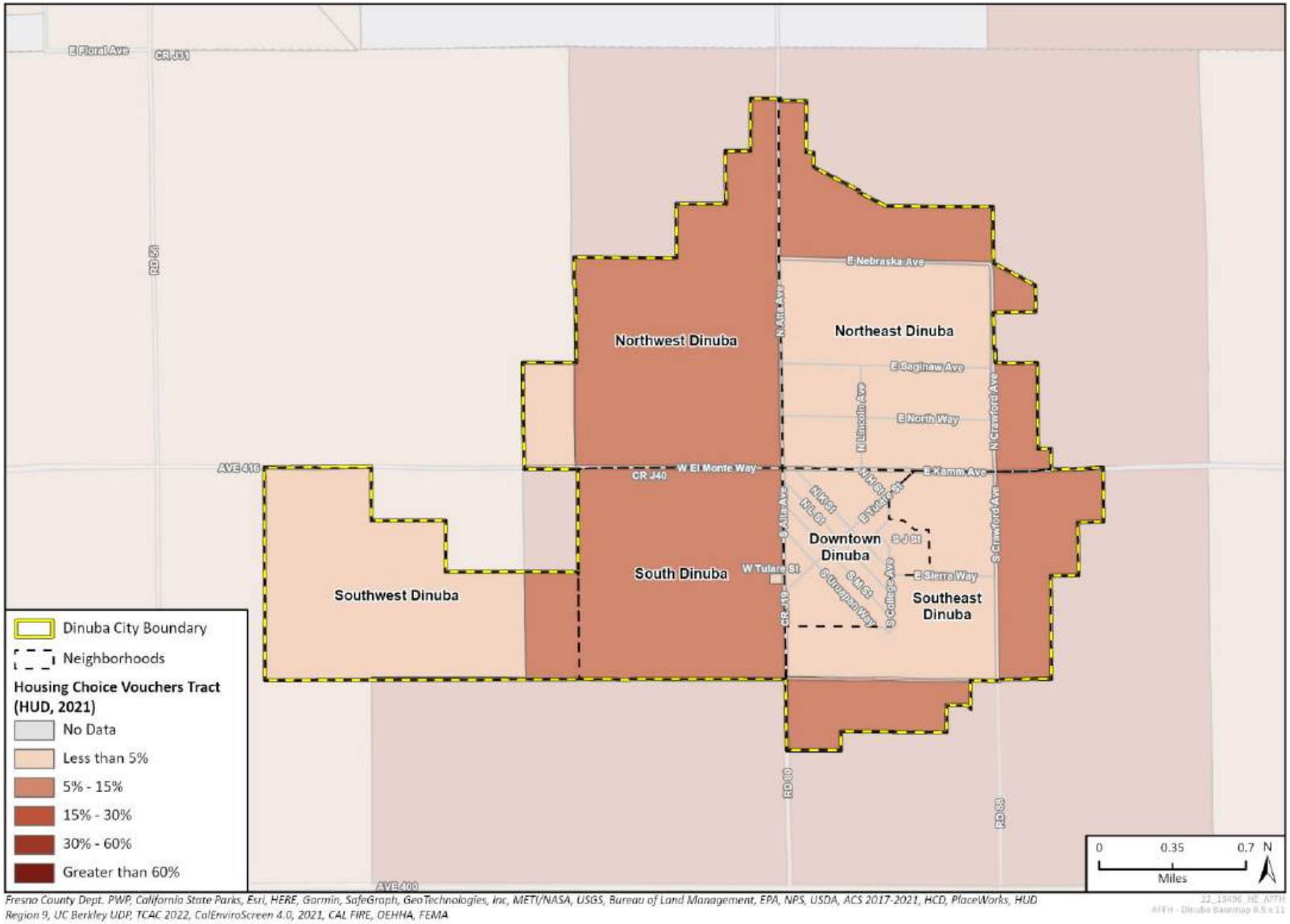
Source: AFFH Data Viewer, 2023

Figure A5-28 Public Housing (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-29 Housing Choice Vouchers (City of Dinuba)



Source: AFFH Data Viewer, 2023

A5.2.11 Housing Site Inventory Analysis

This portion of the AFFH analyzes the relation between the housing opportunity sites and AFFH-related issues. Government Code Section 65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity.

Housing Sites by TCAC Opportunity Area

For purposes of evaluating fair housing, resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Dinuba has a mix of resource areas with most areas consisting of moderate-resource areas. Downtown Dinuba and portions of Southeast Dinuba are areas of high segregation and poverty, while Northwest and the northern portion of Northeast Dinuba are high-resource areas. The rest of the city consists of moderate-resource areas.

The City's Site Inventory can accommodate 2,574 housing units on 32 sites. Figure A5-30, Figure A5-31, Figure A5-32, and Figure A5-33 show the housing opportunity sites by TCAC designated resource area. The housing opportunity sites are designated by income category – whether the sites could accommodate housing appropriate for low-, moderate-, or above moderate-income households. The "appropriateness" of sites for various affordability levels is dictated by state housing element law and HCD guidance and includes allowable density, size of site, realistic capacity, existing use(s), and other factors. More information about the sites and income designations is available in Chapter A4, *Housing Resources*.

Most of the housing opportunity sites are in high resource areas (50 percent of the proposed housing units) and moderate-resource areas (48 percent of proposed housing units), primarily in Northeast, Northwest, and South Dinuba, in part due to the availability of large vacant and underutilized parcels in these neighborhoods.

A small portion of the City's RHNA will be satisfied by planned and approved projects (316 of the total required 1,588 housing units). To understand the overall picture of housing development during the eight-year planning period, this analysis considers those units. Of the four planned and approved projects, three projects are located in moderate resource areas (235 housing units) and one project is located in a high resources area (63 housing units). None of the planned and approved projects are located in low resource areas or areas of high segregation and poverty.

Total Units by Resource Area

There are 65 units planned in areas of high segregation and poverty and low resource: 92 percent of those units (60 units) will be lower-income units and 8 percent (5 units) will be moderate-income units. In contrast, 2,509 units are planned in areas designated moderate- and high/highest-resource: 30 percent of those units (746 units) will be lower-income units, 12 percent (290 units) will be moderate-income units, and 59 percent (1,473 units) will be above moderate-income units.

Table A5-6 shows the number of proposed housing units by income level in each resource area.

Table A5-6 Proposed Housing Units by Resource Area (Housing Opportunity Sties)

Income Level	Lower-Income	Moderate-Income	Above-Moderate Income	Total Units
Areas of High Segregation and Poverty	60 units (7% of lower-income units)	5 units (2% of moderate-income units)	0 units (0% of above moderate-income units)	65 units (3% of total units)
Low-Resource Areas	0 units (0% of lower-income units)	0 units (0% of moderate-income units)	0 units (0% of above moderate-income units)	0 units (0% of total units)
Moderate-Resource Areas	600 units (74% of lower-income units)	214 units (73% of moderate-income units)	414 units (28% of above moderate-income units)	1,228 units (48% of total units)
High-/Highest-Resource Areas	146 units (18% of lower-income units)	76 units (26% of moderate-income units)	1,059 units (72% of above moderate-income units)	1,281 units (50% of total units)

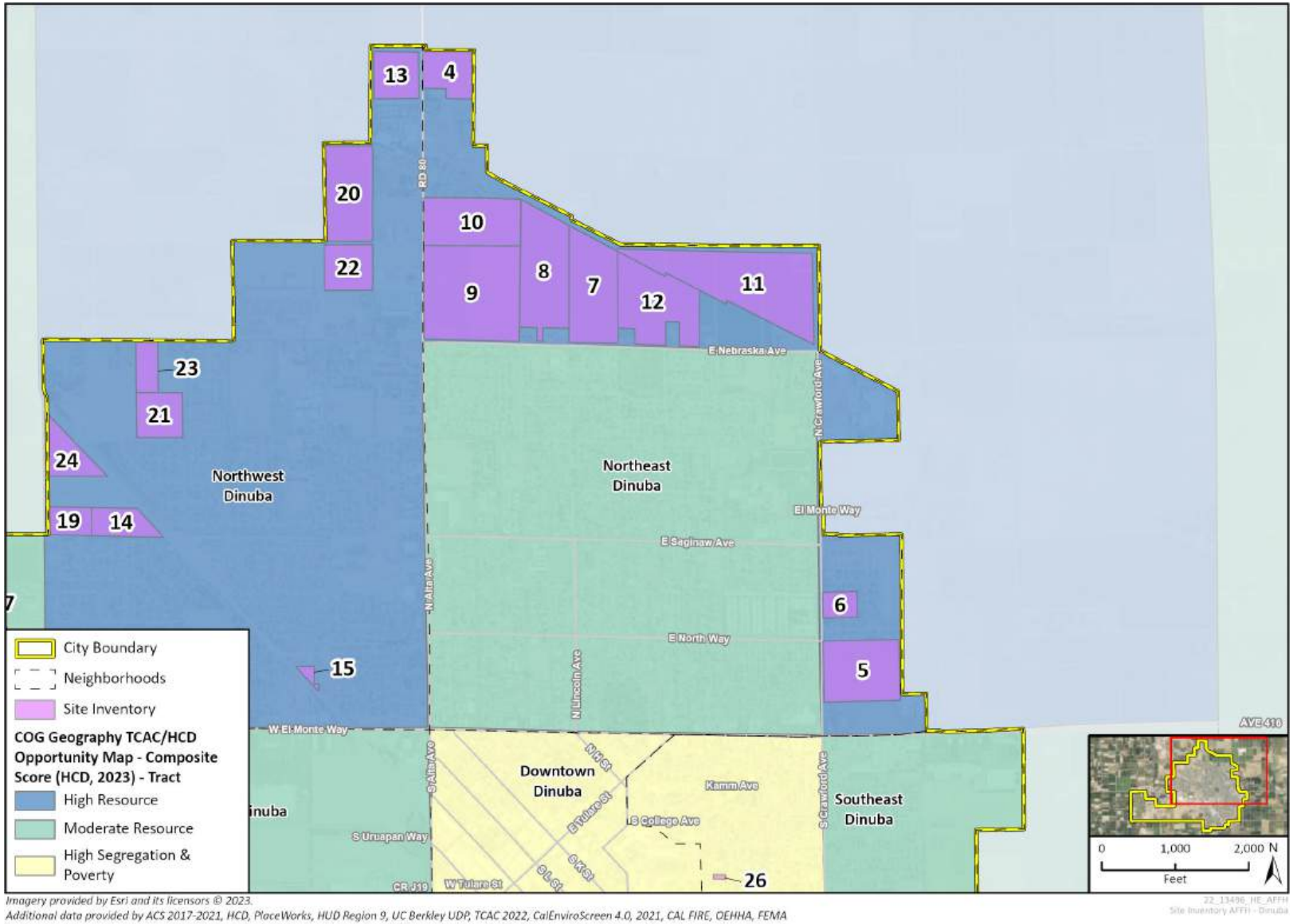
The planned and approved projects, together with the housing opportunity sites, will add a higher percentage of lower-income units in moderate- resource areas (74 percent of total lower-income units) and high-resource areas (18 percent of total lower-income units) than in areas of high segregation and poverty (7 percent of total lower-income units). A total of 65 housing units (three percent of total housing units from approved and planned and housing opportunity sites) are proposed in areas of high segregation and poverty. The remaining housing units (97 percent) are proposed in moderate- and high-resource areas. Therefore, overall housing development during the planning period will not increase patterns of segregation and will increase integration by household income in terms of access to opportunity.

Furthermore, efforts are underway to revitalize a portion of Southeast Dinuba, which is designated by TCAC as moderate resource. The Land Use Strategic Plan for the East El Monte Way Economic Vitality Community Sustainability Plan was adopted in 2018, which includes land use, circulation, economic development, and other strategies to revitalize the Mercantile Row Shopping Center within an approximately 170-acre area along the East El Monte Commercial Corridor.[17] Since adoption, two subdivisions have been approved. There is also land designated for high-density residential development in the area, and the City is seeking developers for those sites. The plan includes strategies to add vibrancy and resources in a low- and moderate-resource neighborhood. As a result, the sites that surround this area of the city will have access to improved commercial and community facilities.

With implementation of Housing Plan Program 13, the City will continue to foster economic growth and access to opportunities in low-resource areas and areas of high segregation and poverty by dedicating Capital Improvement Project funds, growing business and employment opportunities, increasing transit access, and reducing pollution burden in these areas.

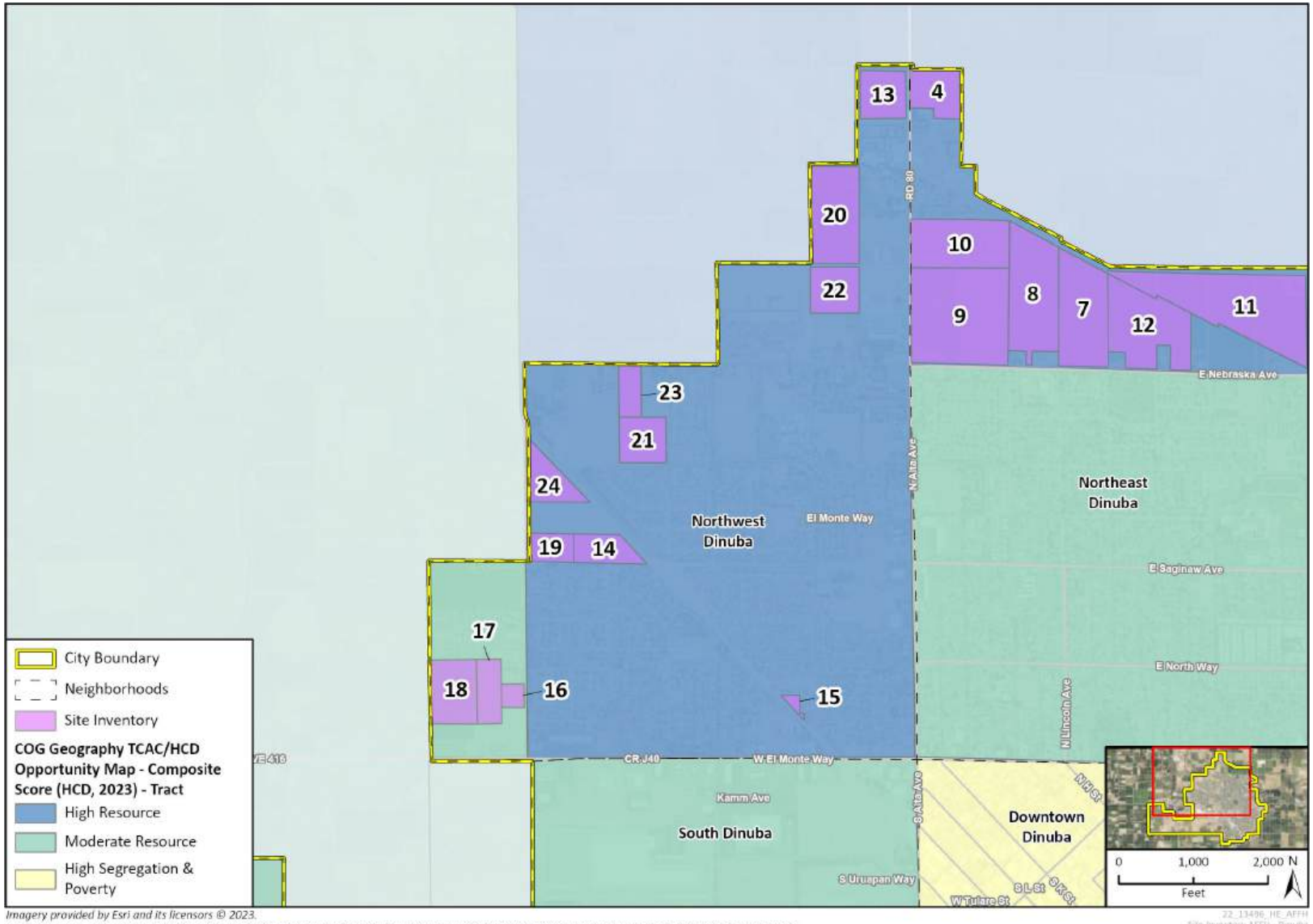
[17] City of Dinuba, Land Use Strategic Plan For The East El Monte Economic Vitality And Community Sustainability Plan, available at: https://www.dinuba.org/images/2018/Land-Use-Strategic-Plan-E-El-Monte-Way-FInal-Accepted-Plan.pdf.

Figure A5-30 Housing Opportunity Sites by TCAC Resource Area, Northeast Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-31 Housing Opportunity Sites by TCAC Resource Area, Northwest Dinuba

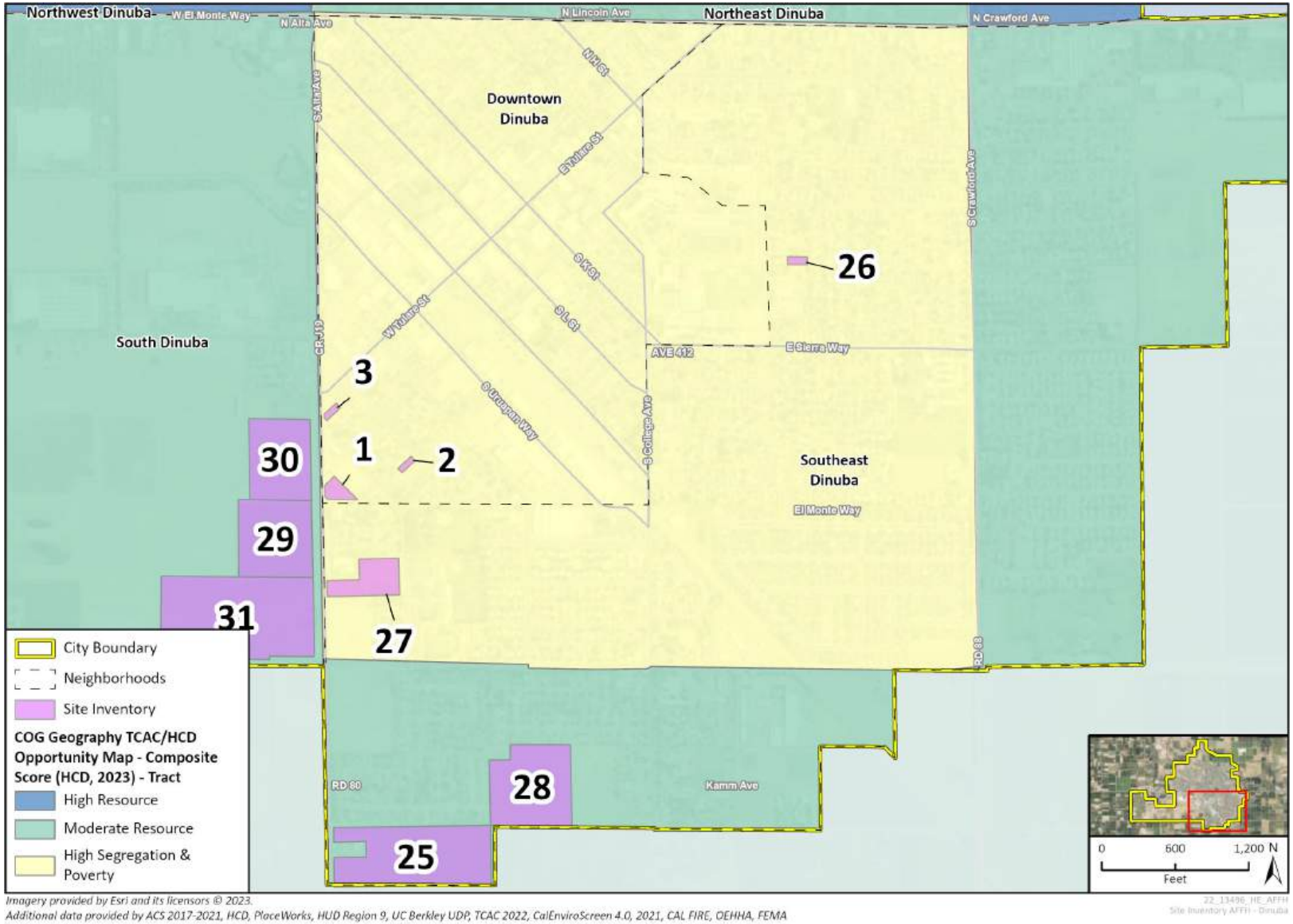


Source: AFFH Data Viewer, 2023

Figure A5-32 Housing Opportunity Sites by TCAC Resource Area, South and Southwest Dinuba

Source: AFFH Data Viewer, 2023

Figure A5-33 Housing Opportunity Sites by TCAC Resource Area, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Sites by Income Population

Census tracts with more than 50 percent low- and moderate-income (LMI) households are located in every neighborhood in Dinuba and almost all opportunity sites are located in census tracts with more than 50 percent LMI households. Figure A5-34, Figure A5-35, Figure A5-36, and Figure A5-37 show the housing opportunity sites by percentage of LMI populations. Approximately 96 percent of the total housing units included in the opportunity sites are located in census tracts with more than 50 percent LMI households due to the availability of underutilized sites in these areas and the potential for mixed-use, transit-oriented development. All of the low-income units (806 housing units), all of the moderate-income units (295 housing units), and 93 percent of the above moderate-income units (2,465 housing units) are located in these areas. Of the opportunity sites in these areas, approximately 55 percent of proposed units are appropriate for above moderate-income households, 12 percent appropriate for moderate-income households, and 33 percent for low-income households. These areas of Dinuba will benefit from the mix of households of differing income levels. The Site Inventory will improve the mixture of housing opportunities by income level in the city and will not exacerbate segregation by income between neighborhoods.

Sites by Overcrowded Households

Overcrowding is highest in parts of Northeast Dinuba, Downtown, Southeast, and South Dinuba, where approximately 13 percent of housing is overcrowded. However, none of the opportunity sites in Northeast Dinuba are in areas with a high rate of overcrowding. Downtown, Southeast, and South Dinuba have a mixture of low-, medium-, and high-density residential development, alongside commercial and light industrial land uses. The Site Inventory assumes that sites in Downtown, Southeast, and South Dinuba could accommodate 1,184 housing units, of which 660 would be lower-income, equal to approximately 26 percent of the total housing units included in the Site Inventory and 82 percent of the total lower-income sites. The remaining 1,390 housing units could be accommodated in Northeast and Northwest Dinuba, which have lower levels of overcrowding. The Site Inventory will not exacerbate overcrowding conditions but will add new housing opportunities in areas that need them.

Sites by Overpayment by Renters

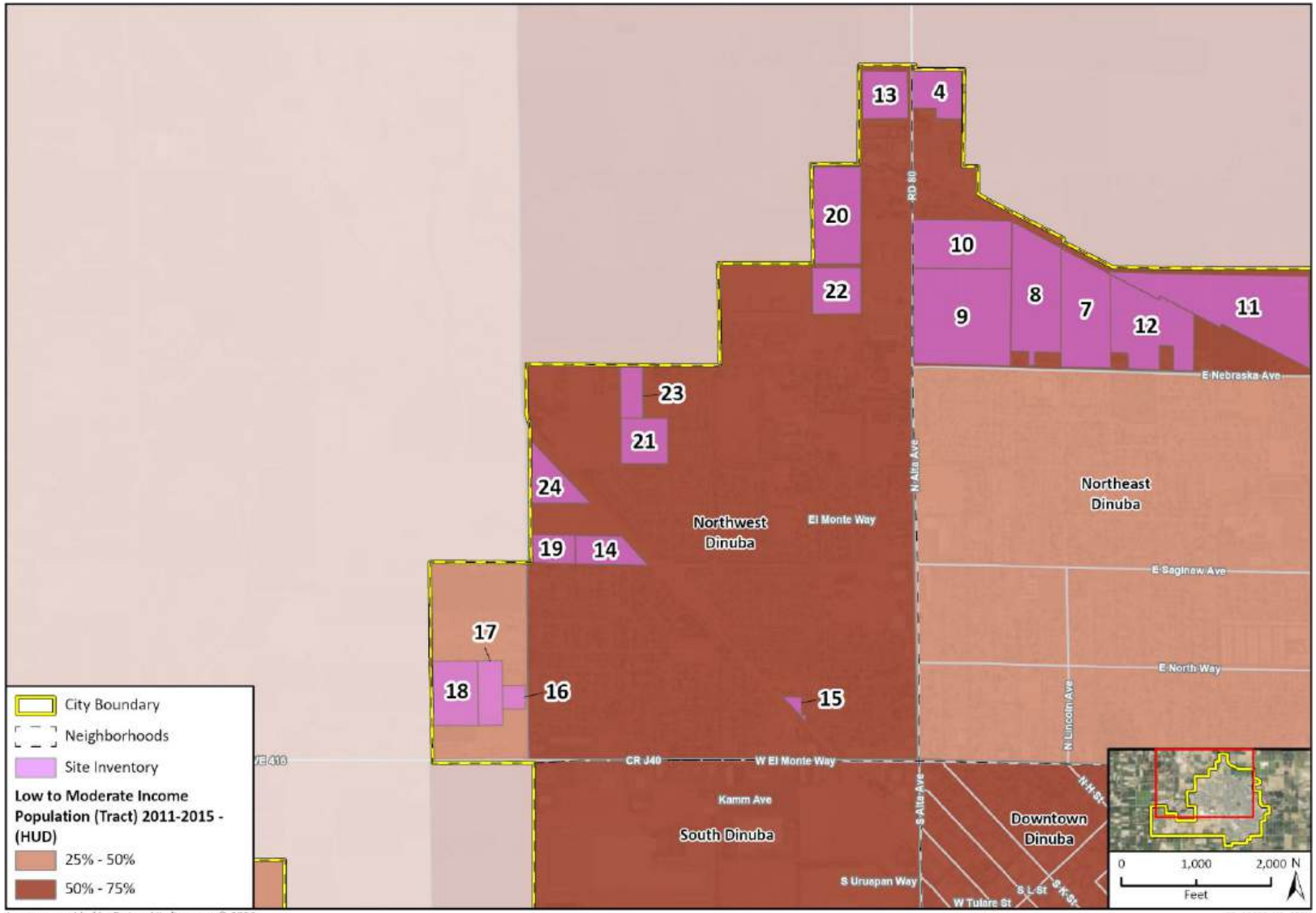
The percentage of overpayment by renters is high throughout Dinuba, and highest in South, Southeast, and Southwest Dinuba, where approximately 65 percent of renters are experiencing overpayment. There are no opportunity sites in Southwest Dinuba. Figure A5-42, Figure A5-43, Figure A5-44, and Figure A5-45 show the housing opportunity sites by overpayment by renters. The housing opportunity sites will provide housing opportunities for a mix of income levels in South and Southeast Dinuba, including 649 units appropriate for lower-income households, 217 units appropriate for moderate-income households, and 305 units appropriate for above moderate-income households. Most of these housing units will likely be rental units, based on trends in planning entitlements and developer interest.

According to the UDP, new market-rate construction in gentrifying areas neither worsens nor eases rates of people moving out of the area. It increases rates of people moving to an area across all socio-economic groups, particularly high-socio-economic residents. The UDP recommends subsidized housing construction and housing preservation to help existing residents stay in their neighborhood. The mix of lower, moderate, and above moderate-income housing units in South and Southeast Dinuba will provide affordable housing options for existing lower-income residents as well as encourage higher-income households to move into the area. The Site Inventory will not exacerbate overpayment by renters but will add new housing opportunities in areas that need them.

Figure A5-34 Housing Opportunity Sites by Income Population, Northeast Dinuba

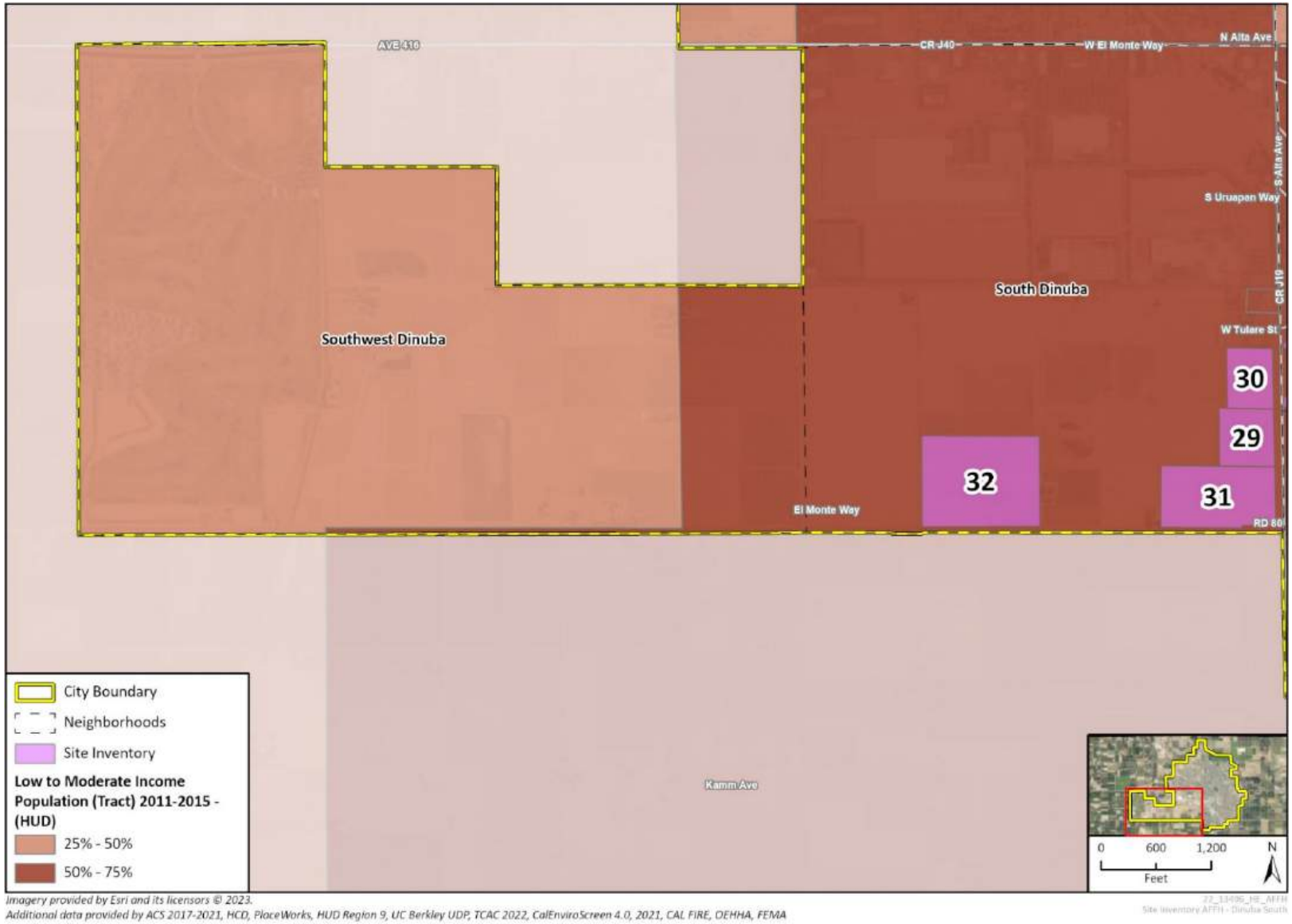
Source: AFFH Data Viewer, 2023

Figure A5-35 Housing Opportunity Sites by Income Population, Northwest Dinuba



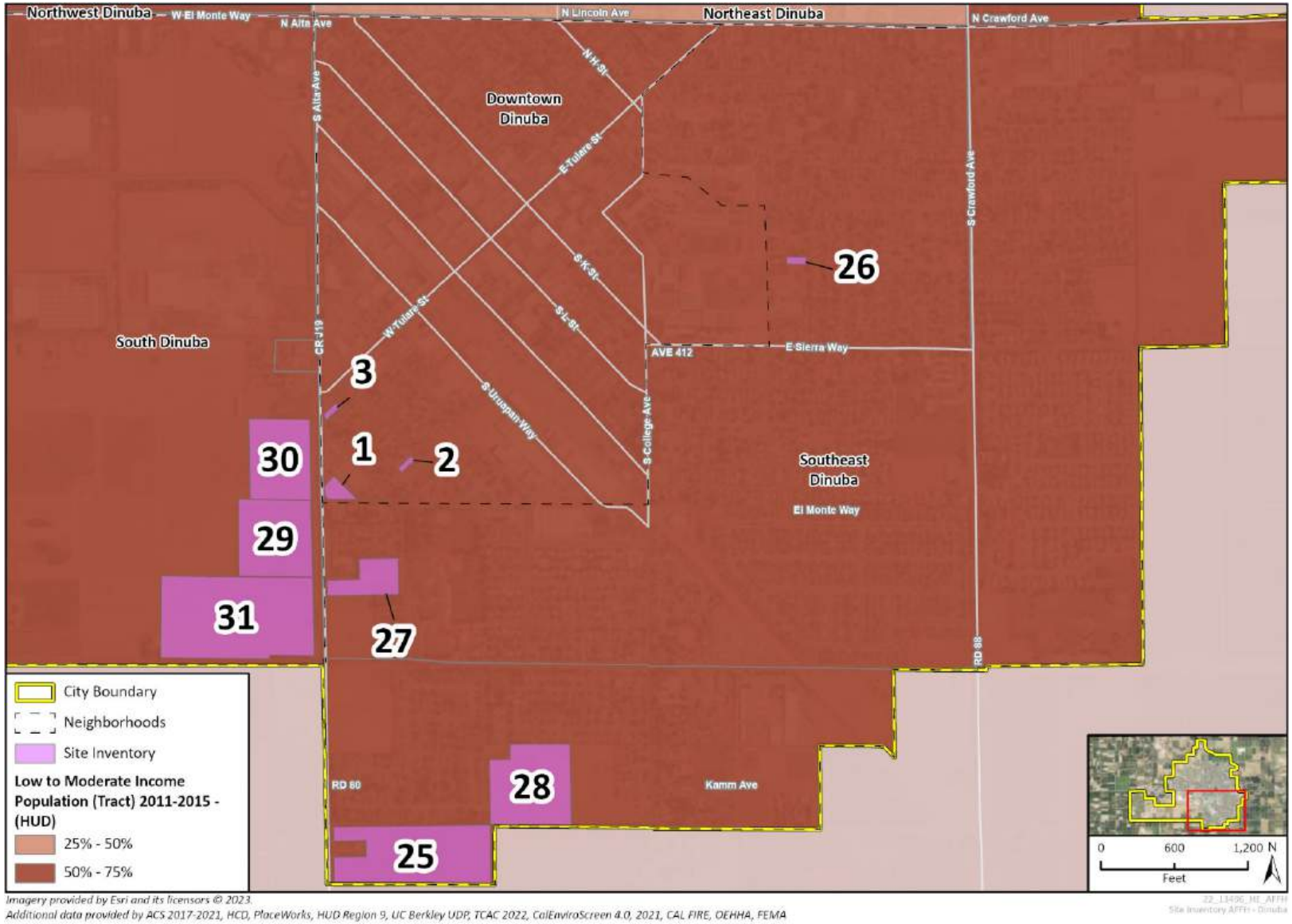
Source: AFFH Data Viewer, 2023

Figure A5-36 Housing Opportunity Sites by Income Population, South and Southwest Dinuba



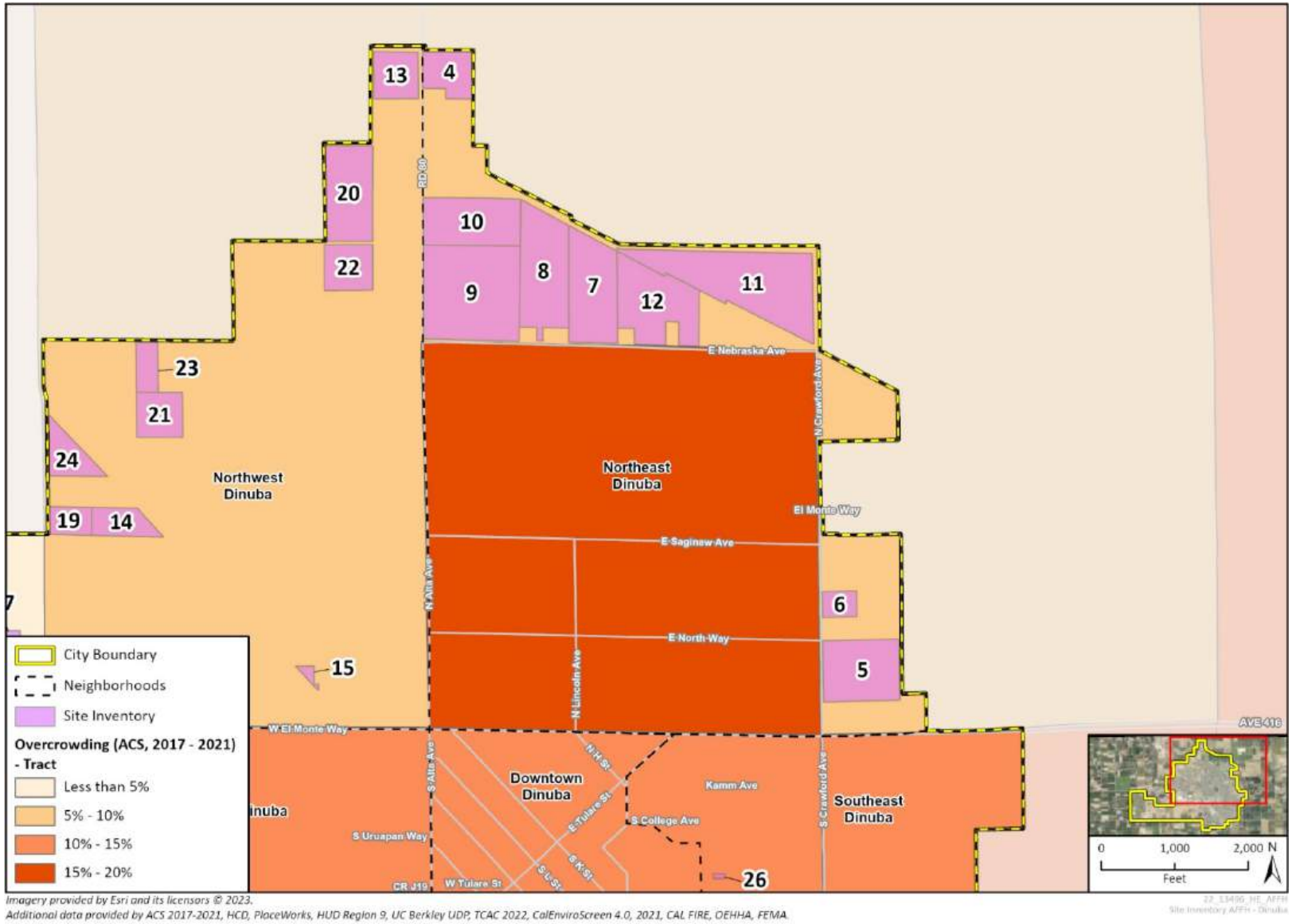
Source: AFFH Data Viewer, 2023

Figure A5-37 Housing Opportunity Sites by Income Population, Downtown and Southeast Dinuba



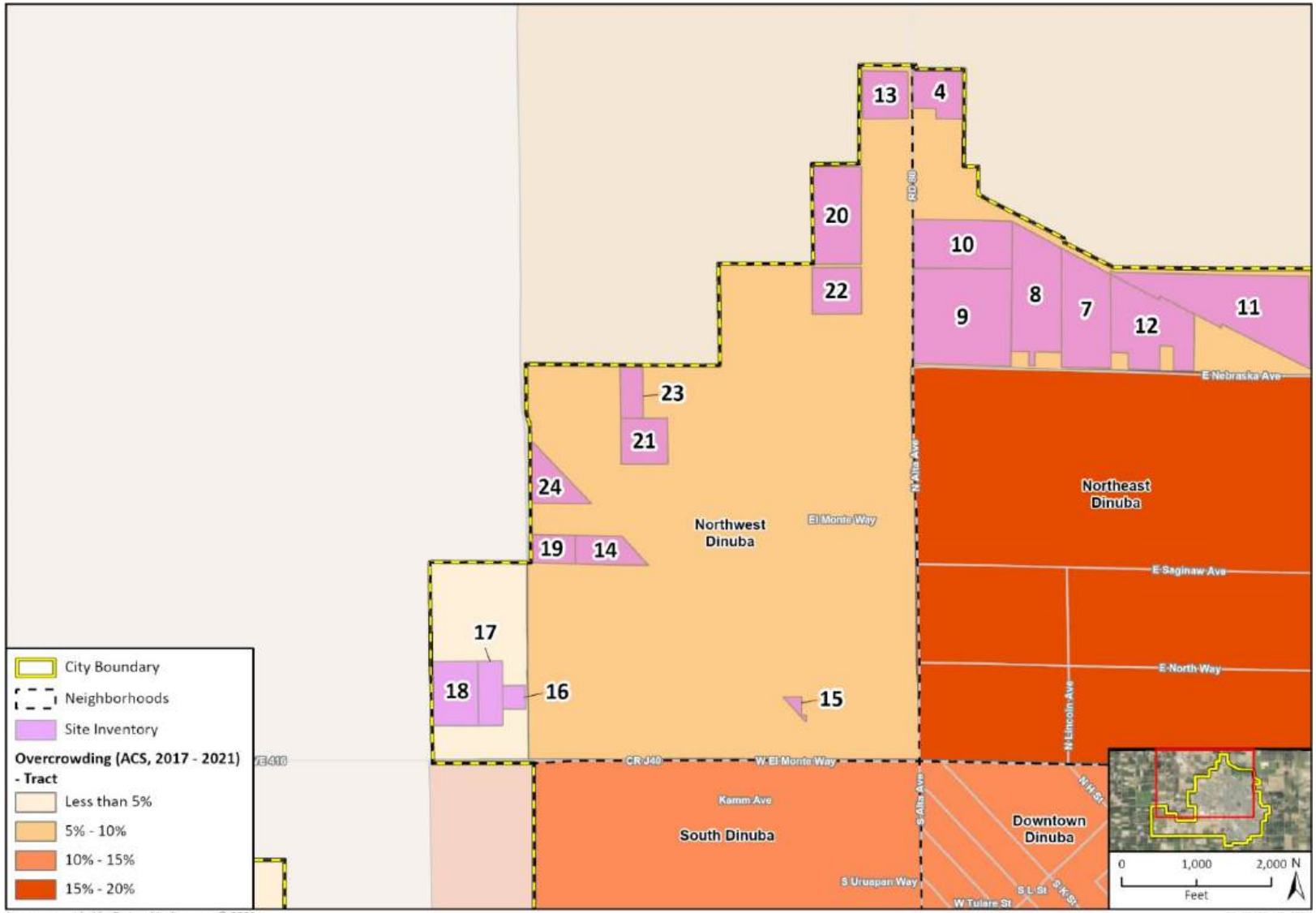
Source: AFFH Data Viewer, 2023

Figure A5-38 Housing Opportunity Sites by Overcrowding, Northeast Dinuba



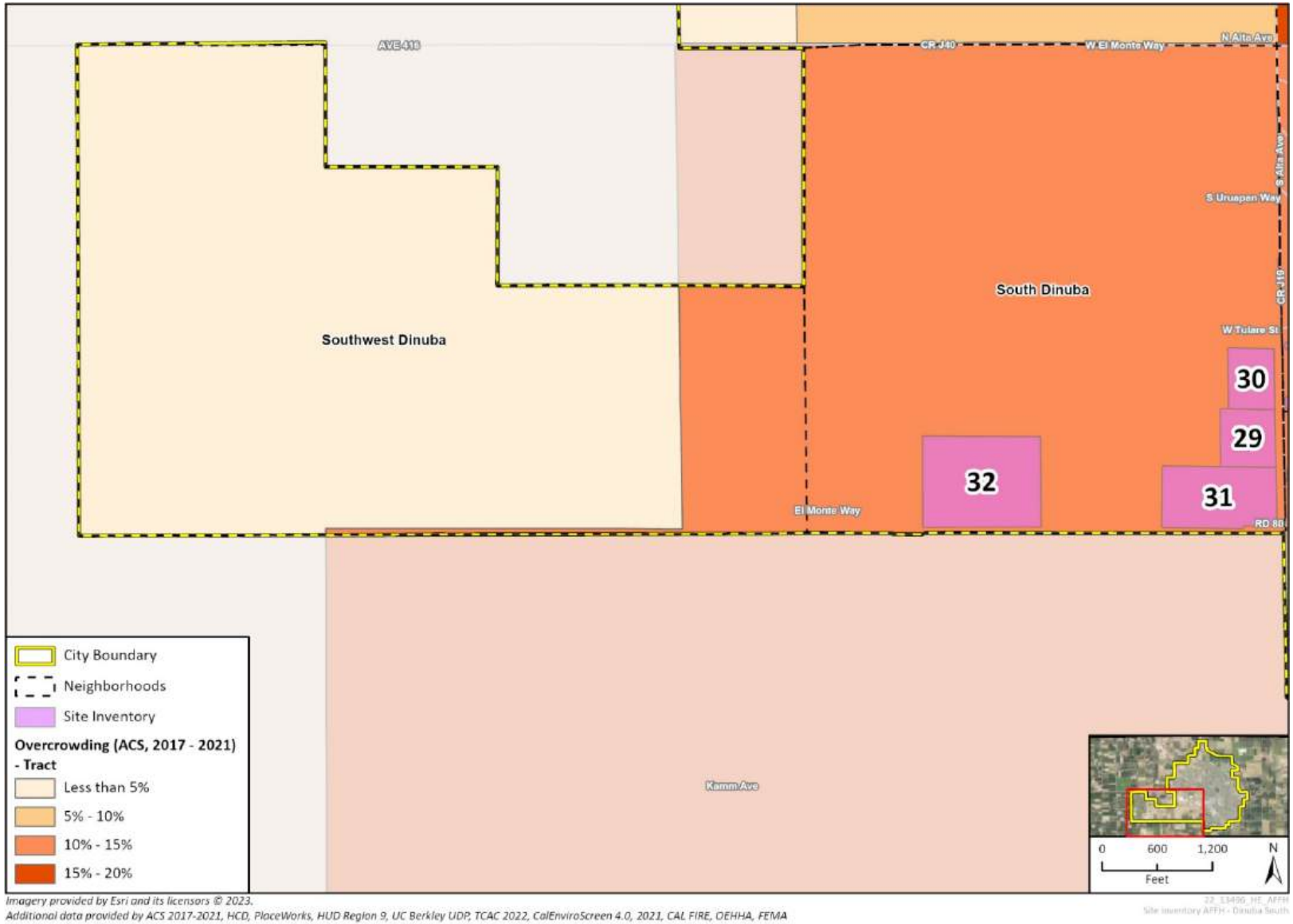
Source: AFFH Data Viewer, 2023

Figure A5-39 Housing Opportunity Sites by Overcrowding, Northwest Dinuba



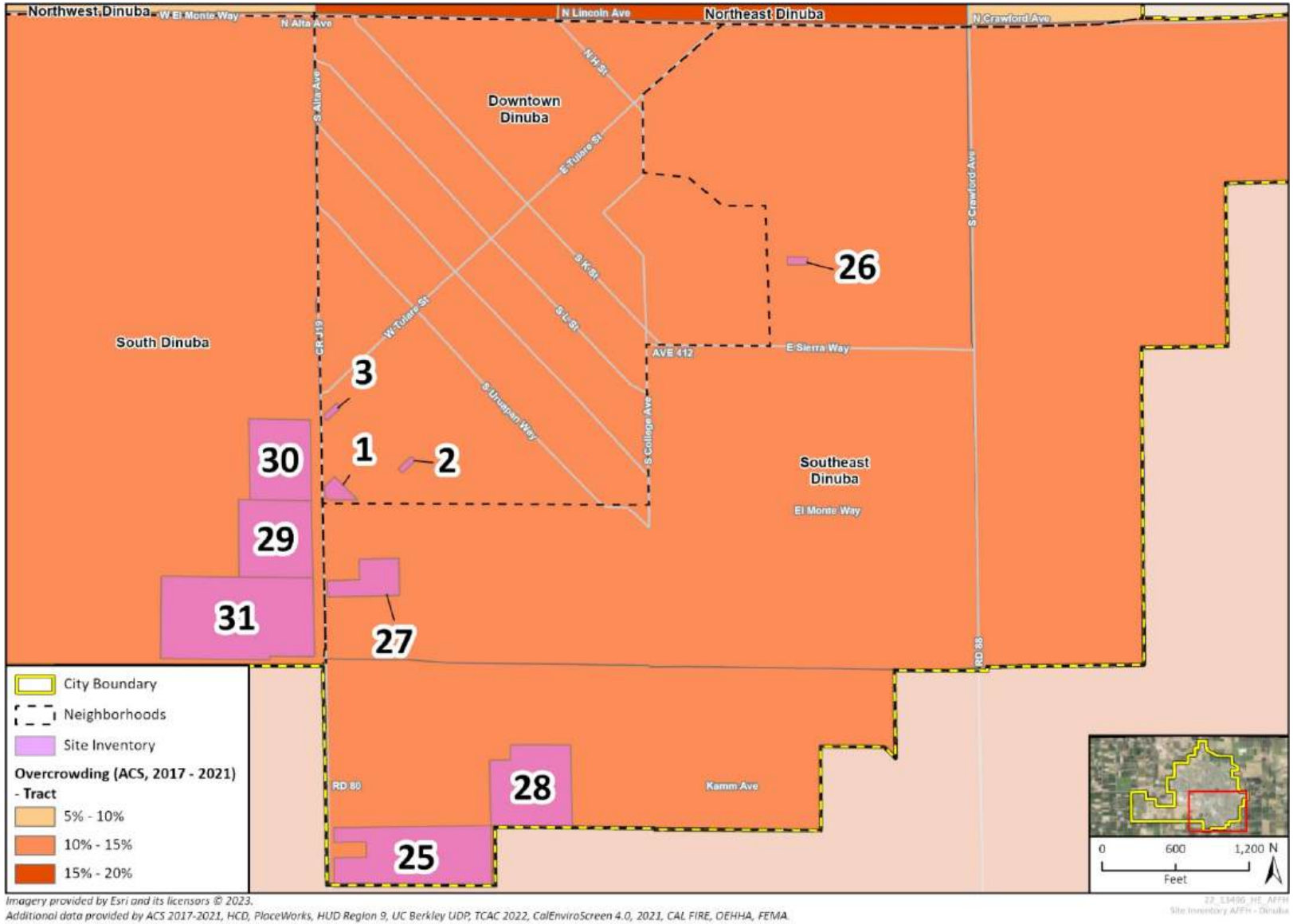
Source: AFFH Data Viewer, 2023

Figure A5-40 Housing Opportunity Sites by Overcrowding, South and Southwest Dinuba



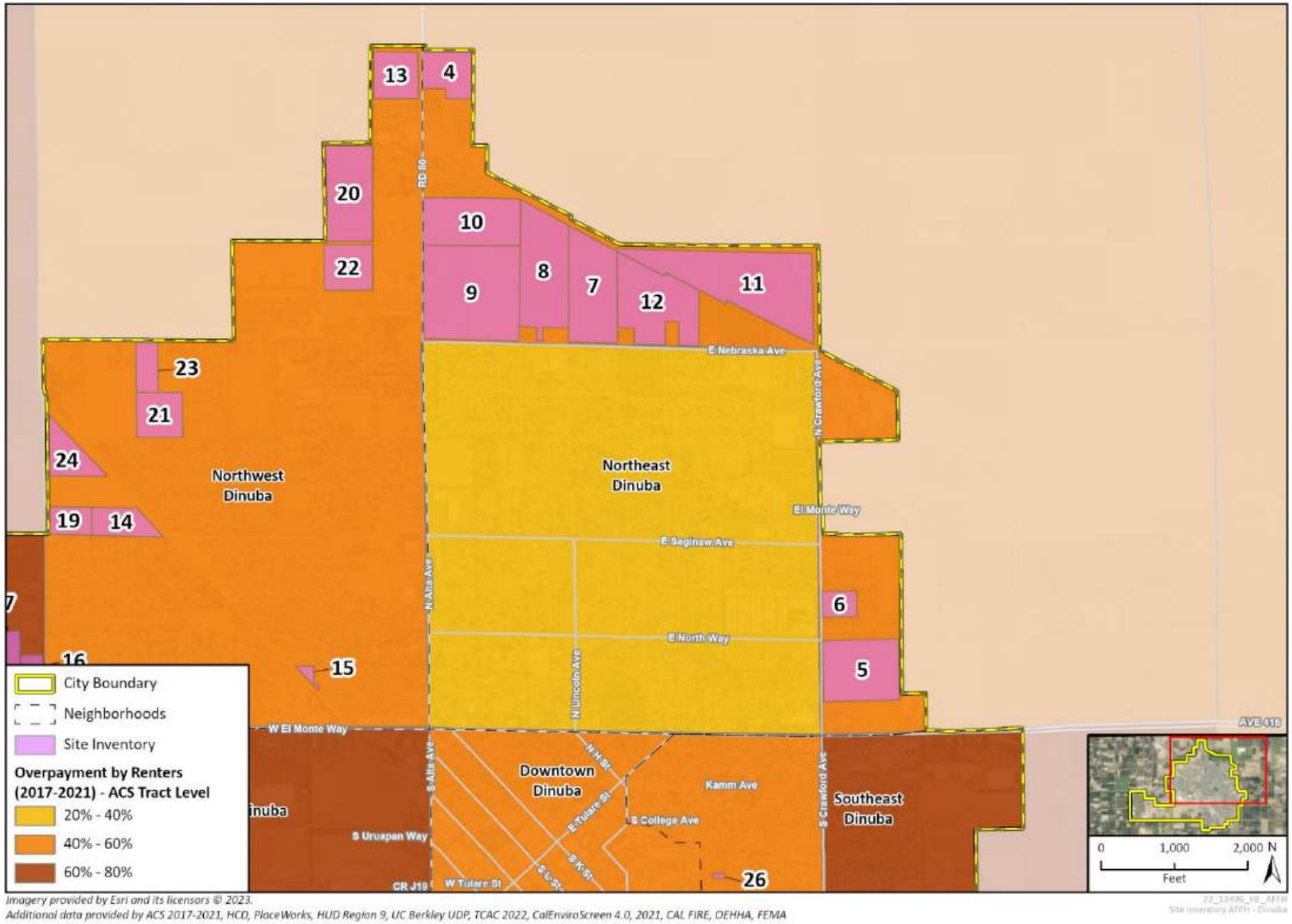
Source: AFFH Data Viewer, 2023

Figure A5-41 Housing Opportunity Sites by Overcrowding, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-42 Housing Opportunity Sites by Overpayment by Renters, Northeast Dinuba



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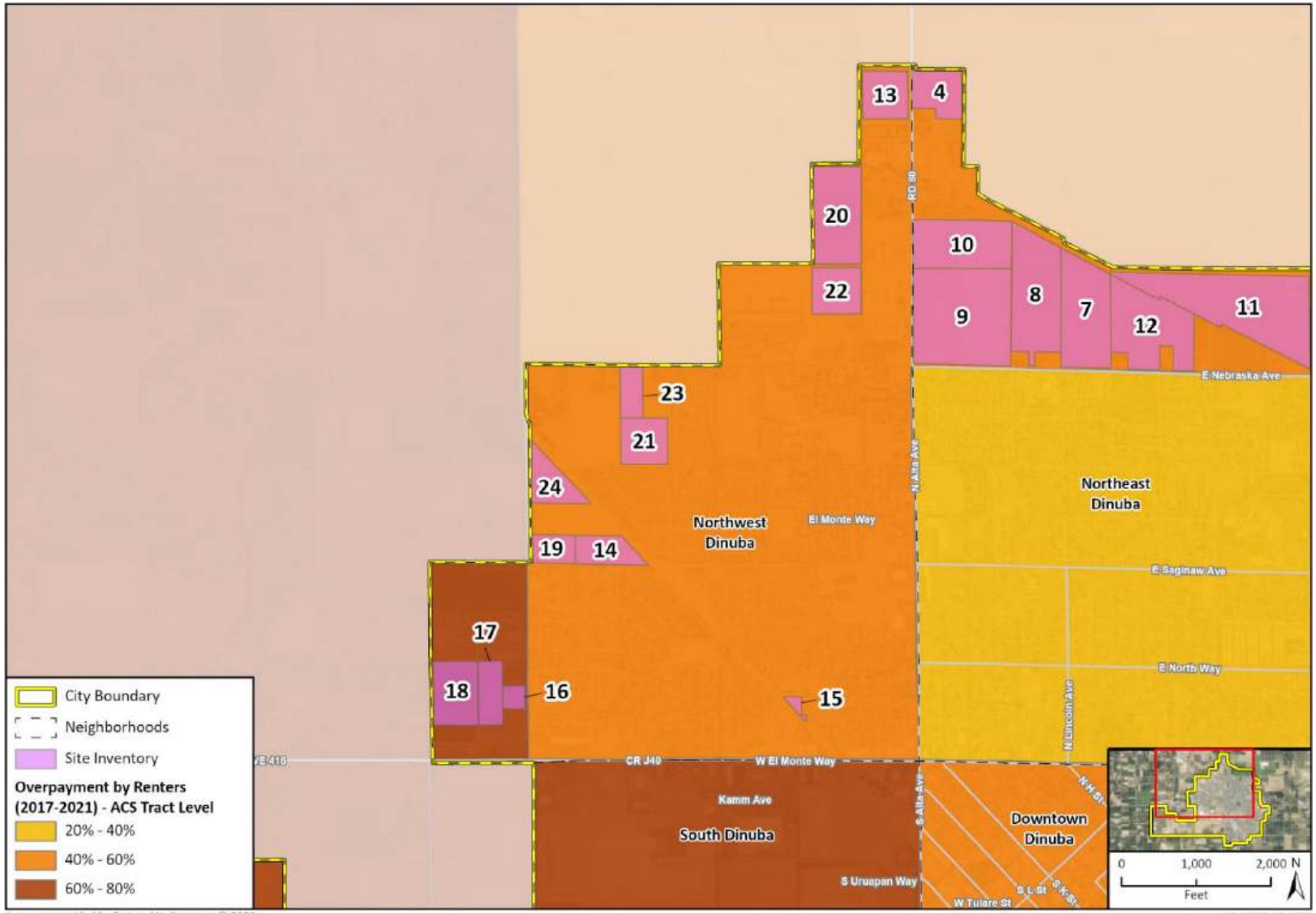
Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

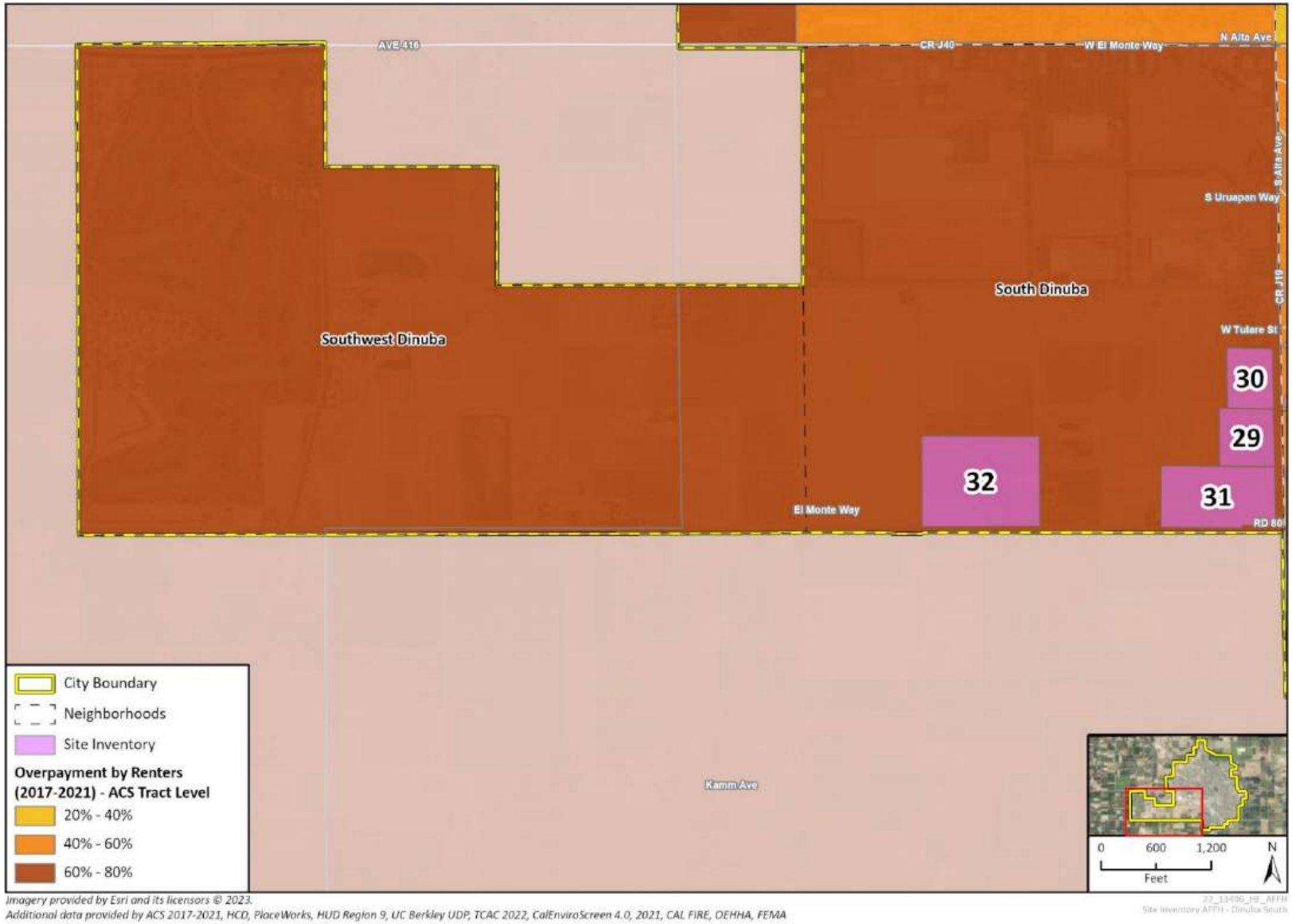
Source: AFFH Data Viewer, 2023

Figure A5-43 Housing Opportunity Sites by Overpayment by Renters, Northwest Dinuba



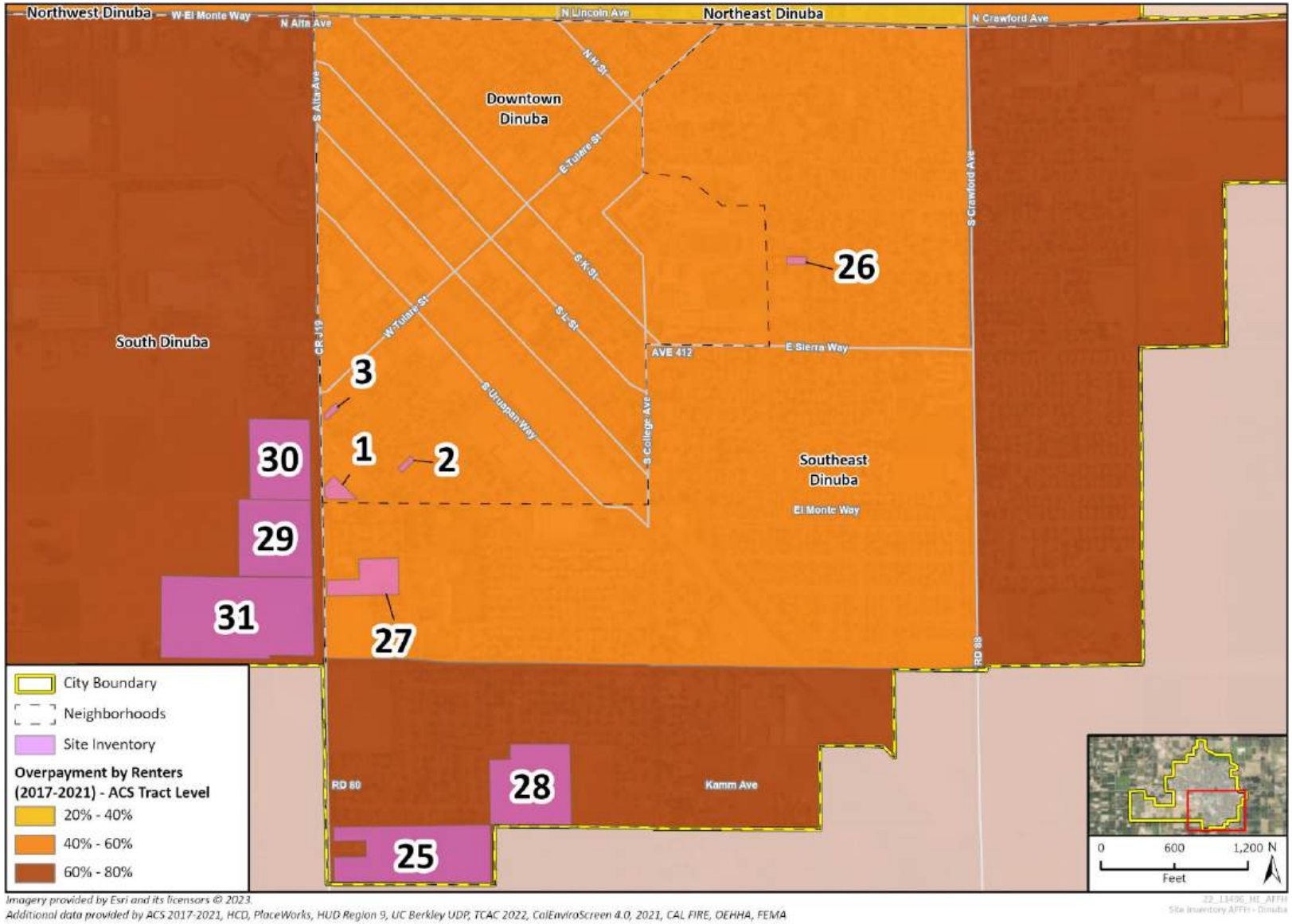
Source: AFFH Data Viewer, 2023

Figure A5-44 Housing Opportunity Sites by Overpayment by Renters, South and Southwest Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-45 Housing Opportunity Sites by Overpayment by Renters, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Sites by Areas of Integration and Segregation

Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This census tract, along with the rest of Southeast, Northeast, Northwest, and South Dinuba are predominantly Hispanic/Latino and have a high percentage of non-white residents (between 70 and 80 percent). Housing opportunity sites in Downtown and Southeast Dinuba accommodate a mix of income levels in areas that already have a diverse mix of ethnic and racial groups. Figure A5-46, Figure A5-47, Figure A5-48, and Figure A5-49 show the housing opportunity sites by percent non-white residents. The Site Inventory will not contribute to segregation based on race/ethnicity or income level.

As discussed in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the population has one or more disabilities. For persons with disabilities who live independently or with other family members, independent living can be supported with special housing features, financial support, and in-home supportive services. The location of housing is also an important factor for people with mobility restrictions who rely on public transportation for travel. Areas with a higher percentage of residents with a disability are in Downtown and Southeast, and Southwest Dinuba. Housing opportunity sites in these areas would add a total of 60 units appropriate for lower-income households, 5 units appropriate for moderate-income households, and 116 units appropriate for above moderate-income households in areas with greater walkability and in proximity to transit stops. This will allow more residents to live near transit and create housing opportunities for residents who are unable to drive.

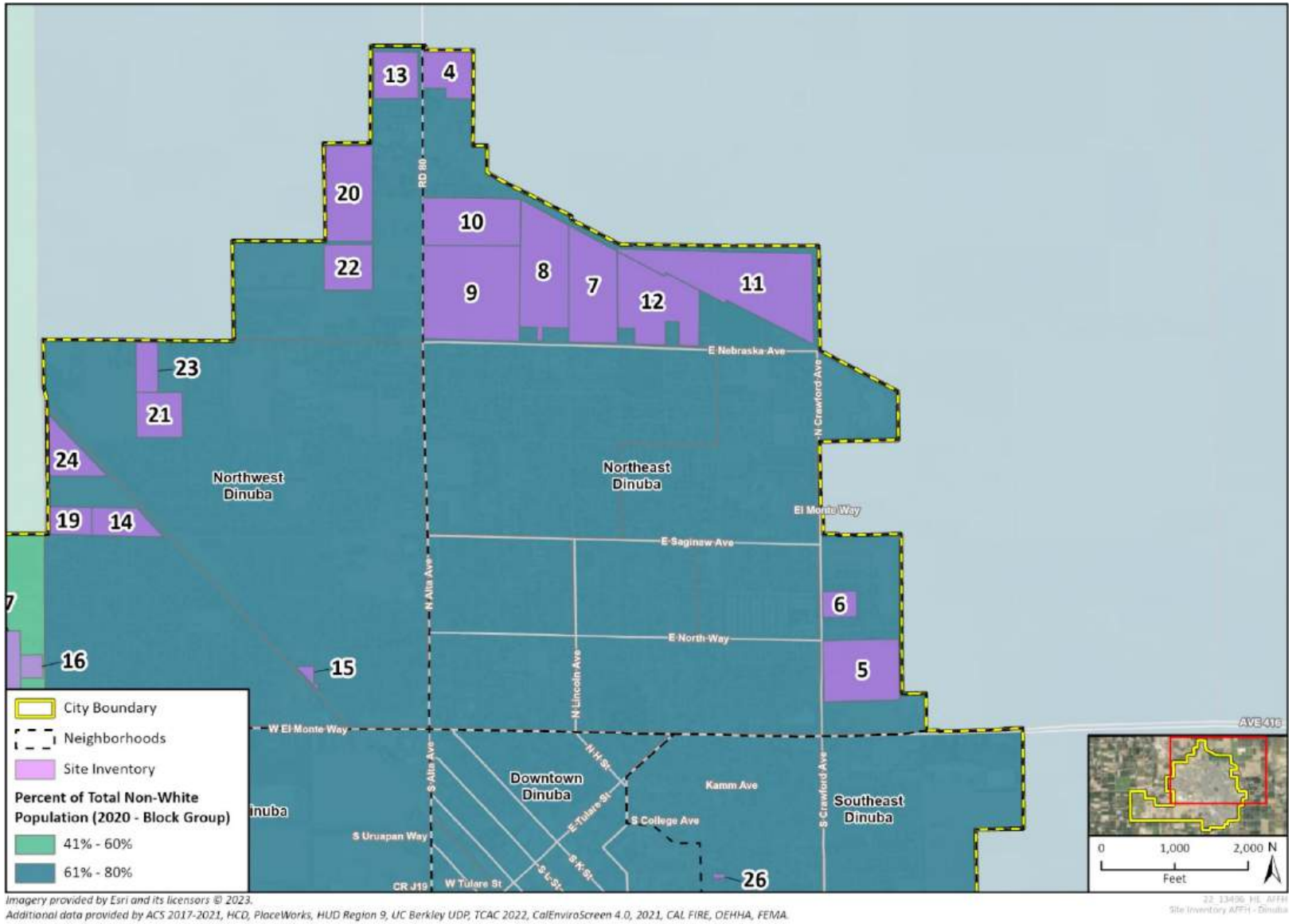
Sites by Communities Vulnerable to Displacement

Downtown and part of Southeast Dinuba are areas generally considered to be vulnerable to displacement by the UDP and are considered sensitive communities. However, most opportunity sites in Downtown and Southeast Dinuba are in areas that are not considered to be vulnerable to displacement. Only 49 housing units (three percent of the total proposed housing units and 36 percent of proposed housing units in Downtown and Southeast Dinuba). All lower-income and moderate-income housing units proposed in these neighborhoods are in areas considered vulnerable to displacement. Figure A5-50, Figure A5-51, Figure A5-52, and Figure A5-53 show the housing opportunity sites in relation to the location of sensitive communities The Site Inventory includes capacity for 60 units appropriate for lower-income households in Downtown and Southeast Dinuba, approximately seven percent of the total number of the proposed lower-income units accommodated by the opportunity sites. These lower-income units will provide affordable housing options for existing very low and low-income residents at risk of displacement.

Sites by CalEnviroScreen Score

All of Dinuba has high CalEnviroScreen scores, above the 75th percentile. Northeast Dinuba has the lowest CalEnviroScreen score, 75th percentile, while Downtown and a portion of Southeast Dinuba have the highest CalEnviroScreen score, 96th percentile. All housing units proposed by the Site Inventory are located in census tracts with a CalEnviroScreen score greater than 50 and 174 housing units (approximately seven percent of total proposed housing units) are located in census tracts with a CalEnviroScreen score greater than 80. Figure A5-54, Figure A5-55, Figure A5-56, and Figure A5-57 show the housing opportunity sites by CalEnviroScreen score. Housing opportunity sites in census tracts with CalEnviroScreen scores greater than 80 are located in Downtown, Northwest, and Southeast Dinuba and would accommodate 60 lower-income housing units, five moderate-income housing units, and 109 above moderate-income housing units. The Site Inventory would not concentrate lower-income units in areas of higher pollution burden.

Figure A5-46 Housing Opportunity Sites by Total Non-White Population, Northeast Dinuba



Source: AFFH Data Viewer, 2023

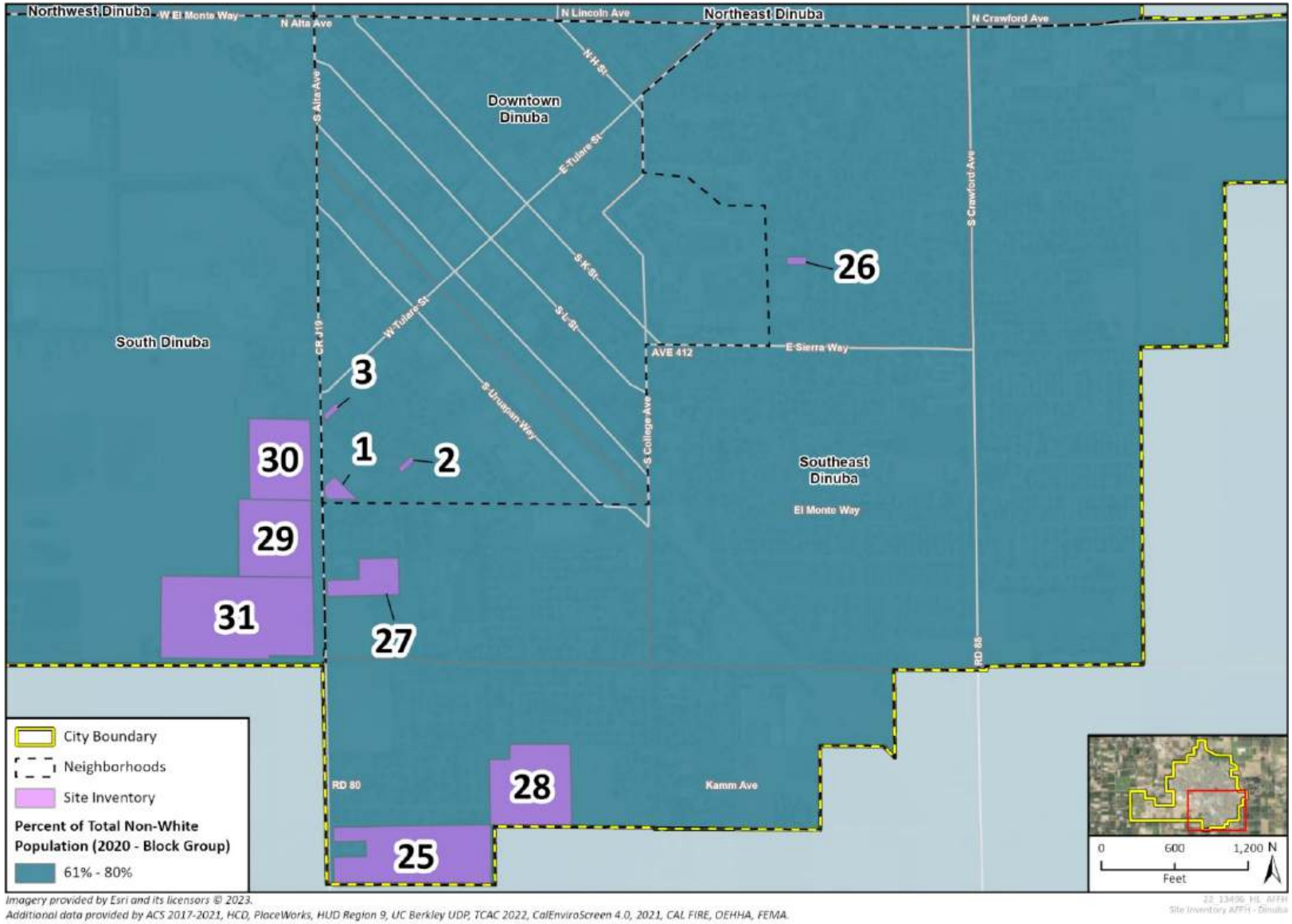
Figure A5-47 Housing Opportunity Sites by Total Non-White Population, Northwest Dinuba

Source: AFFH Data Viewer, 2023

Figure A5-48 Housing Opportunity Sites by Total Non-White Population, South and Southwest Dinuba

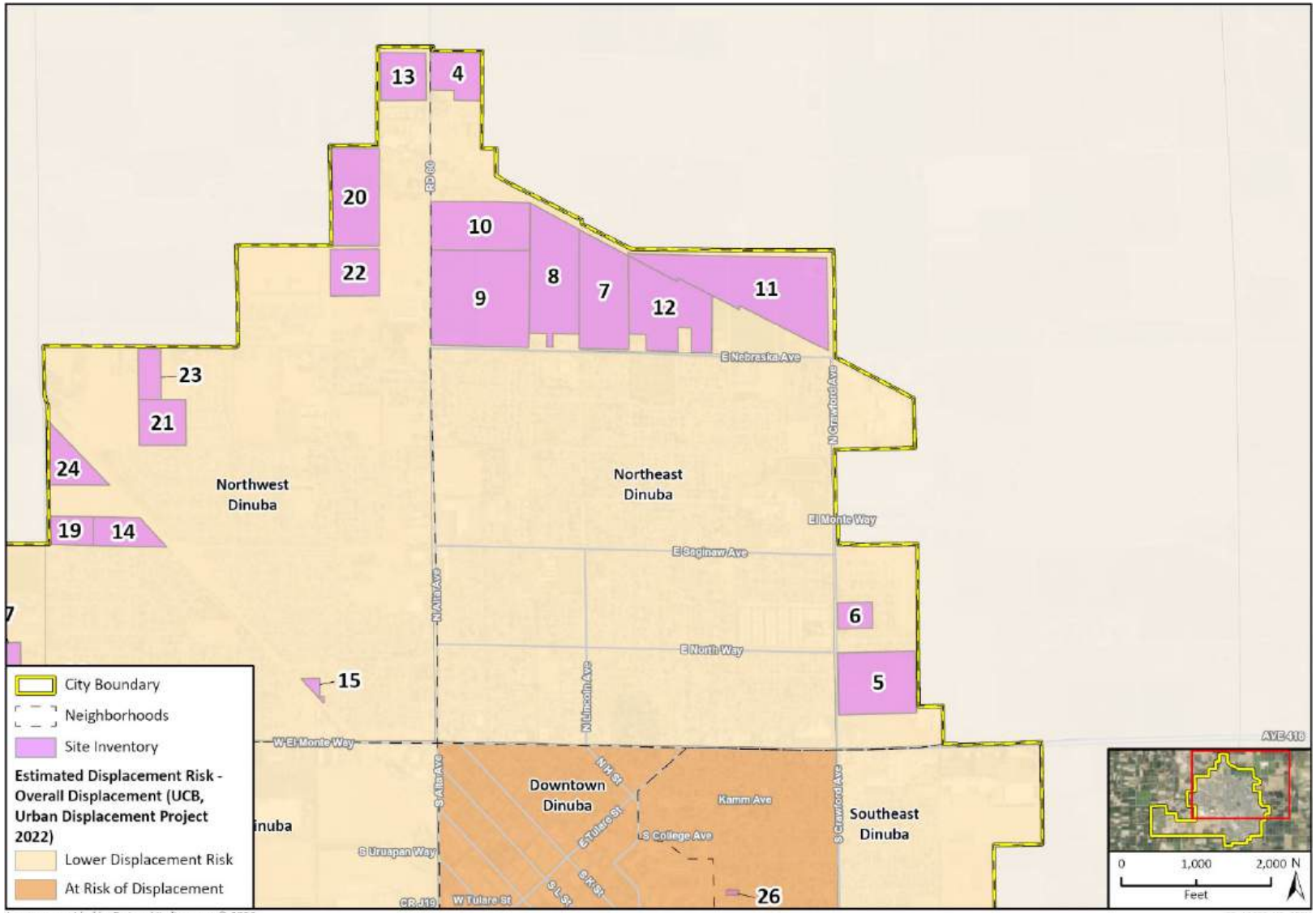
Source: AFFH Data Viewer, 2023

Figure A5-49 Housing Opportunity Sites by Total Non-White Population, Downtown and Southeast Dinuba



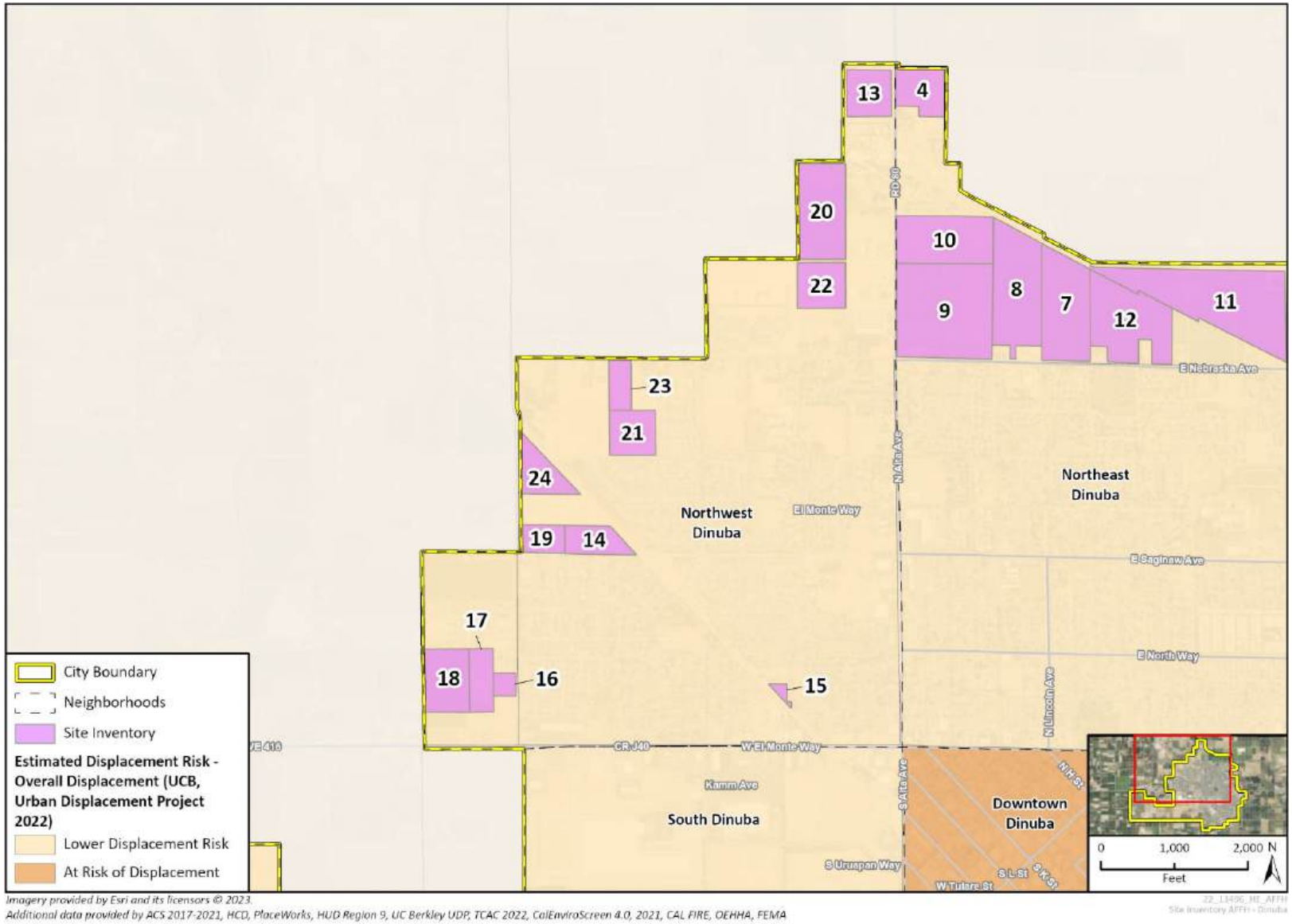
Source: AFFH Data Viewer, 2023

Figure A5-50 Housing Opportunity Sites by Displacement Risk, Northeast Dinuba



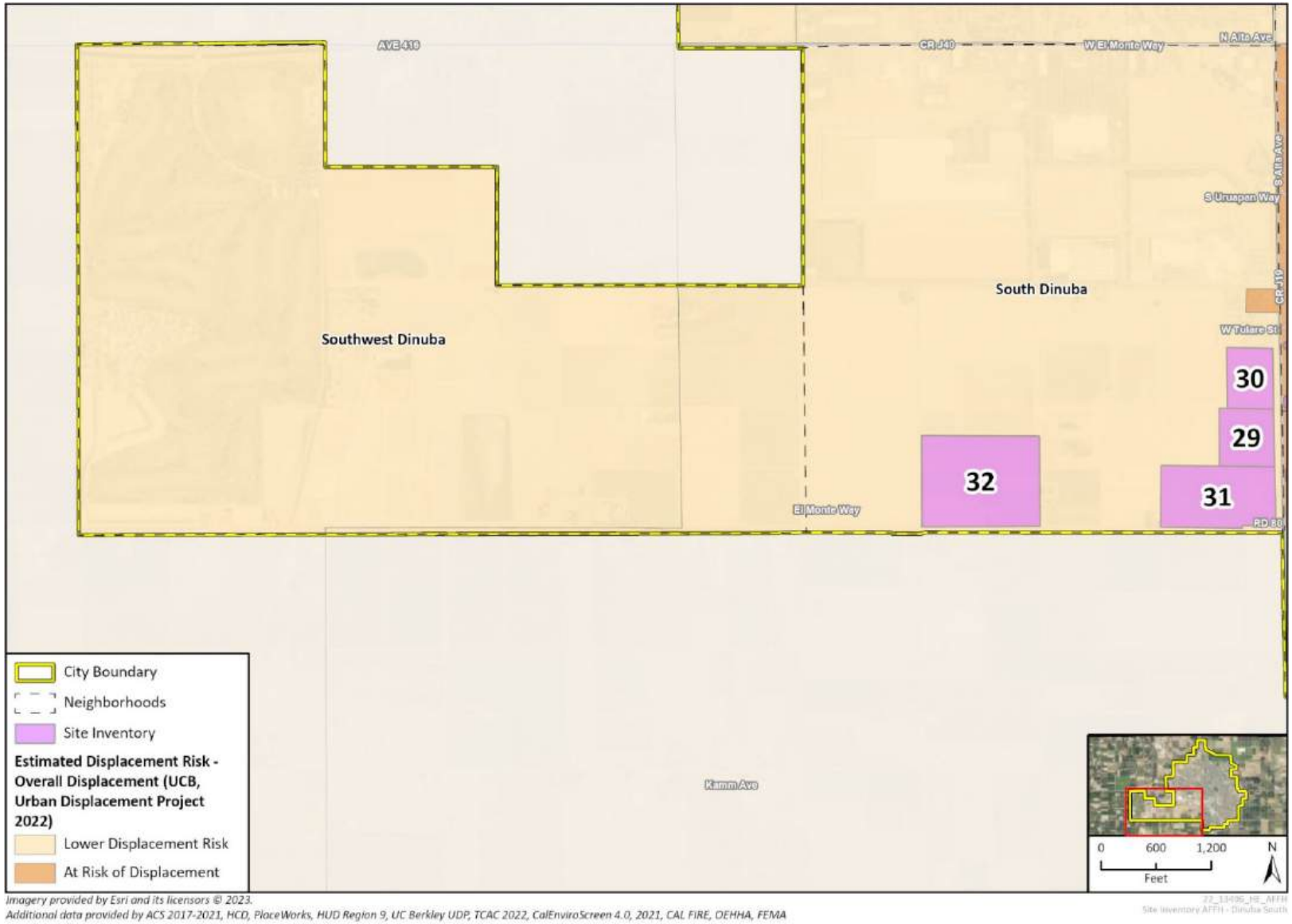
Source: AFFH Data Viewer, 2023

Figure A5-51 Housing Opportunity Sites by Displacement Risk, Northwest Dinuba



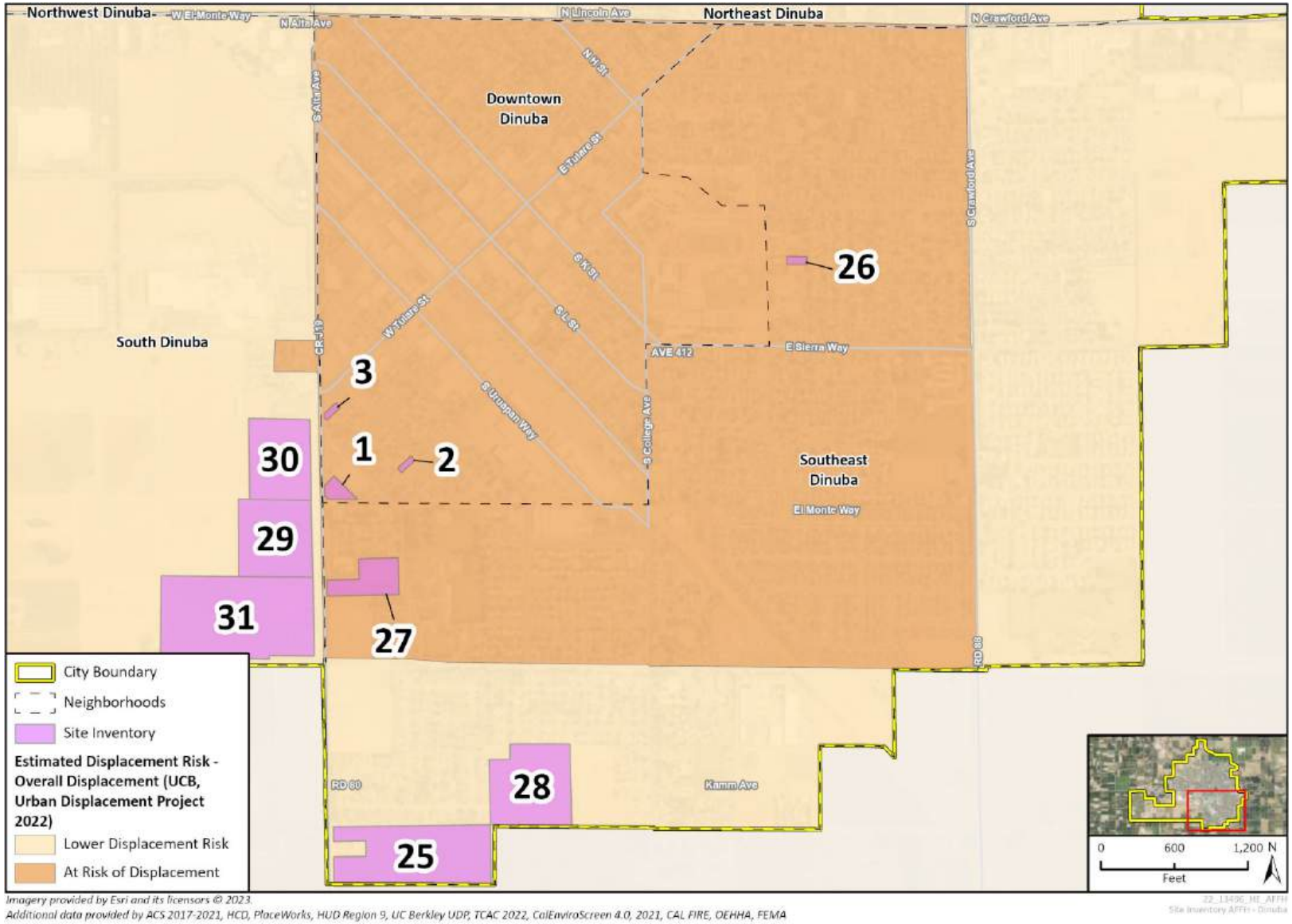
Source: AFFH Data Viewer, 2023

Figure A5-52 Housing Opportunity Sites by Displacement Risk, South and Southwest Dinuba



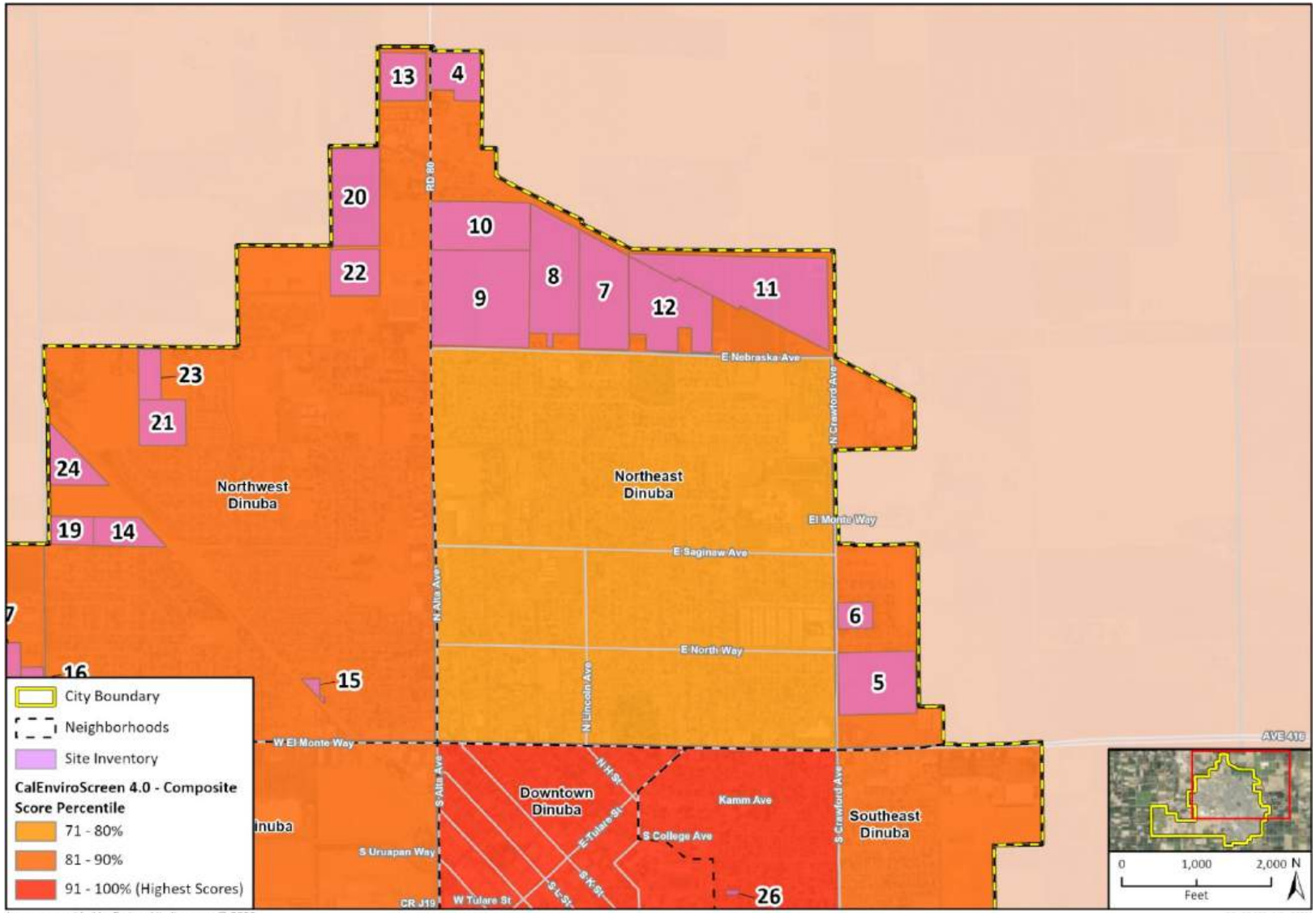
Source: AFFH Data Viewer, 2023

Figure A5-53 Housing Opportunity Sites by Displacement Risk, Downtown and Southeast Dinuba



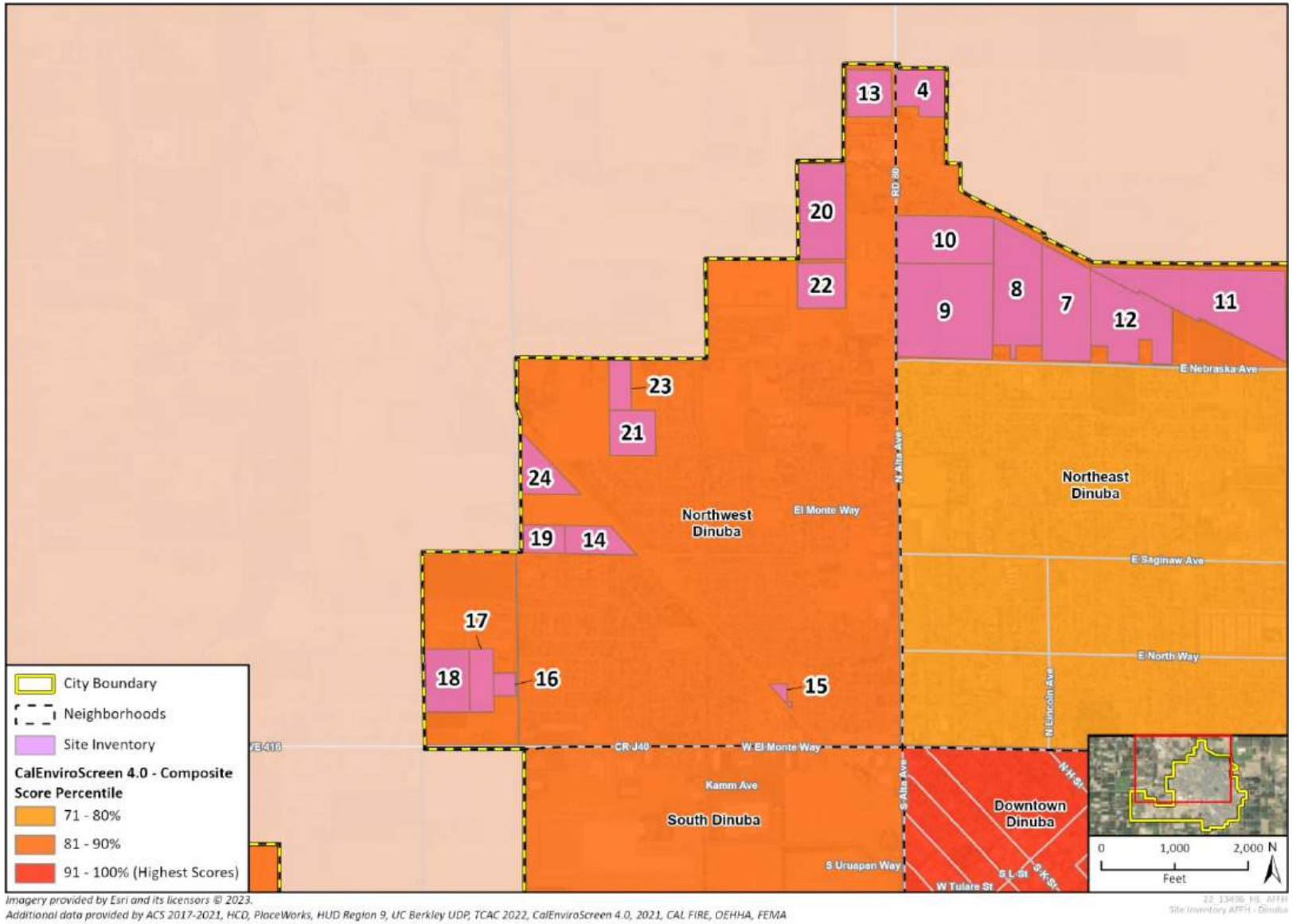
Source: AFFH Data Viewer, 2023

Figure A5-54 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northeast Dinuba



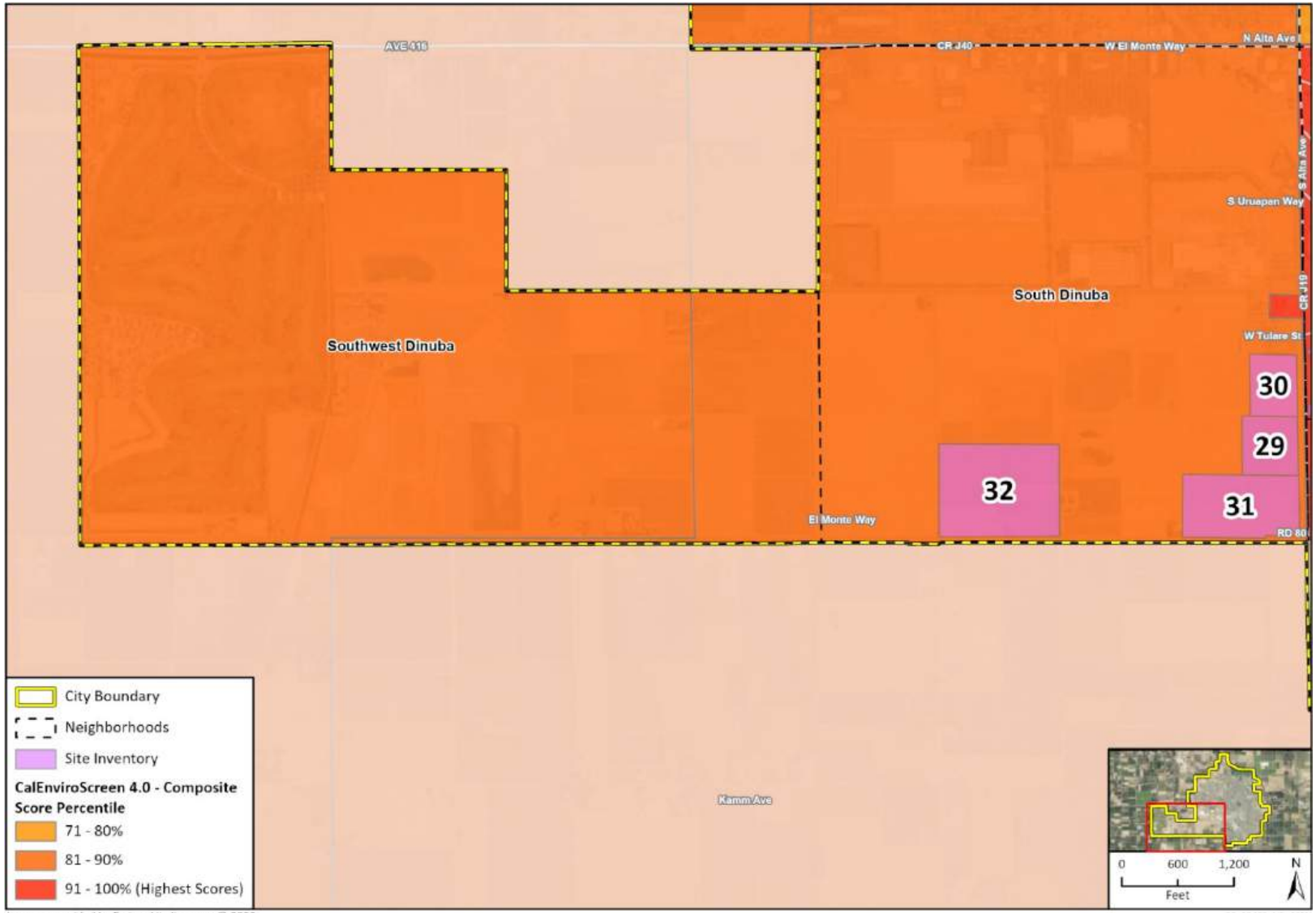
Source: AFFH Data Viewer, 2023

Figure A5-55 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northwest Dinuba



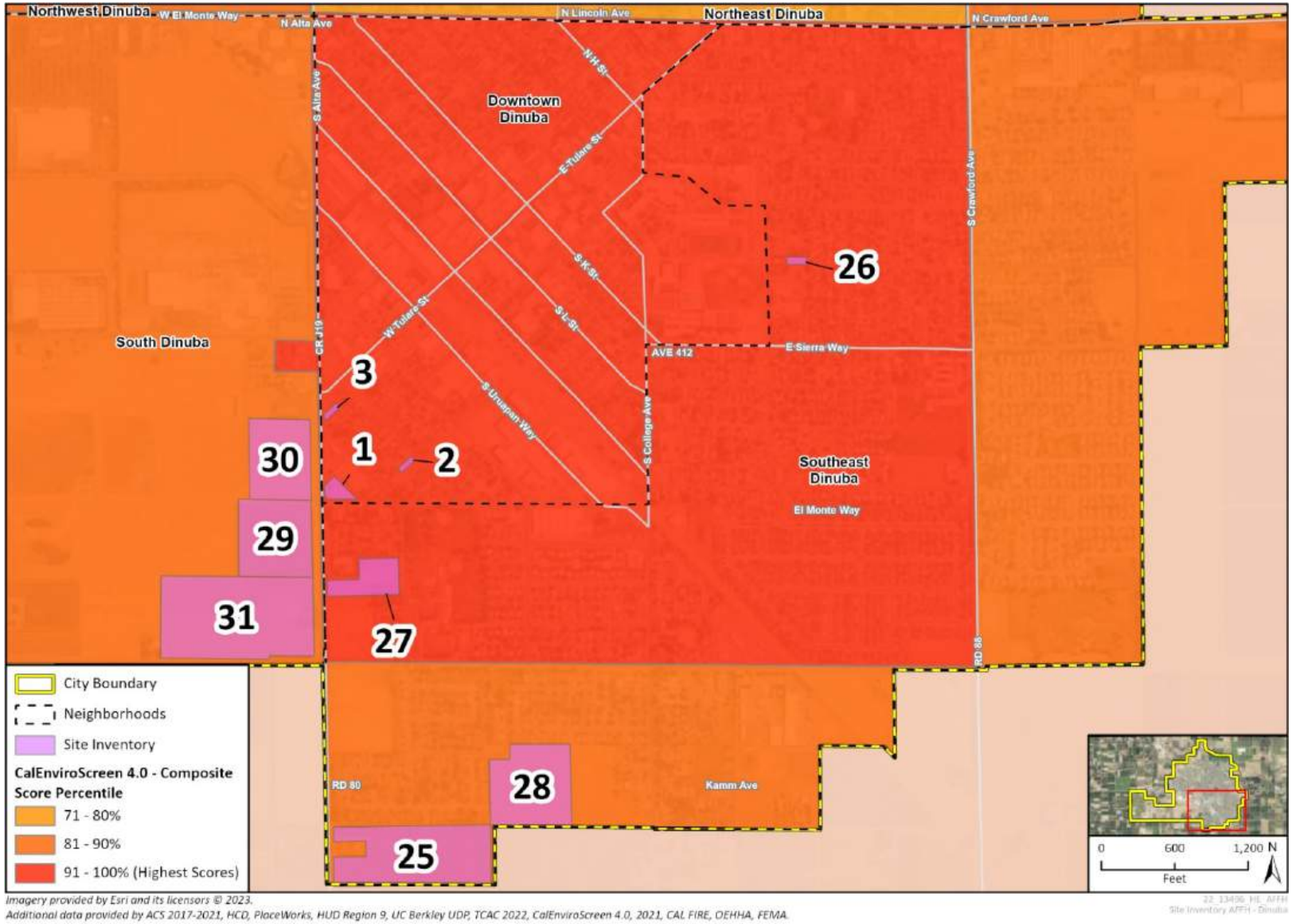
Source: AFFH Data Viewer, 2023

Figure A5-56 Housing Opportunity Sites by CalEnviroScreen Percentile Score, South and Southwest Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-57 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Sites Analysis Summary Data

Table A5-7 summarizes the Site Inventory by development priority area, sites, number of units by income level, and census tract characteristics.

A5.2.12 Contributing Factors and Meaningful Actions

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in the AI, community outreach, and the analysis in this document. Contributing factors were prioritized based on their impact on fair housing issues as well as the City's ability to address the contributing factors. A summary of the identified fair housing issues, contributing factors to these issues, and meaningful actions the City will undertake to affirmatively further fair housing for special needs, racial/ethnic minority, and low-income residents is included in Chapter A7, *Housing Plan*.

Enforcement and Outreach

The City's website has limited information on fair housing and no information on fair housing rights and responsibilities for tenants and landlords. In addition, housing information on the City's website is limited to English.

Contributing factors to insufficient enforcement and outreach in Dinuba include:

- Lack of language access (Priority Level – Medium): The City's website and fair housing informational materials are not provided in multiple languages.
- Limited distribution of fair housing information (High): The City's website has limited information on fair housing and there are very few community outreach events dedicated to fair housing.
- Lack of accessible forums (Medium): Outreach and information on fair housing is limited to a few forms of media.
- Lack of regular analysis and reporting of data on fair housing complaints and lending practices (Medium): Analysis and data on fair housing complains and lending practices is not regularly performed and is not made available to the public, other than in the Housing Element itself.

Segregation and Integration Patterns and Trends

Dinuba is a racially/ethnically diverse city with a high percentage of low- and moderate-income residents and low median household incomes. In particular, Downtown and portions of Southeast Dinuba have a disproportionately high percentage of residents with a disability, female single-parent households, low- and moderate-income residents, and residents living below the poverty line. Multifamily residential zones are concentrated in Downtown and Southeast Dinuba. According to the UDP, Hispanic/Latino residents are segregated in South, Downtown, and Southeast Dinuba.

Contributing factors to segregation and integration patterns and trends in Dinuba include:

- Land use and zoning laws (High): Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Displacement of residents due to economic pressures (Low): High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Location and type of affordable housing (High): Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Table A5-7 Site Inventory by Census Tract Characteristics

Priority Development Area	Census Tract Number	Number of Existing Households	Site Inventory Capacity (Units)			AFFH Indicators							CalEnviroScreen Percentile
			Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Percent LMI Households	Median Household Income	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	
Northeast													
	06107000401	1,749	146	0	792	88%	51%	$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
Northwest													
	06107000401	1,749	0	76	267	88%	51%	$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
	06107000303	1,260	0	0	109	64%	38%	$57,685	Moderate Resource	65%	2%	Lower Displacement Risk	94%
Downtown													
	06107000501	1,806	11	2	0	96%	68%	$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
South													
	06107000502	978	600	214	189	91%	54%	$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Southeast													
	06107000501	1,806	49	3	0	96%	68%	$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
	06107000502	978	0	30	116	91%	54%	$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Total			**806**	**295**	**1,473**								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2023); U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021)

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Racially and Ethnically Concentrated Areas of Poverty

There is one R/ECAP in the city of Dinuba, located in Downtown/Southeast Dinuba. Ninety-three percent of residents living in this area are Hispanic/Latino and 61 percent are low-income. This census tract also has the highest percentage of residents living with a disability, the lowest median household income, and the highest poverty rate in the city.

Contributing factors to racially and ethnically concentrated areas of poverty in Dinuba include:

- Displacement of residents due to economic pressures: High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Land use and zoning laws: Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Location and type of affordable housing: Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Disproportionate Housing Needs

Cost burden among renters is high throughout most of the city. Cost burden among homeowners is highest in Downtown and Southwest Dinuba. Dinuba has a high percentage of large households, approximately 33 percent of all households in the city. Overcrowding is highest in South, Downtown, and portions of Southeast Dinuba. In addition to high percentages of overcrowding and cost burden, Downtown and portions of Southeast Dinuba have an older housing stock than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old and 47 percent are over 50 years old. However, these areas have the lowest household median incomes and highest percentage of low- and moderate-income residents, indicating that homeowners may not be able afford to afford to pay for repair and maintenance on their homes.

Contributing factors to disproportionate housing needs in Dinuba include:

- Rising home values and rent: The median home sale price in Dinuba has increased significantly over the past couple decades, more than doubling between 2000 and 2020, from $95,700 to $210,100. Rent costs have almost doubled in that time as well, increasing from $488 in 2000 to $963 in 2020.
- Lack of affordable housing in a range of sizes: Most affordable housing in Dinuba consists of single-family homes.
- Lack of sufficient affordable housing: Based on community feedback, community members and stakeholders identified the lack of enough affordable housing in the city.
- Lack of housing for large households: Approximately 17 percent of households are overcrowded in Dinuba, much higher than in the county overall (10 percent). In addition, based on community feedback, overcrowding is one of the highest priority housing issues to community members.
- Housing in need of maintenance and repairs: According to community feedback, many housing units are in need of maintenance and repair, especially rental units.

Disparities in Access to Opportunities

Most of Dinuba is considered high resource, however, Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This area has the highest pollution burden and lowest education and economic opportunity scores in the city.

Contributing factors to disparities in access to opportunities in Dinuba include:

- Lack of access to high paying jobs: The largest employment industries in Dinuba (educational services, and health care and social assistance; agriculture, forestry, fishing and hunting, and mining; and retail trade) consist of lower paying jobs.
- Lack of walkability: Most of Dinuba has below average walkability and lacks Americans with Disabilities Act (ADA) compliant sidewalks.
- Limited access to transit and regional connection: According to AllTransit, residents in Dinuba have lower access to transit opportunities than other larger cities in the region, such as Visalia and Tulare.
- High pollution burden and location of environmental hazards: Pollution burden is high throughout the city, but highest in Downtown and part of Southeast Dinuba, where pollution burden due to lead risk from housing and contaminated sites is highest.
- Lack of community revitalization strategies: As identified throughout this analysis and through community outreach, low-income and non-white households are concentrated in Downtown and Southeast Dinuba where affordable housing is concentrated. However, there are no programs to counteract these patterns, add additional services or amenities, or encourage place making specifically for these neighborhoods.

A5.2.12.1 Meaningful Actions to Address Fair Housing Issues

The findings of this analysis were used to develop meaningful actions, metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the city. The contributing factors were prioritized to better formulate policies and programs and carry out meaningful actions to further fair housing. Meaningful actions to address fair housing issues are included in the housing programs located in Chapter A7, *Housing Plan*.

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A6 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the City of Dinuba reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table A6-1 and Table A6-2 summarizes the City's construction, rehabilitation, and preservation goals and accomplishments during the 5th cycle planning period and Table A6-3 provides a detailed program-level assessment of housing accomplishments over the last planning period.

A6.1 Overview of Accomplishments

During the 5th cycle Housing Element, the City implemented programs to support infill development, market-rate and affordable housing production, home repair, ADU development, and preservation of existing housing stock. Through the implementation of these programs, the City supported the housing needs of low-income households, renters, and special needs populations. Most notably, the City implemented the following:

- **2.1.2. Infill Development Program.** The City has adopted an Infill Development program whereas permit and impact fees can be reduced for infill development projects. One house relocation was assisted by this program in 2020. The City approved a multifamily housing project with a density bonus and impact fee reductions for the Trevino Apartments project at Merced and J Streets. This project was completed in 2018 and provides two units reserved for low-income households.
- **1.2.2. Affordable Housing Program.** The City collaborated with Self-Help Enterprises to provide affordable housing units to the community. Sierra Village Apartments, approved in 2018, will provide 44 affordable housing units in phase 1 and 64 units in phase 2 including one-, two-, and three-bedroom apartments with nine units reserved for farmworkers. This project utilized funds from the Affordable Housing and Sustainable Communities fund from the Strategic Growth Council and HOME funds. The second phase was completed in 2023.
- **2.2.2. Home Repair Program.** In 2021, the City used a CDBG grant to fund the installation of water and sewer lines to the Alta/Griggs neighborhood in Northwest and Northeast Dinuba.
- **1.2.2. Zoning Code.** The City began a comprehensive Zoning Code update to review and update standards, as needed. Completion is expected in mid-2024.
- **6.1.1. Energy-Efficiency Program.** The City works with developers to increase energy efficiency in new developments. The City provides brochures and flyers with information on energy efficiency at the Building Department and on the City's website.

A6.2 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The City supported housing development that benefited special housing needs groups as a result of the implementation of 5th Cycle Housing Element programs. During the 5th cycle, the City took the following actions to address special needs housing:

- In 2017, the City provided concessions for the 10-unit Trevino apartments project in the form of System Development Charges (SDC) exemptions and a Density Bonus (and associated relaxing of certain zoning standards) to increase the affordability of the project. Two units in this project are reserved for low-income households.
- The City continued to support the Housing Authority's implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participant's landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.
- In 2015, the City adopted amendments to the Zoning Code to define "supportive housing" and permit supportive housing and transitional housing within residential zone districts. In addition, the City permitted the use of emergency shelters in the RM zone without a conditional use permit or other discretionary permit with a slate of objective standards for emergency shelters. These objective standards include a maximum number of beds/persons, off-street parking based on demonstrated need, size of onsite waiting and intake areas, provision of onsite management, proximity to emergency shelters, length of stay for users of the facility, lighting, and security during emergency shelter operation.
- In 2022, the City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

Cumulatively, the City's 5th cycle Housing Element programs were generally effective in addressing the housing needs for some special needs groups, but additional actions can be taken to support the housing needs of the community, including low- and extremely low-income households, persons experiencing homelessness, persons with disabilities, and farmworkers. During the 6th cycle, the City will conduct additional actions to respond to the needs of the community by implementing more specific and targeted actions and objectives for these special needs housing groups.

As discussed in Chapter A2, *Housing Needs Assessment*, 60 percent of senior renter households in the city are experiencing housing cost burden. Evaluating the resources for senior-headed households reveals that there is a 20-unit deficiency of available rental units for lower-income senior households. In the 5th cycle Housing Element, housing programs for seniors included Program 6.2.4 to encourage non-profit developers to seek US Department of Housing and Urban Development funds, expedite processing of applications proposing senior housing, and consider allocating funds to offset infrastructure improvements. To better facilitate housing development for seniors, the City has added concrete objectives and actions to Housing Plan programs 8 and 11 to better support the development of affordable housing and housing for special needs groups, including seniors.

There are 1,641 residents over 18 years old with a disability in the city. Chapter A2, *Housing Needs Assessment*, identifies 46 rental units designated to serve residents with disabilities. The City implemented 5th cycle program 6.2.10 to reduce constraints on housing for persons with disabilities by adopting reasonable accommodation procedures, and supported the development of affordable housing. To increase support for housing for persons with disabilities during the 6th cycle, the City will implement program 6 and will amend the Zoning Code to remove constraints to the development of multifamily and special needs housing, with the objective of completing 20 units for special needs groups. Additionally, the City will implement program 8, which aims to facilitate housing production for

persons with disabilities in the community by streamlining permitting and seeking funding for affordable housing development with prioritization of housing for special needs groups.

Large households face difficulties in securing affordable housing with a sufficient number of rooms which results in overcrowding. Chapter A2, *Housing Needs Assessment*, describes that there is a resource gap of 414 units with four or more bedrooms. There were no 5th cycle programs that specifically addressed the need for housing for large families. During the 6th cycle, the City will implement Housing Plan program 8 to support the development of affordable housing, prioritizing special needs housing including large housing units.

As noted in Chapter A2, *Housing Needs Assessment*, the majority of persons experiencing homelessness in the county were surveyed in Porterville, Tulare, or Visalia, with only 3 percent living elsewhere, including Dinuba. The 5th cycle housing element included Program 6.2.6, which directed the City to apply for Federal Emergency Shelter Grant funding to facilitate emergency shelters and other non-shelter assistance. There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. The City has been successful in the provision of housing options and amenities and there are currently sufficient shelter beds in the city. In order to continue to address the needs of the greater community, the City will implement programs 1 and 6 to support regional collaboration for homeless services and facilitate the development of more shelter housing beds. Program 13 introduces new actions for other supportive services for persons experiencing homelessness, including annual outreach and law enforcement training to better assist persons experiencing homelessness.

As described in Chapter A2, *Housing Needs Assessment*, farmworkers frequently experience high rates of poverty, barriers to securing housing, and often reside in overcrowded and poor housing conditions. There are two income-based farmworker housing complexes operated by the Housing Authority of Tulare County and one privately owned housing project for 40 to 50 workers in Dinuba. There is a resource gap in available housing units for an estimated 926 farmworkers who reside in the city. The 5th cycle Housing Element included program 6.2.5, which directed the City to support housing for farmworkers through Community Development Block Grant and State HCD Farm Worker Housing Grant Employee housing program funds. Support for farmworker housing will continue into the 6th cycle, along with additional objectives and actions. Program 6 will remove constraints to development of employee housing in more zoning districts and program 8 directs the City to support the development of affordable housing, prioritizing special needs housing including farmworker housing.

In the 5th housing cycle, the City employed several programs to encourage the development of affordable housing units to address the needs of low- and extremely low-income (ELI) households. The 5th cycle housing programs included programs 6.2.1, 6.2.2, and 6.2.3 which reduced constraints to affordable housing through Zoning Code amendments and directed the City to apply for funding for development available to low- and very low-income households. However, there were very few units that were constructed for this income level during the 5th cycle, as described in Quantified Objectives below. As described in Chapter A2, there are currently 996 ELI households in Dinuba, and only 768 units affordable to those income levels in the city. Therefore, there is still an unmet need for affordable housing for lower-income and ELI households. To better meet the needs of ELI households, the City will implement new programs such as Housing Plan program 11 to connect ELI households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan program 8 to support the development of affordable housing for residents with special needs, including ELI households, by implementing regulatory concessions and incentives that were not part of the 5th cycle such as expedited review, fee waivers, regulatory concessions, and local density bonuses.

A6.3 Quantified Objectives

Table A6-1 summarizes the City's progress toward meeting the 5th cycle Housing Element objectives to rehabilitate and conserve/preserve existing housing stock. The City did not meet the objectives made for housing rehabilitation. There were no units at risk of market rate conversion during the 5th housing cycle.

Table A6-1 Quantified Housing Objective and Achieved Accomplishments (2015-2023)

	Rehabilitation		Conservation/Preservation	
Income Levels[1]	**Objectives**	**Actual**	**Objectives**	**Actual**
Very Low Income (<50% AMI)	30	1	–	–
Low Income (50-80% AMI)	–	–	–	–
Moderate Income (80-120% AMI)	–	–	–	–
Above Moderate (>120% AMI)	–	–	–	–
Total	**30**	**1**	–	–

[1] Income levels are based on Area Median Income (AMI).

As shown in Table A6-2, the City did not reach its 5th cycle RHNA goals for any income category, but nearly achieved the RHNA target for moderate income group, with the least number of permits issued for low- and very low-income units.

Table A6-2 RHNA Progress (2015-2023)

Income Levels[1]	5th Cycle RHNA	Permits Issued	Percent RHNA Progress with Permits Issued
Very Low Income (<50% AMI)	106	50	47%
Low Income (50-80% AMI)	163	74	45%
Moderate Income (80-120% AMI)	121	119	98%
Above Moderate (>120% AMI)	470	332	71%
Total	**860**	**575**	**67%**

[1] Income levels are based on Area Median Income (AMI).

The City's shortfall on meeting RHNA requirements is largely attributed to private market forces, as the city had adequate land resources and utilities available to accommodate development.

A6.4 Review of Past Accomplishments

Table A6-3 provides a detailed program-level assessment of housing accomplishments during the 5th cycle Housing Element planning period.

Table A6-3 Review of Past Accomplishments

Program		Description and Objectives	Progress and Continued Appropriateness
Goal 1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households			
1.1.1		The City will facilitate developers making application from FMHA Interest Subsidy programs, and will work with and assist those developers. The City will facilitate this by providing the necessary information for the application on the City's website or in pamphlets, noticing and holding the required public hearing, and preparing a staff report to the City Council. The City also takes all actions necessary to expedite processing and approvals for such projects and will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.	There have been no actions taken during the 5th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5th cycle, this program will not be continued into the 6th cycle.
1.1.2	HUD Housing Choice Voucher Program	The City will facilitate developers making application for HUD Housing Choice Voucher Program – New Construction allocations and assist those developers with gathering information. When a proposal for a new rental project is accepted, HUD enters a Housing Assistance Payment (HAP) contract with the owner, which guarantees rent assistance payments to qualified renters for a specified period up to 20 years.	There have been no actions taken during the 5th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. This program will be continued into the 6th cycle as Housing Plan Program 11 with new actions to facilitate educational workshops for property owners on the Housing Choice Voucher program and obtain input on challenges with the program.
1.1.3		The City will continue to facilitate developers making application to the California Tax Credit Allocation Committee, which issues bonds and provides tax credits to help fund development of multifamily development and rehabilitation. Developers are eligible to receive density bonuses if developers agree to provide certain levels of housing for special needs or lower-income groups. The City will facilitate developers by providing information needed for the application, noticing, and holding the required public hearing, and preparing a staff report to the City Council.	The Sierra Village affordable housing project was funded partially with tax credits issued through the California Tax Credit Allocation Committee. The second phase of this project was completed in early 2023 with a total of 107 units. This program will be revised and continued into the 6th cycle as Housing Plan Program 8 as part of an umbrella program with additional actions to facilitate the development of housing for special needs populations and low-income households.
1.1.4		The City will continue to support and participate in any additional rental housing programs that are intended to provide non-market-rate housing in market rate rental projects. This project is seeking funding in part by bond monies from the California Tax Credit Allocation Committee. Further, this project will consist of 100 percent low-income units.	The City currently provides English language brochures on various housing programs for affordable rental housing through Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5th cycle, this program will not be continued into the 6th cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
1.1.5	The City will revise its permitting and recordkeeping process to better track the types of housing for which permits are sought. In particular, the City will record requests for permits for second units and other housing that will assist lower income groups, those in need of temporary housing, those with disabilities, and other special needs groups.	The City has primarily fielded requests for information and permitting for ADUs. In response, the City now offers floor plans for three different ADU designs, free of charge. In response to homelessness, the City partnered with Self Help Enterprises to construct 9 units for previously-unhoused individuals, within the Sierra Village affordable multi-family project. Based on the on-going nature of this program, it will be carried over into the 6th housing cycle as Housing Plan Programs 2 and 6.
1.1.6	The City currently has no single-room occupancy (SRO) facilities, although the Zoning Ordinance permits boarding or renting rooms which are considered the equivalent of SRO units. SRO units are allowed in the RA, R and RM zoning districts. The City will prioritize appropriate funding sources to encourage the development of at least one SRO development within the planning department.	No developers have expressed interest in this program, and therefore no actions have been taken to complete this objective. This program will be revised and continued into the 6th cycle as Housing Plan Program 6 as part of an umbrella program to facilitate the development of a variety of housing types.
1.2.1	Work closely with Self Help Enterprises and other partners to identify and apply for funding and locate appropriate lands identified in the Land Inventory for development of a variety of housing. Currently, the City and Self Help are coordinating on the Sierra Village project. In the past, the City has worked with Self Help Enterprises on the Viscaya Gardens and Lincoln-McKinley Estates affordable housing projects.	The City maintains an inventory of available lands for multifamily residential housing development. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.
1.2.2	The City has a close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City's HOME and CDBG Rehabilitation programs. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase it, thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will engage SHE to construct a subdivision.	There were no opportunities to secure land during the planning period for a subdivision, however the City assisted SHE in securing land that was used to build the Sierra Village affordable multifamily housing project, which provided 107 units to extremely low- and low-income households, including farmworkers and formerly homeless individuals. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 10.
1.2.4	The City will coordinate with HCD to remove the restrictions of the HOME first-time homebuyer assistance program that currently do not allow homebuyers participating in a development program (i.e., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. The City will work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.	While there has been no action related to removing restrictions, the City completed two first-time homebuyer loans during 2020 for qualified low-income families. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.

Program		Description and Objectives	Progress and Continued Appropriateness
Goal 2: Address and remove governmental and non-governmental constraints that limit the access to fair, affordable, and appropriate housing, including housing for those with disabilities.			
2.1.1	Smart Growth	"Smart growth" generally refers to development and planning standards that promote consolidation of services, convenient location of recreation and commercial facilities ("walk-ability"), and "new-urbanism," which is essentially a return to planning principles from the mid-20th century. These principles include narrow residential streets that may or may not provide on-street parking, reduced front setbacks, parking at the rear of buildings (primarily off of alleys), shared parks or common areas, wide sidewalks, and traditional architecture. The City will consider revising its Zoning Ordinance to provide for "smart growth," including housing density bonuses, reduced setbacks, and smaller lots located close to services, schools, and jobs. The City will allow at least one site zoned either R-M 2 or R-M 1.5 with a minimum 6,300 square feet site (which represents a 10 percent site area reduction as stated in the Zoning Ordinance Section 17.24.050) to accommodate new multiple-family residential development to meet the Low Income housing needs determined in the RHNA.	Completed. Adopted by the Dinuba City Council via Ordinance No. 2015-08. This program has been completed. No further action is needed and the program is recommended for elimination.
2.1.2		The City will research alternative methods of financing for extremely-low, very low, and low-income and special needs households home ownership opportunities.	The City coordinates with Self Help Enterprises to administer housing programs. SHE continuously researches alternative methods of financing affordable housing. This program will be revised and continued as Housing Plan Program 11 to coordinate with SHE with the additional action of annually researching funding opportunities and rehabilitation grants and to prioritize areas with greater concentrations of lower-income households.
2.1.2		The City will review its development standards in order to identify those areas that could result in impediments to the development of new housing opportunities.	In 2017, the City revised its Zoning Code, which included an update to manufactured housing standards. Amendments included permitting placement of mobile homes as an accessory dwelling unit which expands opportunities for housing development throughout the city. The City has commenced a comprehensive update of the Zoning Code. Impediments to new housing opportunities will be considered during this effort. This program will be continued as Housing Plan Program 6 as part of an umbrella program to reduce constraints related to development standards.

Program	Description and Objectives	Progress and Continued Appropriateness
2.1.3	The City will monitor site improvement standards, such as setbacks and square footage requirements, and formulate appropriate modifications, if required, that remove unnecessary constraints to development of affordable housing.	The City continues to monitor site improvement standards on an ongoing basis. No standards were considered constraints to the development of affordable housing in 2023. The City has commenced a comprehensive update of its Zoning Code whereupon site improvement standards will be revised to remove constraints, as necessary. The ordinance update is expected to be adopted mid-2024. This program will be continued into the 6th cycle as Housing Plan Program 6.
2.1.4	To encourage development of affordable housing in multifamily housing with units available to rent by lower income families, the City shall amend the Zoning Ordinance by reducing front, rear, and side setbacks, minimum distance between buildings for multistory units, and increasing total site area covered by roofed structures for multifamily dwelling units when a minimum of 10 percent of units developed to housing for households who earn 60 percent or less of the AMI. If a development proposal is adjacent to existing or future single-family residential uses, adequate and permanent screening in the form of landscaping shall be installed and maintained to ensure the privacy of single-family residents. Priority will be given to extremely low-income households. The zoning changes will be reviewed and adopted by the City.	The City has begun a comprehensive Zoning Code update. Completion is expected in early 2025. This program will be completed with the adoption of the Zoning Code update. No further action is needed and the program is recommended for elimination.
2.2.1	The City demonstrated its willingness to work with and assist developers for both homeowners and renters during the last planning period. The City will provide developers who are willing to construct extremely low-, very low-, and low-income rental housing with expedited processing and approvals for such projects. The City will also continue to endorse the use of bonds such as those issued in conjunction with the California Tax Credit Allocation Committee. Developers of low-, very low-, and extremely low-income units will also be eligible for the City's density bonus, which will permit construction of additional units beyond code-specified maximums in exchange for providing those units at costs targeting lower- income households.	The City has implemented expedited processing for residential projects and does this through a program of strong communication between departments and with applicants. The City conducts a weekly staff meeting among all departments that are involved in the development review process. The City has also provided density bonuses, such as with the 10-unit Trevino project. The City maintains contact with affordable housing developers. For example, Self Help Enterprises administers some of the City's housing programs and is aware of development activities in the City. This provides an avenue for the City to maintain contact about development opportunities. This program will be revised and continued into the 6th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate affordable housing development.

Program		Description and Objectives	Progress and Continued Appropriateness
2.2.2		The City has recently reviewed and will continue to review its development impact fees to ensure that they are not unintentional constraints to construction of lower income housing within the City. In addition, the City will consider and adopt the use of a portion of its CDBG allocation and/or tax increment to write down infrastructure improvements and/or land costs and will continue to use fee crediting to reduce development fees.	The City continues to review its development impact fees. No actions have been taken to complete the CDBG-related actions. The City is a non-entitlement community and does not receive annual CDBG allocations. CDBG monies must be applied for through a competitive process. The City used a CDBG grant to fund the installation of water and sewer lines and neighborhood park in the Alta/Griggs neighborhood. This recently annexed area is a low-income disadvantaged neighborhood that previously relied on failing onsite wells and septic systems. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 8.
2.2.3		The City will continue to grant density bonuses, which can amount to a 35 percent increase in the number of units permitted, and additional incentives for projects providing extremely-low, very-low and low-income and other special needs housing.	The City approved one density bonus during the planning period for the Trevino apartments project. This program be replaced with Housing Plan Programs 6 and 8 to support affordable housing development.
2.2.4		The City will revise the definition of "Family" to be in compliance with State Fair Housing Law. The intent of this Action is to ensure that those seeking rental housing are not discriminated against because they are not related by blood or marriage to others living in a unit, and that household size is not limited. This includes the elimination of the "limit of six unrelated persons in a household" and instead, defining "family" as a "household unit of at least two persons. Family shall also not be limited to those persons related by blood or marriage."	Completed in 2015 by a Zone Text Amendment (Ordinance 2015-08). This program has been completed and will not be continued into the 6th cycle.
2.2.5	Universal Design Element	The City will develop a Universal Design Element that will govern construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.	The City began a comprehensive Zoning Code update to incorporate these standards. Completion is expected in mid-2024. Due to the ongoing nature of this program, it will be carried over into the next cycle as Housing Plan Program 6.
2.2.6		To reduce impact fees, especially System Development Charges (SDC), for the development of lower income housing, the City will promote infill housing development in areas annexed prior to 1990. SDCs were not applied to land before this date, and were applied only to buildings when 1) new construction occurred, 2) building additions exceeded 500 square feet, or 3) a structure was demolished, in which case the fee applied only to the square footage that exceeded that of the original building. These 61 parcels are identified in the land inventory, and this information will be made available to interested parties.	The City adopted an Infill Development program to reduce permit and impact fees for infill development projects. One applicant has taken advantage of this program during the planning period to construct one residential unit. This program be continued as Housing Plan Program 8 as part of an umbrella program to support infill housing development with additional objectives to seek funding from HCD Infill Infrastructure Grant Program and to partner with an affordable housing developer on units for special needs groups.

Program		Description and Objectives	Progress and Continued Appropriateness
Goal 3: Identify a variety of adequate sites for all income levels through appropriate zoning and development standards to meet the City of Dinuba's 2023 RHNA.			
3.1.1	General Plan Update	Dinuba will update its 2007 General Plan as needed to account for changes in land use designations, General Plan amendments, and to be consistent with adopted Specific Plans. The 2007 General Plan, a 25-year plan, was adopted in October 2008, with the intention to review it periodically during that time. More specifically, in order for the City to have a consistent range in density for residential development within the RM-2 zoning density and the Medium High Density Residential (MHR) General Plan designation, the City will amend the General Plan MHR designation to allow 7.6 – 20.0 units/gross acre, and will include all lands zoned as RM-2 under this MHR designation. This amendment will allow the zoning and general plan designations to have the same range of density for development, and will allow the City to meet State density requirements for residential development.	The City has completed General Plan Amendments to ensure consistency with zone changes but due to a lack of staffing has not completed the amendment to increase density within the Medium High Density Residential land use category. However, the City commenced an update of the General Plan which was adopted in 2023. This program is completed and will not be continued into the 6th cycle.
3.1.2		The City will continue to annually update an inventory that details the amount type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City will develop and implement a formal ongoing (project-by-project) evaluation procedure by January 31, 2017 pursuant to GC Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.	The City Planner evaluates rezoning applications on an ongoing basis to ensure there is no net loss of acreage zoned for affordable housing. This program will be continued as Housing Plan Program 2 as part of a sites monitoring program.
3.1.3		The City will continue to identify government-owned land within the City and its SOI for possible housing development. If appropriate sites are identified, the City will approach potential developers and funding agencies to facilitate development of the sites with assisted housing	Housing Division staff actively track and identify government-owned land within the city. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 2.
3.2.1		The City will continue to maintain and update its reference maps including zoning, infrastructure, and other thematic maps to provide information for review and analysis of proposed development and to assist developers in locating appropriate sites for housing.	Housing Division staff actively track and identify government-owned land within the city. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 7.

Program	Description and Objectives	Progress and Continued Appropriateness
3.2.2	The City will continue to provide site information and incentives for developers on urban infill projects that will provide extremely-low, very-low, low- and moderate-income housing opportunities. Almost all necessary infrastructure is accounted for on infill projects, greatly reducing the cost of development, subsequently resulting in a reduction of home prices. Further, the City can coordinate private development in conjunction with projects identified in the City's Capital Investment Program, also potentially reducing the cost of housing development. The Development Services Department will continually update its maps showing all vacant land with the potential to accommodate infill housing. The maps will depict those sites with a minimum lot size that can accommodate at least one single family home.	The City has developed maps showing all vacant land in the city with the potential to accommodate infill housing. These maps have not been publicly released. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate the development of affordable housing, including infill sites.
3.3.1	The City shall consider and adopt a use permit for residential uses in future projects developed in the PO districts to further encourage mixed use in the downtown and neighborhood commercial areas, provide opportunities for residents to have immediate access to services, and encourage less automobile traffic in neighborhoods and the downtown areas.	The City Council adopted Ordinance 2022-03 on March 22, 2022, that allows conversion of offices to residential use with approval of a Conditional Use Permit in the PO zone. To date, one unit has received approval under this program. This program will not be carried over into the 6th housing cycle as it was completed during the 5th cycle.
Goal 4: Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods		
4.1.1	As a non-entitlement City, Dinuba will continue to apply for CDBG and HOME funds for housing rehabilitation and to actively participate in outreach efforts to inform city residents that these programs are available. Self-Help Enterprises (SHE) administers the City's marketing and outreach for these programs. SHE receives administrative funds (grant start-up, environmental reviews, public hearings, guideline management, marketing, draw requests, reporting and closeout) through CDBG and HOME program grants; while the City provides funding to support the administration of the Cal-Home program. In addition, each program provides activity delivery funds as a part of the grant to the City that covers SHE's time for program implementation (eligibility determination, verifications, loan processing, initial inspections, work write-ups, construction monitoring, pay releases, etc.) The City uses CDBG funding to provide grants up to $15,000 to assist homeowners with repairs such as roofing, windows, doors, electrical, and plumbing to meet the health and safety of the family and/or the community. These funds used to be utilized for "emergency" repairs, but are now usually designated for first-time homebuyers and rehabilitation of homes. During the HE planning period, the City will target a total of 25-30 units, depending upon the availability of funding and costs per unit.	The City operates a housing rehabilitation program that is administered by Self Help Enterprises. One unit was completed during the planning period. From 2015 to 2023 the City provided funding for 10 home rehabilitations. Eight of those utilized CDBG funding. From 2015 to 2023 the City processed 33 demolitions of dilapidated single family homes. Five of these were funded through HUD funding sources. Due to the continued appropriateness of this program, it will be carried over into the 6th cycle as Housing Plan Program 10.

Program	Description and Objectives	Progress and Continued Appropriateness
4.1.2	The City has an existing Housing Rehabilitation Program through HUD, and will continue to support rehabilitation of housing through this program. The City will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the City will work with property owners to have the rehabilitation project funded.	As mentioned under Program 4.1.1, the City continues to administer its housing rehabilitation program through Self Help Enterprises. One unit has been rehabilitated through this program during the current Housing Element cycle. This program will be carried over into the 6th cycle as Housing Plan Program 10.
4.1.3	The City will continue to review its policies relating to housing conservation and will adopt new policies and procedures where appropriate. This will include, but will not be limited to, new standards for apartment and mobile home park construction as well as conversions of apartments and mobile home parks into condominiums.	The City regularly reviews its Zoning Code to ensure its policies encourage conservation of existing housing units and updates and adds policies as needed. Due to the ongoing nature of this program, it will be continued into the 6th cycle as Housing Plan Program 10.
4.1.4	The City will revise its recordkeeping process to better maintain an inventory of those units in need of repair or demolition. Whenever possible, the City will provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.	The City's Code Enforcement Officer maintains a list of dwellings in need of significant repair or demolition. The City building inspectors and code enforcement personnel periodically send homeowners information on rehabilitation programs to solicit interest. This program has been completed. The City will continue to administer code enforcement activities and will support rehabilitation of substandard housing through Housing Plan Program 10.
4.2.1	The City of Dinuba and Tulare County will continue to enforce the Housing Code, which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that are suitable for human habitation. The Tulare County Health and Human Services Agency has the authority to enforce housing violations. Due to limited resources, the enforcement of the Housing Code is handled on a passive, complaint-response basis.	This program will not be continued in the 6th cycle as it is a regular function of Public Works staff, including Building officials and Code Enforcement.

Program	Description and Objectives	Progress and Continued Appropriateness
4.2.2	The City of Dinuba will ensure that utilities can be provided by the developers to areas recently annexed, as housing or other development projects are initiated. In compliance with SB 244, the City seeks to identify the infrastructure and service needs of unincorporated legacy communities in their general plans during the planning period (none were identified in 2015 when the housing element update occurred). An unincorporated legacy community is defined as a place meeting the following criteria: ▪ Contains 10 or greater dwelling units in close proximity to one another; ▪ Is within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for greater than 50 years; and ▪ Has a median household income that is 80 percent or less than the statewide median household income.	No action has been taken as there are no unincorporated legacy communities defined in the City's planning area. However, the City extended sewer service along with new street paving, street lights and a neighborhood park to the "Griggs Road" neighborhood that was previously annexed from the County into the City. While not defined as a Disadvantaged Unincorporated Community, this neighborhood has a number of low-income dwellings. The City utilized CDBG funding and the project was completed in 2022. The City will continue to support adequate infrastructure to meet housing opportunities through Housing Plan Program 13.
Goal 5: Conserve assisted housing development at-risk conversion to market rate		
5.1.1	The City will continue to work with Self Help Enterprises and the Central Valley Coalition for Affordable Housing to address at-risk units should they become a concern, the City will communicate with HCD and managers of affordable housing, so that they will be informed when a property owner is considering converting housing to market risks.	Ongoing. The City continues to monitor for notices of conversion to market rate rents. No such notices were received during the planning period. Due to the ongoing nature of this program, it will be carried over into the next housing cycle as Housing Plan Program 9.
5.1.2	The City will proactively seek funding resources and partnerships with non-profit organizations to preserve units in danger of converting to market rates at their current levels. The City will also directly contact tenants of these developments and provide information regarding potential conversion dates, rental subsidies, and other assistance available through City of Dinuba and County of Tulare agencies as well as non-profit organizations. See discussion in Chapter 5, At Risk Units.	Ongoing. No notices of conversion were received during the planning period. Due to the ongoing nature of this program, it will be carried over to the next housing cycle as Housing Plan Program 9.
5.1.3	When at-risk units and/or projects are identified through the monitoring program, the City, with assistance from Tulare County Housing Authority, will assist in the securing of grants or other sources of funding that can be used to maintain the low-rent status of the units and/or projects. The City participates in the HOME and CDBG programs annually and can use funds from these sources to provide security from conversion. See discussion in Chapter 5, At Risk Units.	Ongoing. No notices of conversion were received during the planning period. Due to the ongoing nature of this program, it is recommended to be carried over to the next housing cycle as Housing Plan Program 9.

Program	Description and Objectives	Progress and Continued Appropriateness
Goal 6: Promote equal housing opportunities for all persons, including those in special needs groups		
6.1.1	The City will assist renters seeking affordable housing by providing written information (in the form of brochures or flyers in English and Spanish) about rental programs available through the Tulare County Housing Authority and other non-profit organizations. Information will be available at the City Hall and the Development and Engineering counter.	The City currently provides English language brochures for various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Due to the ongoing nature of this program, it will be revised and carried over to the next housing cycle as Housing Plan Programs 11 and 14 to spread awareness on available housing resources in both English and Spanish.
6.1.2	The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing (FEH). Commencing in 2015, the City will begin active advertisement of fair housing policy. This includes reference to such policies on the City's website, http://www.dinuba.ca.gov,posting of information at City Hall, the Parks and Community Services Recreation Center, the Dinuba Police Department, and other public locales. The City will also make available at City Hall pamphlets describing the mandates of FEH.	Ongoing. Brochures on how to report housing violations are provided at both the City Hall and Public Works offices. Information is also available on the City of Dinuba website (www.dinuba.org). This program will be revised and continued into the 6th cycle as Housing Plan Programs 14.
6.1.3	The City will consider reducing appropriate development impact fees for affordable housing development in the parts of the City where this housing is most needed to avoid or reduce discrimination and/or better integrate the City's diverse populations. In most cases, development or redevelopment of property in older parts of the City is exempt from most impact fees, especially SDCs. SDCs typically apply only on the additional square footage in excess of the original building when a demolition occurs, or on building additions greater than 500 square feet.	Most recently the City provided concessions for the Trevino apartments project in 2017 consisting of setback reductions. This program will be revised and carried into the next cycle as Housing Plan Program 6 with further actions to reduce constraints to affordable housing development.
6.2.1	The City will continue to support the Housing Authority's implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participants' landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.	While no specific actions have been taken as of yet to complete the objective, the City continues to support the efforts of the Housing Authority. Due to the ongoing nature of this program, it will be carried over into the 6th cycle as Housing Plan Program 11.
6.2.2	The City will continue to work with the Housing Authority and seek an Article 34 approval within the City of Dinuba to facilitate the funding of housing for extremely low-, very low- and low-income families.	No actions have been taken; the Housing Authority has not expressed interest in developing new projects in Dinuba. Due to the ongoing nature of this program, it will be carried over into the 6th cycle as Housing Plan Program 11.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.3	To further encourage housing for its extremely low- and very-low income households, the City will analyze recent changes in the General Plan and the Zoning Ordinance that allow manufactured homes (e.g., either mobile or manufactured home on permanent foundation) on single-family lots and continue to provide density bonuses for very low-, low- and moderate-income housing, allow secondary residential units on single- and multifamily lots; identify the impacts these changes may have on lower- and moderate- income housing availability and affordability; identify problems that limit these programs; and formulate proposed changes that would remove barriers that adversely affect the ability to meet housing needs. Priority will be given to extremely low-income households.	Ongoing. The City allows manufactured homes on lots zoned for single-family homes, has permitted density bonuses and adopted an accessory dwelling unit ordinance. Due to the ongoing nature of this program, it will be revised and carried over as Housing Plan Programs 6 and 8 as part of umbrella programs for housing development and reduction of constraints.
6.2.4	The City will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and those with disabilities by identifying available sites in the Site Inventory and communicating the information to the sponsors. The City will take all actions necessary to expedite processing and approval of such projects. In addition, should funding become available, the City will facilitate the project by assisting in locating appropriate sites and will consider the use of available resources to either write down the cost of the site or fund infrastructure improvements.	No developers have applied for this program during the planning period. This program will be continued as part of umbrella Programs 8 and 11 for affordable and special needs housing development with additional actions and timelines.
6.2.5	The City, in cooperation with Tulare County, will apply to the State Department of Housing and Community Development for an HCD Farm Worker Housing Grant. Houses, to be funded with CDBG and with State HCD Farm Worker Housing Grant will be sold at a subsidized cost to eligible farm workers.	No activity occurred under this program in the 5th cycle. However, some units in Phase 2 of the Sierra Village apartments (currently under construction) are reserved for farmworkers. This program will be carried over into the next housing cycle as Housing Plan Program 8.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.6	The City will seek funding through the Federal Emergency Shelter Grant (ESG) program to assist service providers to expand available emergency shelter capacity to broaden the range of services available to clients who are either homeless or at risk of losing their permanent housing. ESG could fund activities such as conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG-funded entities may be either shelter or non-shelter providers. Non-shelter facilities and services can include sponsored health care and substance abuse treatment centers, served meals, or counseling. Grantees, such as the City, are authorized to reallocate funds to either government or nonprofit agencies that may deliver services directly. While states are required to distribute their entire allotment to local government, local governments receiving entitlement funds may distribute all or a portion of their ESG funds to nonprofit homeless provider organizations.	No actions have been taken as of yet to complete the objective. This program will be revised and carried over into the next housing cycle as Housing Plan Program 1 as part of an umbrella program to pursue funding opportunities to address housing for persons experiencing homelessness.
6.2.7	In compliance with SB 1802 and Health and Safety Code 17021.6, farm worker housing (farm employee housing), up to 36 beds in a group quarters or 12 units or spaces designated for use by a single family or household would be “an agricultural land use,” and this use must be permitted by right. The current Zoning Ordinance allows farm worker housing by right for a maximum of six employees in the RA, R, and RM districts, and with a use permit in the AN district. Additionally, current zoning allows farm worker housing for seven or more farm workers with a use permit only in the AN, RA, R, and RM districts. Farm employee housing incidental to a permitted or conditional use is permitted in the AN district.	Completed via Dinuba City Council Ordinance No. 2015-08. The City will continue to amend the Zoning Code to ensure compliance with state law for farmworker and employee housing as part of Housing Plan Program 6.
6.2.8	The City will seek grant funding from sources such as SB 104, and will work with qualified nonprofit organizations, as appropriate, for providing housing rental related subsidies to persons who have become homeless or are at risk of becoming homeless due to unemployment, underemployment, or other economic hardship resulting from the drought conditions. Additionally, the City will consider applying for any available funds for the improvement of infrastructure, water supply, and water and energy efficiency when appropriate.	The City continues to collaborate with the Kings/Tulare Homeless Alliance to identify new ways to assist the homeless population in Dinuba. The City's code enforcement officer regularly distributes hygiene packs with blankets, toothbrushes, deodorant, and other toiletries. This program will be revised and carried over into the next cycle as Housing Plan Programs 1 and 8 to pursue funding to address homelessness, and Housing Plan Program 11, t.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.9	The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to a) define "supportive housing" and b) permit supportive housing and transitional housing within residential zone districts. In compliance with Government Code Section 65583(D)(5) and (6), transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City shall identify the RM zone as one where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. Lot size may range from 2,000 square feet to 8,000 square feet. There is an estimated need for up to 6 persons per night. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB2: ▪ The maximum number of beds/persons permitted to be served nightly ▪ Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone ▪ The size/location of exterior and interior onsite waiting and client intake areas ▪ The provision of onsite management ▪ The proximity of other emergency shelters, if emergency shelters are not required to be more than 300 feet apart ▪ The length of stay ▪ Lighting ▪ Security during hours that the emergency shelter is in operation.	Adopted by City Council on September 8, 2015. This program will not be carried over into the 6th housing cycle as it was accomplished during the 5th cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.10	In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities. Any references to "handicapped" will be removed or changed to disabled. The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. The City will establish a written program for reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by-right use, without a conditional use permit or other restriction. The City will adopt a Reasonable Accommodations ordinance that will provide for not only strict compliance with all State and Federal statutes relating to people with disabilities, but that will outline standards for simplifying the process for developers and offering the disabled fair opportunity for housing of their choice. All necessary forms and applications will be made available at the Building and Planning counter.	This action to change references from "handicapped" to "disabled" has been completed. Dinuba does not provide a reasonable accommodation procedure. This program will be carried over into the 6th housing cycle and incorporated into programs 6, 8, and 11.
6.2.11	The City will continue its efforts to install wheelchair ramps at all curb radii and complete the installation of sidewalks, curb, and gutters in older parts of the community that lack such facilities.	Ongoing. The City estimates it has retrofitted approximately 100 curb ramps during the planning period of the Housing Element. This program will be continued as Housing Plan Program 13.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.12	The City will amend its off-street parking requirements as specified in the Zoning Ordinance and will reduce off-street parking requirements for certain developments, including those designed and intended for special needs groups such as persons with disabilities, the elderly, or families with 4 or more persons, from 1.0 to 0.75 off-street parking spaces per dwelling unit.	Not completed, however, the City has commenced a comprehensive update of the Zoning Code where this objective will be implemented within the updated Zoning Code. Completion is expected in2024.
Goal 7: Promote energy and water conservation in all residential neighborhoods		
7.11	The City will strongly encourage the use of U.S. Green Building Council (USGBC) LEED® Programs and Services to promote residential development that is environmentally responsible, profitable and healthy places to live. Among the techniques used to achieve energy efficiency and conservation are window glazing, landscaping, building design, cooling and heating systems, weatherization techniques (such as insulation, caulking, and weather-stripping), energy efficient appliances, and efficient use of lighting through the use of fluorescent bulb fixtures instead of incandescent bulbs in average fixtures. Projects containing LEED compliant components will receive expedited review to provide as quick turnaround/approval as possible.	The City continues to work with developers to increase energy efficiency in new developments. There are brochures and flyers with information on energy efficiency available at the Building Department and on the City's website. This program will not be carried over into the 6th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated standards for energy efficiency.
7.1.2	Better placement of and access to natural shading would benefit City residents of affordable, multifamily units. Shade trees in common areas allows tenants of affordable housing to conserve air conditioning usage by providing an option of spending time outdoors in a cool, shaded environment. This alternative to keeping cool would reduce household cooling costs by providing a minor cost reduction in the form of reduced energy consumption and subsequent energy use charges. The City shall consider alternative landscaping designs that allow more trees and shrubs in common areas, and fewer trees in parking areas and adjacent to streets, as is currently required by section 17.24.160 of the Zoning Ordinance. Landscaping coverage of less than ten percent shall also be considered if the cost to landscape is proven to be a financial constraint to an otherwise affordable housing project. This does not preclude compliance with all new landscaping requirements of the State mandated Water Efficient Landscaping Ordinance adopted by the City and effective January 1, 2010, or with Executive Order directing statewide mandatory water reductions, as issued by Governor Brown on April 1, 2015.	In 2017 the City of Dinuba made minor changes (Ordinance No. 2017-03) to the Design Guidelines Ordinance to comply with MWELO standards. The City continues to encourage the planting of shade trees with each new development project to improve energy efficiency and aesthetics. Most recently the Castlerock and Montebella subdivisions were required to include parkways with street trees along all streets within each project. As all projects must comply with state mandates for water restrictions and building codes, this project will not be continued into the 6th housing cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
7.1.3	The City, in accordance with the Executive Order signed by Governor Brown in April 2015, will explore ways in which to reduce water use throughout the City. For example, the Governor has directed the creation of a rebate program to replace old appliances with more water and energy efficient models, and has prohibited new homes and developments from irrigating with potable water unless water-efficient drip irrigation systems are used. The City's efforts may include, but would not be limited to, reduction in water use for landscaping for existing, new, and rehabilitated housing; installation of low-flow toilets, shower heads, and appliances as required by revised State Building Code; better utilization of recycle water as appropriate; and encouraging retention of rainwater for residential use.	In 2017 the City made changes to its Design Guidelines Ordinance (Ordinance No. 2017-03) to further comply with MWELO. The City continues to implement this objective with each development project. The City has also adopted Landscape Design Guidelines that illustrate attractive, water-saving landscape design strategies. This program will not be carried over into the 6th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated water efficiency and conservation standards.
7.2.1	The City will encourage energy savings through a number of means with new construction, including encouraging infill, promoting construction that incorporates Energy Star appliances, and providing information on tax breaks, credits and other incentives for developers (for both low income and moderate/above moderate income levels). In addition, programs are available to encourage upgrades, weatherization, and replacement of high-energy consuming appliances in existing homes. The City will provide builders interested in construction of affordable housing a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by the California Energy Commission's New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the "housing burden" (rent + utility costs), that cannot exceed 30 percent of each renter's income. This will allow developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.	Implemented on a continuing basis with each development project. Information is currently provided on energy conservation benefits and incentives at the City Hall and Public Works offices. This program will be revised and carried over into the next housing cycle as Housing Plan Program 12 to encourage energy efficiency and weatherization improvements for housing.
7.2.2	The City will encourage all who apply for a building permit, including affordable housing developers, as well as other developers, construction managers, and individuals to apply for incentives for photovoltaic systems from utility companies and others by providing a list of potential sources for rebates, tax credits, reduced prices and installation costs, and other incentives.	Information on incentives is currently provided at the Public Works office at on the City website (www.dinuba.org). As this is a routine function of the Public Works Department, this program will not be continued into the 6th cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
7.3.1	The City will support programs that promote residential energy conservation and public awareness by providing information at the Public Works Services Department and on the City's website.	Information on energy conservation is currently provided at the Public Works office and the City website (www.dinuba.org). Information will be updated as programs are updated. This program will be continued as Program 7.
7.3.2	The City will continue to provide information to residents regarding the availability of free or low-cost programs for weatherizing homes (including P&E program for free weatherization to eligible low-income home owners). Information will be posted at appropriate locations (e.g., at City Hall, at the City Public Works Services Department, on the City's website, etc.)	Information on weatherization programs is currently provided at the City Hall and Public Works offices, as well as on the City website (www.dinuba.org). Information will be updated as necessary. This program will be replaced in the 6th cycle with Housing Plan Program 11 to assist homeowners with implementing energy efficiency and weatherization improvements.
7.3.3	The City will encourage developers and individuals applying for building permits to consider electric appliances and windows with Energy Star ratings by providing website locations for Energy Star ratings, as well as utility companies offering rebates. The City will also encourage outside sources to contribute to the list (e.g., developers, energy providers, State agencies, etc.)	Information on Energy Star appliances is provided at the Public Works office and City website. Information will be updated when warranted. This program will not be continued in the 6th cycle as Housing Plan Program 6 directs the City to adopt the most recent California Building Code (2022) which includes updated energy efficiency standards that encourage the installation of appliances that meet or exceed ENERGY STAR Program requirements.

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A7 Housing Plan

This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Dinuba.

A7.1 Goals and Policies

Goal 1: Regional Collaboration	**Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.**

Policy 1.1 Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development	**Provide an adequate supply and range of housing types to meet the diverse needs of residents.**

Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options	**Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.**

Policy 3.1 Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.

Policy 3.2 Support the Housing Authority of Tulare County (HATC) by promoting Housing Choice Voucher (HCV) opportunities.

Policy 3.3 Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).

Policy 3.4 Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

Policy 3.5 Promote home ownership for lower- and moderate- income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

Policy 3.6 Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation	**Maintain and improve the city's existing housing stock.**

Policy 4.1 Preserve existing residential neighborhoods by promoting balanced design and architecture.

Policy 4.2 Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

Policy 4.3 Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs	**Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.**

Policy 5.1 Assist in local and regional efforts that address the housing needs of special needs residents.

Policy 5.2 Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

Policy 5.3 Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development	**Utilize energy conservation and sustainable measures for new and rehabilitated housing.**

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing	**Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.**

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

A7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Transit opportunities and access near new and established residential areas
- Environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

Specific Actions, Objectives and Timelines	▪ Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness. ▪ Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba. ▫ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. ▪ Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs. ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the county.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▪ Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Dinuba has been assigned a RHNA of 1,588 units, including:

- Very Low-Income: 387 units
- Low-Income: 238 units
- Moderate-Income: 238 units
- Above Moderate-Income: 695 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of March 2024, the City has identified capacity for 316 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also anticipates the construction of eight (8) ADUs over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 1,264 units (387 very low-income, 238 low-income, 238 moderate-income, and 401 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. However, existing zoning for some of these properties may not be adequate to facilitate housing development. Under existing zoning, the City would have a shortfall of site capacity by 619 units (454 lower-income and 165 moderate income units).

To fully accommodate the remaining RHNA, the City has identified several sites that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass 50 acres and can accommodate a total of 643 lower-income units and 360 moderate-income units for a total of 1,003 units (see Table A4-7in Housing Resources Section).

Government Code Section 65583.2 requires local governments to identify sites with appropriate zoning and development standards to accommodate their RHNA. Local governments may identify sites that will be rezoned to accommodate residential development in order to meet their RHNA. The timing of rezoning required as part of the jurisdiction's site inventory is regulated by Government Code §65583c)(1)(A, which requires that local jurisdictions that have not adopted a Housing Element certified by HCD by the statutory deadline (December 31, 2023), such as Dinuba, have one year after the deadline to complete rezoning (December 31, 2024). Housing Plan Program 2 describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Section 65583(c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent

residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

The City of Dinuba is the provider of water and sewer services within city limits. The City confirms that adequate water and sewer services are available to fully accommodate the RHNA.

Pursuant to SB 1087, as the City's water and sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

The Site Inventory identifies large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. To facilitate the development of these large sites, the City will:

- Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.
- Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.
- Promote the development of large sites at the densities and affordability levels identified within the housing element.
- Allow the development in phases within 8 years of the Housing Element planning period.

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,264 units and specifically a RHNA shortfall of 619 units (454 lower-income and 165 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the Site Inventory ▪ Annually meet with property owners and interested developers to pursue housing development in the city. ▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.

	▪ By 2026, complete update to water master plans. ▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). ▪ Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department Division, pursuant to Government Code Section 65589.7. ▪ In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City's site inventory for lower-income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

- Reuse Sites (No Rezoning Required):
- Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government's review shall not require:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table A4-9 in Appendix A4, *Housing Resources*.

Specific Actions, Objectives and Timelines	Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. The zoning code will be amended to address the by right approval requirements for lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program 4: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 applies to sites with a residential use within the last five years, and requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	Concurrent with Housing Element adoption, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Replace all units as required pursuant to AB 1397.

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City's second dwelling ordinance does not presently comply with all current provisions of housing legislation. Dinuba will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	▪ Amend the Zoning Code for compliance with state law by July 2025. ▪ Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Update ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Northeast, Northwest, and Southwest Dinuba.
AFFH Outcomes	▪ Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	Include the following Zoning Code Amendments by the end of 2025, unless otherwise indicated: ▪ **Development Impact Fees:** Review and revise the City's development impact fees to be competitive with other cities in the same county. ▪ **Parking Standards:** Revise parking requirements related to studios and one-bedroom multifamily units, and affordable multifamily units, to require no more than one space per unit. ▪ **Open Space and Park Requirements:** Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types and reduce the amount of open space required to provide options for housing developers to meet the needs of their intended users. ▪ **Density Bonus:** Revise the zoning code to be consistent with state density bonus legislation and provide additional density bonuses under the criteria set forth by AB 1287. ▪ Manufactured homes: Revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones. ▪ **ADUs:** Revise the Zoning Code for compliance with state law. ▪ **Multi-Family:** Concurrent with Housing Element adoption, amend the Zoning Code provisions for RM districts to prohibit single-family uses. ▪ **Residential Care Facilities:** Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▪ **Emergency Shelters:** Concurrent with the Housing Element adoption, amend Zoning Code to address recent changes: ▫ Revise the emergency shelter definition in the Zoning Code to increase the limit of persons for emergency shelters in the C-2 zone and increase the maximum stay requirements to be consistent with State law. ▫ Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care as well as ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339. ▪ **Low Barrier Navigation Centers (LBNC):** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Amend Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses. ▪ **Farmworker Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 and 17021.8), which requires that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this farmworker housing that is not required of any other agricultural activity in the same zone. The

	permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located. ▪ **Employee Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met). ▪ **Supportive Housing:** Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multi-family uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit stop, no minimum parking can be required. ▪ **Single-Room Occupancy (SRO) Housing:** Define SRO housing and revise the Zoning Code to allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards. ▪ **Reasonable Accommodation:** Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. ▪ **Objective Design Standards:** Revise the City's Design Guidelines to remove the guideline for multifamily development to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood" and revise findings for discretionary permits to be objective. ▪ **SB 35 and SB 330 Procedures:** Concurrent with the Housing Element adoption, amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▪ **Building Code:** Adopt by reference the most current edition of the California Building Code.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 20 units for special needs populations during the planning period.

Program 7: Transparency in Government

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City's Planning and Development Services Department webpage (https://www.dinuba.org/departments/planning-development) provides links to planning and building permit resources, including the City's zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City's website as well but are not linked on the Planning and Development Services Department webpage.

Specific Actions, Objectives and Timelines	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document by July 2025.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
AFFH	Outreach and Education
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	▪ Outreach and Education
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist affordable housing developments. ▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers by 2026. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 2025, revise the Density Bonus Ordinance in compliance with state law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2025. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.

Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate and high resource census tracts.
AFFH Outcomes	▪ Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.

Program 9: Preservation of At-Risk Housing

The City has 768 housing units that are deed-restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Preserve all 768 affordable housing units.

Program 10: Housing Preservation and Rehabilitation

More than 51 percent of the housing stock in Dinuba is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Downtown/ Southeast Dinuba and Southwest Dinuba
AFFH Outcomes	▪ Assist with at least 12 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the HATC offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program (sometimes referred to as "Section 8 Housing") is a federal program offered through the United States Department of Housing and Urban Development (HUD) that provides financial assistance to very low-income, elderly, and disabled households. The HATC receives funds directly from HUD and facilitates the HCV Program in Tulare County. Under the HCV Program, participants are free to choose housing that meets the requirements of the program. Participants receive a fixed subsidy, which is paid directly to the landlord by the HATC, and the remaining rent is paid by the participant. In most cases, there is a five-year time limit to this type of rental assistance because the fixed subsidy is designed to help families stabilize their housing costs in order to achieve self-sufficiency and save for other housing opportunities. The HATC maintains a list of rental units in Dinuba in which the landlord has indicated they are willing to participate in the HCV Program. As of December 2023, there are several rental complexes in the city currently accepting applications (https://www.hatc.net/unit-referral-

listing.php?city=DINUBA). Furthermore, in 2020, the State passed SB 222 and SB 329 that identify public assistance as a legitimate source of income for housing payments. Landlords are no longer permitted to reject HCV recipients.

- **Public Housing:** Provides rental assistance to low -income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with the HATC to obtain HCVs and provide the community with information about the HATC's other available programs. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including the Downpayment Assistance program and Home Ownership Education program.

Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons with special needs (including persons with disabilities, seniors and low income persons).

Specific Actions, Objectives and Timelines	
	▪ Assist 122 Dinuba households through HCVs ▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs. ▪ Expand program awareness and participation to low-income households throughout the city. ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period. ▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Identify potential programs to aid low- and moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. ▫ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.

	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027. ▪ Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing. ▪ Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households. ▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested. ▪ The City, County, and Tulare area collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection

Geographic Targeting	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba
AFFH Outcomes	▪ Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline

Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba. ▪ Annually coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City's lower-income RHNA. ▪ At least annually collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba. ▪ On an ongoing basis, connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office. ▪ Starting in 2025 and annually thereafter, partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities. ▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba. ▪ Annually work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews. ▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba. ▪ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period. ▪ At least every other year, coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites by 2028. ▪ Beginning in 2025 and every two years thereafter, assess and monitor pollution burden in each census tract, using tools such as

	CalEnviroScreen and identify major sources of pollution Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines. ▪ By 2025, complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period.

Program 13: Fair Housing Outreach and Enforcement

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the HATC to ensure compliance with fair housing laws and to address complaints.

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

The HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD's Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television.

	▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. ▪ Continue to provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. Starting in 2025, provide annual trainings to City staff on engaging with the homeless population. ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	Downtown and Southeast Dinuba
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

A7.3 AFFH Actions Summary

Government Code §8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 13: Fair Housing Outreach and Enforcement	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation.	2024-2032	Citywide with emphasis on Downtown and Southeast Dinuba	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.
	▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: ▫ Release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television.	Starting 2025, then ongoing		
	▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2025.	January 2025		
	▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025.			
	▪ Provide Spanish translation services for all public meetings and outreach events.			
	▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025.			
	▪ Beginning 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints.			
	▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Beginning 2025, provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. ▪ By the end of 2028, conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. Initiate discussions with TCaT and the Fresno County Rural Transit Agency by the end of 2026. If feasible, implement by the end of 2027. ▪ Collaborate with TCAG and other jurisdictions to pursue regional, state, and federal funding opportunities for disadvantaged communities, such as the California Strategic Growth Council grant programs, EPA Environmental Justice Grants, and Greenhouse Gas Reduction Fund.	By the end of 2028 Initiate by the end of 2026, implement by the end of 2027.		
Housing Mobility				
Program 1: Regional Collaboration	▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. ▪ Collaborate with TCaT and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba.	2024-2032 Annually Study by 2026, implementation by 2028	Downtown and Southeast Dinuba	Annually pursue funding opportunities for regional housing issues. Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.
Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss	▪ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory.	Beginning in 2025	South Dinuba	Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ Beginning in 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.	July 2025 Beginning in 2025 December 2025 January 2026 January 2026/ January 2027	Northeast, Northwest, and Southwest Dinuba	Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 11: Lower Income and Special Needs Housing	▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs. ▪ Expand program awareness and participation to low-income households throughout the city. ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period. ▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.	Annually January 2025, then annually 2024-2032 July 2025/ December 2025 By January 2025, then ongoing	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba	Assist 122 Dinuba households through HCVs Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.	January 2026/ January 2027		
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027.	Beginning 2025 and annually thereafter		
	▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.	Annually		
	▪ The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers.			
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Concurrent with adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,283 units and specifically a RHNA shortfall of 381 units (216 lower income and 165 moderate income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved.	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
	▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.			
	▪ By 2026, complete update to water and sewer master plans.			
	▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087)			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the city.			
Program 3: By Right Approval	▪ Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. Lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
Program 6: Zoning Code Amendments	▪ Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	By the end of 2025 or concurrent with Housing Element adoption (see Program 6)	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.
Program 7: Transparency in Government	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document.	December 2025 By July 2025	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 8: Facilitating Affordable Housing Development	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space. ▪ Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 31, 2025, revise the Density Bonus Ordinance in compliance with State law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. ▪ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2025.	Starting in 2025 and annually thereafter December 31, 2025 Starting 2025 August 2025	Citywide with emphasis on moderate and high resource census tracts.	Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). ▪ Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services	January 2026/ January 2027 In 2025, then as funding becomes available		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.	2024-2032 December 2026/ December 2027	Downtown and Southeast Dinuba	Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.
	▪ Invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.	Annually	Citywide with emphasis on Downtown and Southeast Dinuba	Utilize monthly TCAG TAC meetings to identify at least one resource-sharing effort or planning strategy annually.
Program 10: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025.	Annually By July 2025 By 2025 By July 2025	Downtown/ Southeast Dinuba and Southwest Dinuba	Assist with at least 12 rehabilitation projects over 8 years.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 12: Community and Economic Development	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba.	Annually	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing	Complete 5 CIP projects during the planning period.
	▪ Annually coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.	Annually		
	▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City's lower income RHNA.	Annually		
	▪ At least annually, collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba.			
	▫ Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office.	By the end of 2026		
	▫ Partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities.			
	▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba.	By 2026		
	▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews.			
	▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba.			
	▫ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	recommendations in the report by the end of the planning period.			
	▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites.	At least every other year		
	▪ Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines.	Beginning in 2025 and every two years thereafter		
	▪ Complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. The Plan is expected to be completed by the end of 2024. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan.	By the end of 2025		
	▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	▪ Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness.	Starting in 2025 and annually thereafter	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Dinuba.
Program 4: Replacement Housing	▪ Amend the Zoning Code to address the replacement housing requirements.	Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.
Program 9: Preservation of At-Risk Housing	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.	Annually	Citywide	Preserve all 768 affordable housing units.

A7.4 Quantified Objectives

Dinuba has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table A7-1 below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table A7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	178	3	256
Very Low	209	3	256
Low	238	3	256
Moderate	268	3	0
Above Moderate	401	0	0
Total	**1,588**	**12**	**768**

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Tulare County Regional Housing Element

2023-2031 Housing Element

prepared by

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1 Introduction and Community Engagement

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its general plan. The cites of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake, with the support of the Tulare County Association of Governments (TCAG), have prepared a Regional Housing Element for the 6th housing element cycle.

The Tulare County Regional Housing Element (referred to as the "Housing Element") represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. Each participating jurisdiction will adopt the Housing Element separately, and the California Department of Housing and Community Development (HCD) will certify the Housing Element separately for each jurisdiction. On a regional level, the Housing Element provides the opportunity for the participating jurisdictions to respond to countywide housing issues and work together to accommodate the region's share of housing need (known as the Regional Housing Needs Allocation, or RHNA).

> *"The communities of the Tulare County region have a long history of supporting housing and have done a great job providing it. We look forward to continuing the delivery of projects and programs that deliver the housing that our residents need."*
>
> - Benjamin Kimball, Deputy Executive Director, TCAG

1.1 Housing Element Purpose and Content

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order." This objective has become increasingly urgent in recent years as communities across the state struggle to meet the housing needs of all their residents. The housing element is the primary tool used by cities and counties in meeting their housing goals. The housing element is a comprehensive strategy for encouraging the development of safe, decent, and affordable housing for all residents and preventing housing loss.

The California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6 outlines state housing element requirements. HCD administers the law by reviewing housing elements for compliance with state law and by reporting its written findings to the local jurisdiction. Although state law allows local governments to decide when to update their general plans, state housing element law mandates that housing elements be updated every eight years. This Housing Element covers the planning period of December 31, 2023, through December 31, 2031.

In accordance with Government Code 65583, the Housing Element must include:

1. An identification and analysis of existing and projected housing needs, available housing resources, and potential constraints to the maintenance and development of housing.
2. A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing.

3. An inventory of land suitable for residential development showing adequate sites to meet housing needs.
4. An assessment of local fair housing issues and meaningful actions to address disparities in housing needs and access to opportunities.
5. Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element assists the seven participating jurisdictions in determining how to address existing and future housing needs and plan for growth. Housing policies and actions contained in the Housing Element do not commit the jurisdictions to construct new housing units but identify ways in which each jurisdiction will encourage development of housing intended to meet the housing needs of residents during the housing element update cycle.

In addition to ensuring compliance with state law, a jurisdiction's housing element status affects eligibility to receive state funding for a variety of transportation, infrastructure, and housing programs. Funding through these programs is competitive and can be essential for jurisdictions to develop and maintain transportation, infrastructure, and affordable housing assets.

Housing and transportation needs at the regional scale are outlined in TCAG's 2022 Regional Transportation Plan & Sustainable Communities Strategy (RTP/SCS). The Housing Element supports implementation of TCAG's 2022 RTP/SCS, which promotes regional collaboration and planning efforts.

1.2 Relationship to Other General Plan Elements

Per state law, the housing element is a required element of each local jurisdiction's general plan and must be consistent with all other elements of the general plan. The policies and implementation programs for each jurisdiction in this Housing Element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. As elements of the jurisdictions' general plans are amended in the future, each local government will review and revise as necessary to ensure internal consistency is maintained.

1.3 Organization of the Housing Element

The Housing Element employs regional and local scale analyses to comprehend the complexities of the region's housing needs and challenges. As such, the Housing Element contains a regional component, comprised of the five chapters in the Housing Element, and jurisdiction-specific components, included as individual appendices with one dedicated appendix for each participating jurisdiction.

1. **Chapter 1: Introduction and Community Engagement:** This section provides an introduction, review of the purpose, process, and scope of the Housing Element, and highlights the public outreach methods employed and community input received for the Housing Element.
2. **Chapter 2: Regional Housing Needs Assessment:** This section reviews the existing and projected housing needs of the region. The assessment profiles socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as extremely low-income households, seniors, farmworkers, homeless individuals, large households, and female-headed households with children.

3. **Chapter 3: Regional Housing Constraints Analysis:** This section identifies and analyzes impediments to housing production, maintenance, and improvements at the regional level across all income levels. The analysis examines government constraints (including land use controls, permit processing procedures, and governmental fees) as well as non-governmental constraints such as the availability of financing, cost of land and construction, and environmental constraints.
4. **Chapter 4: Regional Housing Resources:** This section describes recent development trends, infrastructure capacity, and other factors to inform the development potential of sites in each city.
5. **Chapter 5: Regional Affirmatively Furthering Fair Housing Analysis:** This section identifies geographic disparities between populations in the region based on socioeconomic characteristics and the potential factors that perpetuate differences in access to opportunities.

The Housing Element contains one appendix for each participating jurisdiction. Each appendix evaluates the jurisdiction's housing needs, an analysis of constraints to housing development, an inventory of suitable land to accommodate the RHNA, assessment of fair housing, and an evaluation of accomplishments during the previous housing cycle. Each appendix also includes the jurisdiction's Housing Plan, which includes goals, policies, and objectives designed to preserve, improve, and develop housing.

1.4 Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most cited source is the U.S. Census, which provides consistent demographic characteristics that are widely accepted. The American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- U.S. Census and the American Community Survey (ACS)
- California Department of Finance (DOF)
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee (TCAC)
- Tulare County Association of Governments (TCAG)
- Home Mortgage Disclosure Act (HMDA) lending data
- Regional Homeless Point-in-Time (PIT) Count
- State Employment Development Department (EDD)
- Comprehensive Housing Affordability Strategy (CHAS)
- United States Department of Housing and Urban Development (HUD)
- Jurisdiction staff
- Local housing organizations

1.5 Regional Collaboration

In recent years, jurisdictions in Tulare County have collaborated on regional issues including housing, infrastructure, and transportation. The seven participating jurisdictions, in conjunction with TCAG, conducted a collaborative effort to develop the Housing Element, with the acknowledgement that a coordinated strategy for addressing the housing needs of communities throughout the region would be the most effective approach.

1.5.1 Regional Challenges and Opportunities

Tulare County features unique regional qualities that create a significant need and distinct challenges for housing. The anticipated population growth is expected to be one of the highest (per capita) of any region in the state. This growth is driven in part by the flight of urban residents from the state's larger cities toward rural areas like Tulare County due to relatively lower cost of living, economic opportunities, as well as higher birthrates than other parts of the state. Tulare County is consistently in the top three counties in the nation for agricultural production. The county also has a healthy tourism industry due to proximity to Sequoia National Park, Kings Canyon National Park, the Sequoia National Monument, and other natural and recreational attractions.

The region also faces unique challenges that affect the future of housing throughout the county. Tulare County suffers from high poverty rates and lack of adequate services, facilities, and public funding. Development trends in the region indicate that most residential projects developed, or will develop, on vacant land or land zoned for agricultural use, creating a need for infrastructure such as roads, sewers, and water supply to serve new development.

Recent trends in the housing market reflect similar outcomes as the rest of the state, with increasingly unaffordable housing costs and difficulty obtaining housing among households of all income levels in the county. Fluctuations in mortgage interest rates in recent years have had a large impact on housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. Mortgage rates in 2023 were significantly higher compared to rates during the past 10 years, making it difficult for households to purchase a home.

Environmental conditions throughout the region pose a potential risk to existing and future residents if not properly planned for and addressed. Tulare County is in the most polluted air basin in the country due to a combination of geographical, climate, and anthropogenic variables. Environmental concerns such as flooding, ground water depletion, and land subsidence present other challenges in Tulare County.

1.5.2 Regional Planning Efforts

Jurisdictions in Tulare County collaborate with regional agencies and organizations to address the county's challenges and provide opportunities. The RTP/SCS, developed with input from each jurisdiction in the county, serves as a blueprint for sustainable development and transportation solutions within the county and with neighboring counties. The RTP/SCS aims to create a more interconnected and environmentally friendly transportation network for the region's residents. In 2021, the Tulare County Regional Transit Agency, Visalia Transit, and the San Joaquin Joint Powers Authority executed an agreement to develop an operation plan for the Cross Valley Corridor that will serve the planned Kings/Tulare High Speed Rail Station in Hanford. The rail plan will connect communities within Tulare County to major urban centers, fostering economic growth and mobility for residents and businesses.

A multitude of regional efforts address the growing prevalence of homelessness throughout the region. The Kings/Tulare Homeless Alliance is a partnership between homeless service providers, advocacy groups, government agencies and homeless individuals working to support the needs of the homeless population with the goal of preventing and reducing homelessness. The Kings/Tulare Homeless Alliance carries out the region's long range planning regarding homelessness and implements various programs to provide temporary and permanent housing and basic services for those in need. Tulare County has also convened a Task force on homelessness to develop and implement innovative strategies to address homelessness in the county and coordinate local services and programs. The Task force consists of appointed and voluntary representatives from various government agencies including the cities of Porterville, Farmersville, Dinuba, Tulare, and Visalia, and community organizations.

1.5.3 Opportunities for Regional Collaboration

To promote regional collaboration, Program 1 of each Housing Plan directs the jurisdiction to partner with the other jurisdictions throughout the region to collectively address challenges related to housing, transit, economic development, and homelessness.

Opportunities for collaboration during the planning period include:

- Regional meetings related to housing and homeless issues to pursue funding and coordination opportunities.
- Cooperating with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.
- Collaboration with transit agencies to prepare a study on transit and active transportation needs for residents of the project jurisdictions.

1.6 Community Engagement

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Housing Element. Government Code Section 65583(c)(9) states that the local government must make "a diligent effort…to achieve public participation of all economic segments of the community in the development of the housing element."

An email list of 127 individuals and organizations representing affordable and market-rate housing developers, community and advocacy groups, non-profits, faith-based organizations, school-based organizations, disability advocates, and neighborhood groups was maintained to conduct outreach for the project and provide noticing. Input on the Housing Element was solicited through interviews, surveys, a project-specific website, community events, and public meetings. A summary of the community engagement is detailed below. Copies of community engagement materials are provided in this chapter.

1.6.1 Public Noticing

To reach the largest and broadest spectrum of community members, each jurisdiction utilized the following notification methods throughout the Housing Element engagement process to introduce the project, survey, public workshops and meetings, and release of the Draft Housing Element for public review:

- Website updates
- Posts to the Cities' social media accounts
- Email blasts
- Flyers in English and Spanish posted at government facilities, community centers, and in public areas

1.6.2 Project Website

To facilitate the distribution and gathering of information, a project website dedicated to the Housing Element update was created (https://tulareregionalhousingelement.rinconconsultants.com/). The website could be translated into Spanish through an automatic translation widget. The project website provided detailed background information on the Housing Element, answers to frequently asked questions, upcoming events, and past event materials. Bilingual flyers were available on the project website to inform residents about the Housing Element, the need for adequate housing, how to plan for new housing, types of housing, a project schedule, and contact information.

Project materials associated with the Housing Element update were regularly posted on the project website, including documents available for public review, the site inventories for each city, information for upcoming events, and workshop PowerPoint presentations. The project website displayed the draft site inventories for each of the participating jurisdictions with options for submitting public input on the sites. A link on the website enabled people to sign up for project email updates and provide comments at any time throughout the project process. No comments on the Housing Element were received via the project website.

1.6.3 City Council Presentations

In February and March 2023, each City's staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline.

1.6.4 Community Workshops

Community workshops were held for each of the seven participating jurisdictions in May and June 2023 to help inform the Housing Element. The workshops aimed to educate the community on housing element requirements and assess participants' housing needs, priorities, and concerns in their community. The workshops also obtained feedback from participants about housing needs in the community, their experience finding housing, potential programs to address housing needs, and input on the housing opportunity sites.

In-person workshops were hosted in Tulare, Porterville, Woodlake, and Exeter, on May 22, May 23, May 24, and May 25, 2023, respectively. Virtual workshops were held for Dinuba, Farmersville, and Lindsay on May 30, May 31, and June 1, 2023, respectively. Each workshop presented an informative PowerPoint presentation and provided opportunities for the public to provide input on the proposed housing opportunity sites, priority housing needs, and fair housing concerns through written comments and sticker dots at in-person workshops, and through discussion at virtual workshops. Workshop participants were encouraged to complete comment cards, the housing needs survey and a questionnaire about the proposed sites that was also available on the project website. The PowerPoint presentation was written in both English and Spanish. Live Spanish translation was available upon request for both in-person and virtual workshops. Each workshop also had a Q&A and public discussion period.

In total, 19 participants attended the workshops: two in Dinuba, one in Exeter, three in Lindsay, two in Porterville, four in Tulare, and seven in Woodlake. No participants attended the virtual workshop in Farmersville due to a technical issue, but a recording of the presentation was posted on the City's website.

Input from the workshops is summarized as follows:

- Important aspects when looking for housing include quality and size of housing, affordability, and proximity to work or school.
- The largest barriers to affording desirable housing include cost and quality of housing, low supply, and lack of rent restricted housing.
- The most urgent housing issues in the region include affordability and availability of housing and homelessness.
- The most beneficial programs to assist residents with housing needs are rental assistance, special needs housing, homebuyer loan counseling services, home rehabilitation, and assistance for people experiencing homelessness.

1.6.5 Stakeholder Interviews

A series of stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom. The meetings presented an opportunity to discuss key issues with representatives of community organizations and affordable and market-rate housing providers. Stakeholder meetings were organized by topic: market-rate housing developers, affordable housing developers, and service providers and community organizations. An email was sent to the project contact list developed by TCAG and the participating jurisdictions inviting participants to the meetings.

Three attendees participated in the Market Rate Developer meeting on March 21, 2023. Twenty-two attendees participated in the Service Provider and Community Organization meeting on March 23, 2023. Since only one affordable housing developer attended the March 23 meeting, a questionnaire was sent

to all affordable housing provider contacts via email on April 4, 2023. No responses were received from the questionnaire.

Market Rate Housing Developers: Key Findings

Three market Rate Housing Developers participated in the March 21, 2023, meeting: Bravo Development, LLC, Smee Homes, and Yanez Construction. Input from the meeting is summarized as follows:

- Parking requirements were cited as an expensive barrier to developing housing at higher densities. Fee reductions or cost reductions were cited as ways to incentivize multifamily development in cities' downtowns.
- Construction costs for projects have increased, so any reduction on soft fees would help development.
- Commercial retail development is considered easier than residential development projects as state residential requirements constantly change.
- Developers have had to submit conditional use permits to overcome high parking requirements which add delays and costs (although this was discussed as a greater issue in cities outside the Tulare region).
- The environmental review (California Environmental Quality Act) process was identified as expensive and time consuming.

Affordable Housing Developers: Key Findings

Two affordable housing developers that participated in the meeting on March 23, 2023: Linc Housing and Habitat for Humanity. Input from the meeting is summarized as follows:

- The most pressing housing issue is finding landlords willing to accept Housing Choice Vouchers/supportive housing for formerly homeless residents.
- Maintaining housing habitability can be difficult, especially for issues with flooding. Some homeowners cannot afford flood insurance but then encounter flood damage. Cities need adequate infrastructure to help flooding issues. Some state grants may be available to assist the cities with flooding concerns.
- The Point-In-Time Count (a count of sheltered and unsheltered people experiencing homelessness) does not include people staying with friends or living in trailers. Many families and children in Tulare County live in these conditions.
- Cities can support affordable housing by employing staff who are familiar and knowledgeable on grant guidelines such as CalHOME to help residents navigate the requirements and application process. City Council support is crucial; therefore, a functional Housing Element substantially assists and can potentially encourage the council members' support for affordable housing. In addition, Cities should develop strong relationships with affordable housing providers, in particular, those with who are familiar with grant requirements and guidelines such as Self-Help Enterprises. The United States Department of Agriculture (USDA) Rural Development offers a variety of programs to assist local jurisdictions in developing and preserving affordable housing and provide financial support to individuals and families in obtaining affordable housing. Some cities in Tulare County are eligible to receive USDA funds while others are not eligible.
- There is a need for more affordable housing options throughout the county.

- The cost of building houses has increased, and these costs are passed down to the owner. GRID Alternatives, a national nonprofit organization that installs solar power systems in underserved communities, used to provide solar for free to meet solar requirements, now it's a cost up front.

Service Providers and Community Organizations: Key Findings

Seventeen service Providers and Community Organizations participated in the March 21, 2023 meeting: Altura Centers for Health, BAART Methadone Clinic, CSET, CVRC, Family Crisis Center, Family Services of Tulare County, Health & Human Services Agency, Leadership Council for Justice and Accountability, Housing Support Program, Kings/Tulare Homeless Alliance, Proteus, Inc., Sequoia Family Medical Center, Sierra View Medical Center, Tulare County Economic Development Corporation, Tulare County Regional Transit Agency, United Way Tulare County/211 Tulare, and Valley Center for the Blind. Input from the meeting is summarized as follows:

- There is a lack of housing options near grocery and commercial stores, medical facilities, and public transportation is a limitation to residents.
- There is a need for affordable housing and housing near medical services and public transportation across Tulare County as most clients don't have a vehicle and rely on public transportation to reach medical appointments and other services.
- There is a lack of walkable communities in addition to lack of affordable housing near transit.
- Communities are facing issues with aging housing stock which creates additional expenses (money for repairs).
- There are significant disparities between available amenities in cities and smaller rural areas.
- Farmworkers need more affordable housing options. Many farmworkers have been displaced from labor camps due to lack of required documentation or rent doubling/tripling in cost despite a lack of updates.
- Cities need to address people living in their cars as there are no safe parking lots in the region.

1.6.6 Housing Needs Survey

An online survey solicited input on housing needs and preferences. The survey was available in English and Spanish on the Housing Element website from February 6 to March 16, 2023, and 129 responses were received (125 in English and four in Spanish). The overall input from the survey is summarized in this chapter. Input specific to each jurisdiction is discussed in each jurisdiction-specific appendix.

The following themes were collected from the survey:

- Respondents selected "quality and size of housing," "affordability," and "close to work and/or school" as most important when looking for housing.
- Respondents selected "cost of quality housing" as the largest barrier to affording desirable housing. Respondents also identified the low supply of housing and lack of rent-restricted housing as barriers to affording housing.
- The three most selected urgent housing issues were affordability of desired housing, availability of desired housing, and homelessness.
- The three most selected beneficial programs to assist residents with housing needs were rental assistance or housing vouchers, homebuyer loan counseling services, and housing assistance for residents with special needs. Respondents also cited pathways to homeownership and programs for first-time homeowners as beneficial programs to assist with housing needs. More than 20 percent of

respondents identified home rehabilitation assistance and landlord/tenant mediation services as beneficial programs.

- "Housing with three or more bedrooms" was ranked as most needed in the region followed by "housing with 1-2 bedrooms."
- Almost 30 percent of respondents were interested in developing ADUs on their existing or future property. No respondents already had an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents from all jurisdictions expressed the need for median-income housing and "higher end" housing to keep families in the region.
- Respondents from across jurisdictions made requests for rezoning and higher density zoning.

1.6.7 Public Comment Letters

One public comment letter was submitted via email from Self-Help Enterprises on October 20, 2023. The following list summarizes the comments contained in the letter:

- Regarding Affirmatively Furthering Fair Housing, the ratio of housing opportunity sites in high-/highest-resource areas to low-resource areas should be 1:1. The housing opportunity sites should be overlaid with the 2023 California Tax Credit Allocation Committee Opportunity maps.
- The jurisdictions should adopt a program to review all surplus property within one year of adoption of the Housing Element and make those sites available for the development of affordable housing, in compliance with the Surplus Land Act.
- Regarding the entitlement process, jurisdictions should ensure their Municipal Code and local practices do not conflict with streamlining processes for affordable housing development, including "by right" pathways to project approvals through State Density Bonus law, Senate Bill 35 permit streamlining, and the Housing Accountability Act.
- Suitable sites for housing must include sewer, water, dry utilities, reasonable density of 20 to 50 units per acre, and access to quality transit. At least 50 percent of the acreage in the Site Inventory should have a minimum parcel size of 2.5 to 3.0 acres.
- The jurisdictions should consider adding a program to allow manufactured homes on a permanent foundation in all zones that allow single-family housing.
- The jurisdictions should consider adding a program for housing projects that include 100 percent affordable housing serving low-income households to waive permitting fees or defer permitting fees for up to 30 years for affordable single-family housing developments and 55 years for affordable multi-family housing development.

1.6.8 Public Review of the Draft Housing Element

The draft Tulare County Regional Housing Element was available for public review for 31 days from June 6 to July 7, 2024. On June 6, TCAG and all Cities participating in the project sent an email to the project stakeholder list notifying interested parties of the availability of the draft Housing Element with instructions for review and comment. TCAG posted a physical flyer to advertise the draft Housing Element on the TCAG public display board and provided printed copies of the draft Housing Element at the TCAG office at 210 N Church Street in Visalia. Digital notifications of the availability of the draft Housing Element were posted on the TCAG website and TCAG social media accounts and sent to TCAG email contact lists. TCAG also coordinated with community organizations that serve low-income and

special housing needs populations, including Food Link, Community Services Employment Training, and Self-Help Enterprises, to send notices to these organizations' membership and contacts. The draft Housing Element was posted on the project website (https://tulareregionalhousingelement.rinconconsultants.com/). In addition, most of the participating Cities publicized the draft Housing Element on their website and through their social media platforms and provided physical copies of the document at their City Hall locations. Details of how each City notified residents and interested parties of the draft Housing Element are included in the Introduction and Community Engagement chapters of each jurisdiction-specific appendix.

1.6.9 Response to Community Input

The Introduction and Community Engagement chapter of each appendix details how input received from community engagement was incorporated into each jurisdiction's housing site selection process and housing goals, policies, and programs.

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2 Regional Housing Needs Assessment

This section provides a comprehensive assessment of the region's housing needs as the basis for preparing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Tulare County. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2020 U.S. Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the following: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Two jurisdictions (Tulare County and Visalia) did not participate in the multi-jurisdictional housing element but are still presented in the tables analysis to provide comparisons. City-specific assessments of housing needs for the cities participating in this regional Housing Element are provided in Appendices A through G.

2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents' age and income, employment trends, and other factors influence the type of housing needed and the community's ability to afford housing. The following section analyzes Tulare County's population characteristics and trends. At the time of the preparation of this document, limited data from the 2021 Census was available and is used where applicable; therefore, this information presented on population characteristics mainly relies on the 2016-2020 American Community Survey (ACS) estimates.

2.2 Population Growth

U.S. Census Bureau population estimates for each county jurisdiction are shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services.

Tulare County had a total population of 463,955 in 2020. About one-third of the countywide population resides in the city of Visalia. The unincorporated county has the next largest population of 134,876, followed by the cities of Tulare and Porterville, with 68,875 and 62,623 residents, respectively. The remaining cities have populations of about 25,000 or less.

Countywide population grew by over twenty percent from 2000-2010, with Porterville, Visalia, and Tulare having the highest growth rates, respectively. None of the jurisdictions in the region experienced a decline in population during this time. During the next decade, from 2010 to 2020, the countywide population grew by 4.9 percent, with the cities of Porterville, Tulare, and Dinuba having the highest growth rates. Farmersville, Exeter, and the unincorporated county jurisdictions experienced decreases in population during this decade. The county's 4.9 percent change from 2010-2020 was slightly less than the statewide percent change of 5.6 percent.

Table 2-1 Population Change (2000 - 2020)

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Tulare County	368,021	442,179	463,955	20.2%	4.9%
Dinuba	16,844	21,453	24,563	27.4%	14.5%
Exeter	9,168	10,334	10,321	12.7%	-0.1%
Farmersville	8,737	10,588	10,397	21.2%	-1.8%
Lindsay	10,297	11,768	12,659	14.3%	7.6%
Porterville	39,615	54,165	62,623	36.7%	15.6%
Tulare	43,994	59,278	68,875	34.7%	16.2%
Visalia	91,565	124,442	141,384	35.9%	13.6%
Woodlake	6,651	7,279	7,419	9.4%	1.9%
Unincorporated County	141,150	142,872	134,876	1.2%	-5.6%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

2.3 Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

Table 2-2 shows a breakdown of each jurisdiction's population by age group and each group's percentage of the total population. The age groups include preschool (under 5 years), school-age students (5 to 17 years), college-age students (18 to 24 years), young adults (25 to 44), middle-aged adults (45 to 64), and seniors (65 and over). A population with a large percentage of seniors may require unique housing, located near health care, transit, and other services. College students may need smaller and more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes located near employment or transit centers.

The regional population tends to be younger than the statewide average. All jurisdictions in the region have a lower share of the population that is middle-aged (45 to 64 years old) and senior (ages 65 and older) compared to the statewide average. Conversely, all jurisdictions have a higher share of the population that are school-age students (five to 17 years) than the statewide average. All jurisdictions except Lindsay have a share of young children (under five years of age) that is higher than the statewide average. Exeter, Porterville, and Visalia have the largest senior populations, comprising 12 or 13 percent of the cities' populations. Young adults (ages 25 to 44) make up the largest proportion of the population in each city, varying between 24 and 29 percent. Farmersville has the highest college-age student population, accounting for 12.3 percent of its population, while Woodlake has the smallest college-age student population, accounting for 7.8 percent.

Table 2-2 Population by Age Group (2020)

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
Dinuba	2,282	6,561	2,501	7,288	4,099	1,724	24,455
Percent	9.3%	26.8%	10.2%	29.8%	16.8%	7.1%	
Exeter	806	2,413	925	2,630	2,317	1,342	10,433
Percent	7.7%	23.1%	8.9%	25.2%	22.2%	12.9%	
Farmersville	877	2,470	1,331	3,024	2,433	707	10,842
Percent	8.1%	22.8%	12.3%	27.9%	22.4%	6.5%	
Lindsay	759	3,012	1,411	3,087	3,071	1,453	12,793
Percent	5.9%	23.5%	11.0%	24.1%	24.0%	11.4%	
Porterville	4,188	13,683	6,364	15,959	11,567	7,295	59,056
Percent	7.1%	23.2%	10.8%	27.0%	19.6%	12.4%	
Tulare	5,826	16,244	7,427	17,070	12,692	5,287	64,546
Percent	9.0%	25.2%	11.5%	26.5%	19.7%	8.2%	
Visalia	11,221	27,393	12,318	37,541	27,115	17,512	133,100
Percent	8.4%	20.6%	9.3%	28.2%	20.4%	13.2%	
Woodlake	845	1,842	604	2,256	1,342	819	7,708
Percent	11.0%	23.9%	7.8%	29.3%	17.4%	10.6%	
Unincorporated County	10,138	32,217	14,096	35,967	31,917	16,687	141,022
Percent	7.2%	22.9%	10.0%	25.5%	22.6%	11.8%	
California	2,409,082	6,547,559	3,724,239	1,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

2.4 Race and Ethnicity

Table 2-3 shows race and ethnicity of residents in county jurisdictions. The majority of the population in all jurisdictions – except for Exeter – is Hispanic/Latino (any race). Countywide, 65 percent of the population identified as being of Hispanic/Latino origin. The populations of Dinuba, Farmersville, Lindsay, and Woodlake are all more than 86 percent Hispanic/Latino. Exeter has the lowest percentage at 47 percent. The second largest population group is white (not Hispanic) with a high of 46 percent in Exeter. The Hispanic/Latino populations across county jurisdictions are significantly higher than the statewide rate of 39 percent.

Table 2-3 Population by Race

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/ Latino (any race)	Total Population
Tulare County	15,857	5,923	128,751	11,505	301,919	463,955
Percent	3.4%	1.3%	27.8%	2.5%	65.1%	
Dinuba	335	78	2,388	399	21,255	24,455
Percent	1.4%	0.3%	9.8%	1.6%	86.9%	
Exeter	320	81	4,846	270	4,916	10,433
Percent	3.1%	0.8%	46.5%	2.6%	47.1%	
Farmersville	14	86	1,014	115	9,613	10,842
Percent	0.1%	0.8%	9.4%	1.1%	88.7%	
Lindsay	114	47	1,574	47	11,011	12,793
Percent	0.9%	0.4%	12.3%	0.4%	86.1%	
Porterville	2,752	200	13,423	2,187	40,494	59,056
Percent	4.7%	0.3%	22.7%	3.7%	68.6%	
Tulare	1,437	1,913	18,096	2,038	41,062	64,546
Percent	2.2%	3.0%	28.0%	3.2%	63.6%	
Visalia	7,574	2,877	50,565	2,977	69,107	133,100
Percent	5.7%	2.2%	38.0%	2.2%	51.9%	
Woodlake	174	-	487	79	6,968	7,708
Percent	2.3%	0.0%	6.3%	1.0%	90.4%	
Unincorporated County	3,137	641	36,358	3,393	97,493	141,022
Percent	2.2%	0.5%	25.8%	2.4%	69.1%	
California	5,743,983	2,142,371	14,365,145	1,713,595	15,380,929	39,346,023
Percent	14.6%	5.4%	36.5%	4.4%	39.1%	

*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: *U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.*

2.5 Economic Characteristics

2.5.1 Employment

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs. Table 2-4 shows the largest employers in the region.

The largest employers in the county are located in the cities of Visalia and Porterville. Other major employers include Kaweah Delta Hospital, Visalia Unified School District, City of Visalia, College of the Sequoias, and industrial businesses in Visalia.

Table 2-4 Major Employers

Employer	Location	Number of Employees
Walmart Distribution Center	Porterville	1,000-4,999
Tulare County Office of Education	Visalia	1,000-4,999
Valley Labor Services Inc.	Dinuba	500-999
Tulare Local Healthcare District	Tulare	500-999
Tulare Joint Union High School	Tulare	500-999
Tulare County Child Care Program	Visalia	500-999
Tulare City	Tulare	500-999
Sierra View Medical Center	Porterville	500-999
Saputo Cheese USA Inc.	Tulare	500-999
Prima Wawona	Cutler	500-999
Monrovia Nursery Co.	Woodlake	500-999
Eagle Mountain Casino	Porterville	500-999
Porterville Developmental Center	Porterville	500-999
Latino Farm Labor Service	Visalia	500-999

Source: California Employment Development Department

Table 2-5 shows employment by industry for each jurisdiction. In Tulare County, the most common industry is “educational services, and health care and social assistance” with 21.6 percent of employed residents. This industry is also the most common in Exeter, Farmersville, Porterville, Visalia, and Woodlake.

“Agriculture, forestry, fishing and hunting, and mining” is the most common industry in Dinuba, Lindsay, and the unincorporated county, ranging from 20 to 30 percent of total industry, which is higher than the countywide total of 15.6 percent and the statewide total of 2.1 percent.

Table 2-5 Employment by Industry (2020)

	Agriculture, Forestry, Fishing And Hunting, And Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation And Warehousing, And Utilities	Information	Finance And Insurance, And Real Estate, And Rental And Leasing	Professional, Scientific, And Management, And Administrative, And Waste Management Services	Educational Services, And Health Care And Social Assistance	Arts, Entertainment, And Recreation, And Accommodation And Food Services	Other Services, Except Public Administration	Public Administration
Tulare County	28,627	10,863	15,074	6,000	20,382	9,021	2,062	5,252	12,541	39,809	15,326	8,228	10,691
Percent	15.6%	5.9%	8.2%	3.3%	11.1%	4.9%	1.1%	2.9%	6.8%	21.6%	8.3%	4.5%	5.8%
Dinuba	2,022	334	887	636	955	541	145	229	386	1,951	768	443	374
Percent	20.9%	3.5%	9.2%	6.6%	9.9%	5.6%	1.5%	2.4%	4.0%	20.2%	7.9%	4.6%	3.9%
Exeter	285	316	358	73	352	185	52	144	333	1,034	224	122	229
Percent	7.7%	8.5%	9.7%	2.0%	9.5%	5.0%	1.4%	3.9%	9.0%	27.9%	6.0%	3.3%	6.2%
Farmersville	730	144	345	274	528	259	0	39	210	840	678	186	188
Percent	16.5%	3.3%	7.8%	6.2%	11.9%	5.9%	0.0%	0.9%	4.8%	19.0%	15.3%	4.2%	4.3%
Lindsay	1,052	300	408	102	507	43	12	165	440	583	502	182	244
Percent	23.2%	6.6%	9.0%	2.2%	11.2%	0.9%	0.3%	3.6%	9.7%	12.8%	11.1%	4.0%	5.4%
Porterville	3,419	961	1,306	369	3,411	1,045	305	566	1,340	5,246	2,417	1,385	1,516
Percent	14.7%	4.1%	5.6%	1.6%	14.6%	4.5%	1.3%	2.4%	5.8%	22.5%	10.4%	5.9%	6.5%
Tulare	2,673	1,429	2,661	977	3,647	1,543	146	616	1,857	5,866	2,264	775	1,733
Percent	10.2%	5.5%	10.2%	3.7%	13.9%	5.9%	0.6%	2.4%	7.1%	22.4%	8.7%	3%	6.6%
Visalia	2,481	3,784	5,083	1,268	6,265	2,928	1,119	2,384	4,612	16,007	4,486	3,253	4,148
Percent	4.3%	6.5%	8.8%	2.2%	10.8%	5.1%	1.9%	4.1%	8.0%	27.7%	7.8%	5.6%	7.2%

	Agriculture, Forestry, Fishing And Hunting, And Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation And Warehousing, And Utilities	Information	Finance And Insurance, And Real Estate, And Rental And Leasing	Professional, Scientific, And Management, And Administrative, And Waste Management Services	Educational Services, And Health Care And Social Assistance	Arts, Entertainment, And Recreation, And Accommodation And Food Services	Other Services, Except Public Administration	Public Administration
Woodlake	425	235	239	123	306	231	50	59	247	524	325	144	91
Percent	14.2%	7.8%	8.0%	4.1%	10.2%	7.7%	1.7%	2.0%	8.2%	17.5%	10.8%	4.8%	3.0%
Unincorporated County	15,540	3,360	3,787	2,178	4,411	2,246	233	1,050	3,116	7,758	3,662	1,738	2,168
Percent	30.3%	6.6%	7.4%	4.3%	8.6%	4.4%	0.5%	2.0%	6.1%	15.1%	7.1%	3.4%	4.2%
California	394,290	1,190,537	1,676,497	514,234	1,942,421	1,028,818	542,674	1,118,253	2,581,266	3,960,265	1,894,858	952,302	850,479
Percent	2.1%	6.4%	9.0%	2.8%	10.4%	5.5%	2.9%	6.0%	13.8%	21.2%	10.2%	5.1%	4.6%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

2.5.2 Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. HUD estimate of AMI is used to set income limits for eligibility in Federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (See Table 2-6). According to HUD, the AMI for a four-person household in Tulare County was $80,300 in 2022.

Table 2-6 HUD Income Limits by Person per Household (dollars)

Household Size:	1	2	3	4	5	6	7	8
Extremely Low-Income	16,350	18,700	23,030	27,750	32,470	37,190	41,910	46,630
Very Low-Income	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450
Low-Income	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
Median-Income	56,200	64,250	72,250	80,300	847,300	931,500	99,550	106,000
Moderate-Income	67,450	77,100	89,700	96,350	104,050	111,750	119,450	127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

The State of California uses the income categories shown in Table 2-7 to determine eligibility for state housing programs. The State's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

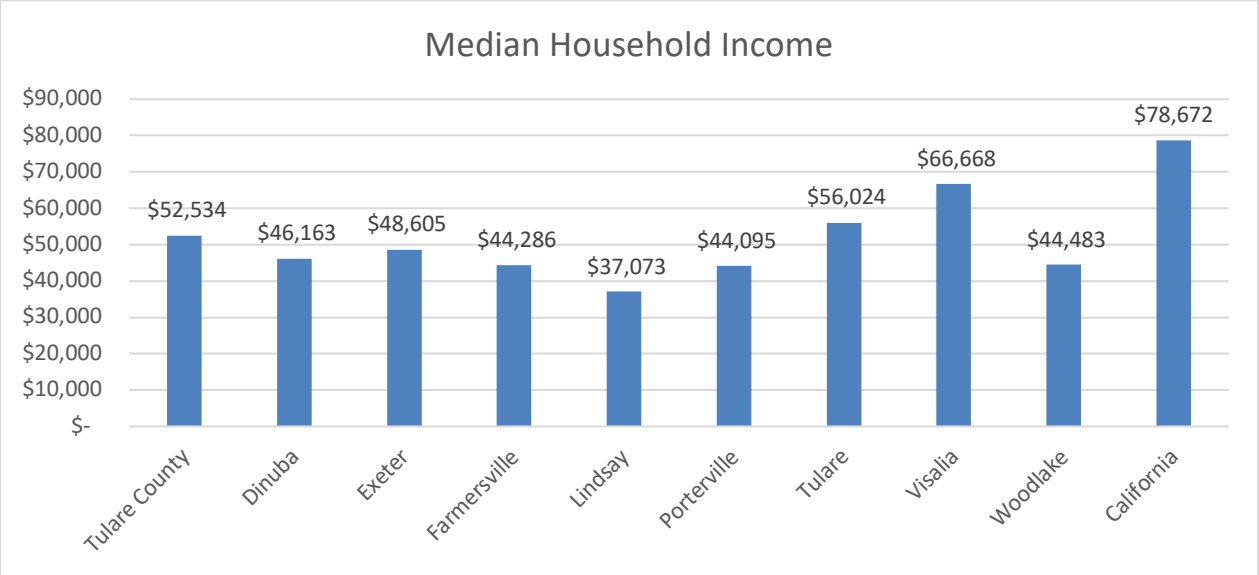
Table 2-7 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure 2-1 shows actual median household income for the jurisdictions in Tulare County as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in California was $78,672 in 2020, higher than the Tulare County median of $52,534. The city with the highest median household income in 2020 was Visalia with $66,668. The city with the lowest household median income was Lindsay with $37,073.

Figure 2-1 Median Household Income



Note: Data not available for unincorporated area.
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table 2-8 shows the median household income for all county jurisdictions by race in 2020. Asian American households had the highest median income across all jurisdictions except Exeter and Visalia, where white (alone) had the highest median income. Hispanic/Latino households generally had lower median incomes than white alone households, except in Farmersville, Lindsay, and Woodlake.

Table 2-8 Median Household Income by Race/Ethnicity (dollars)

Jurisdiction	White, alone	Black/African American, alone	American Indian and Alaskan Native, alone	Asian American, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic/ Latino, Any Race
Tulare County	64,453	44,708	37,632	67,396	N/A	47,520	62,159	46,063
Dinuba	69,706	N/A	N/A	71,058	N/A	38,438	32,457	43,426
Exeter	59,318	N/A	59,792	48,578	N/A	32,292	N/A	40,156
Farmersville	35,417	N/A	N/A	N/A	N/A	55,299	N/A	46,346
Lindsay	23,504	N/A	N/A	N/A	N/A	36,125	N/A	39,977
Porterville	46,500	N/A	31,912	52,350	N/A	47,297	56,765	42,788
Tulare	61,888	N/A	N/A	82,120	85,859	48,966	65,482	53,319
Visalia	71,733	N/A	59,528	70,250	N/A	60,547	71,544	64,465
Woodlake	34,659	N/A	N/A	N/A	N/A	43,456	60,799	44,675
California	90,496	54,976	60,182	101,380	81,682	59,287	76,733	62,330

Note: Data not available for Unincorporated County

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

State and federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. Table 2-9 examines overpayment among owner-occupied and renter-occupied units based on the most-recent data provided by CHAS. Among overpaying households, Farmersville has the highest owner-occupied percentage (52.6 percent of those overpaying), and Lindsay has the highest renter-occupied percentage (71.0 percent of those overpaying). In all areas of the county, renters account for a higher percentage of overpaying households. Compared to total households, Lindsay has the largest percentage of overpaying households (47.0 percent), while Woodlake has the lowest (33.4 percent). Countywide, 37.9 percent of households are overpaying for housing, slightly lower than the statewide average.

Table 2-9 Overpayment by Tenure

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying	Total Occupied Units
Tulare County	22,694	29,740	52,434	138,240
Percent	16.4%	21.5%	37.9%	
Dinuba	829	1,542	2,371	6,175
Percent	13.4%	25.0%	38.4%	
Exeter	616	668	1,284	3,425
Percent	18.0%	19.5%	37.5%	
Farmersville	519	468	987	2,855
Percent	18.2%	16.4%	34.6%	
Lindsay	508	1,244	1,752	3,750
Percent	13.5%	33.2%	46.7%	
Porterville	2,749	4,438	7,187	17,225
Percent	16.0%	25.8%	41.7%	
Tulare	3,148	3,954	7,102	18,420
Percent	17.1%	21.5%	38.6%	
Visalia	6,305	8,159	14,464	43,250
Percent	14.6%	18.9%	33.4%	
Woodlake	269	411	680	2,120
Percent	12.7%	19.4%	32.1%	
Unincorporated County	7,751	8,856	16,607	41,020
Percent	18.9%	21.6%	40.5%	
California	2,112,710	2,947,155	5,059,865	13,044,265
Percent	16.2%	22.6%	38.8%	

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Low-income households, especially low-income renter households, are more likely to experience overpayment compared to households of all income levels. In jurisdictions across Tulare County, between 48 and 70 percent of low-income households are experiencing overpayment, which is significantly higher than the 32 to 42 percent of households of all income levels that are experiencing cost burden, as shown in Table 2-10. The city of Tulare has the highest rate of overpayment among low-income households (75 percent) and Woodlake has the lowest rate (48 percent).

In California and throughout Tulare County, low-income renter households have a higher rate of overpayment than low-income owner households. The city of Lindsay has the greatest difference in the percent of low-income renters experiencing overpayment (72 percent) compared to low-income owners (48 percent), with a 24 percent difference. Other cities with a large gap between the percent of low-income renters and low-income owners experiencing overpayment, include Dinuba, Exeter, Farmersville, and Visalia. The cities of Porterville and Tulare have a more even distribution of low-income renters and owners experiencing displacement.

Table 2-10 Overpayment by Tenure for Low-Income Households

Jurisdiction	Low-Income Owner-Occupied Overpaying	Low-Income Renter-Occupied Overpaying	Total Low-Income Overpaying	Total Low-Income Occupied Units
Tulare County	18,065	28,385	46,450	72,425
Percent	59.4%	67.5%	64.1%	
Dinuba	730	1,510	2,240	3,665
Percent	51.8%	67.0%	61.1%	
Exeter	470	654	1,124	1,945
Percent	50.0%	65.1%	57.8%	
Farmersville	515	470	985	1,915
Percent	44.4%	62.3%	51.4%	
Lindsay	515	1,200	1,715	2,730
Percent	48.1%	72.3%	62.8%	
Porterville	2,425	4,305	6,730	9,910
Percent	64.9%	69.7%	67.9%	
Tulare	2,140	3,850	6,730	8,950
Percent	63.0%	69.3%	75.2%	
Visalia	4,885	7,250	12,135	17,460
Percent	64.0%	73.8%	69.5%	
Woodlake	430	245	670	1,395
Percent	44.6%	57.0%	48.0%	
California	1,396,865	2,688,975	4,085,840	6,203,065
Percent	57.3%	71.4%	65.9%	

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table 2-11 identifies the rate at which households are overpaying for housing. Lindsay, Porterville, and the unincorporated county have the highest percentages of households spending more than 50 percent of their income on housing. The cities of Tulare, Dinuba, and Exeter have the highest percentages of households paying between 30 and 50 percent of their income on housing (known as severe housing cost burden). Countywide, 37.9 percent of households have a housing cost burden, which is slightly lower than statewide (38.8 percent).

Table 2-11 Cost Burdened Households

Jurisdiction	No Cost Burden <= 30%	Cost Burden >30% to <=50%	Severe Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
Dinuba	3,760	1,332	1,039	44	6,175
Percent	60.9%	21.6%	16.8%	0.7%	100.0%
Exeter	2,083	742	542	58	3,425
Percent	60.8%	21.7%	15.8%	1.7%	100.0%
Farmersville	1,868	549	438	-	2,855
Percent	65.4%	19.2%	15.3%	0.0%	100.0%
Lindsay	1,972	764	988	-	3,724
Percent	53.0%	20.5%	26.5%	0.0%	100.0%
Porterville	9,899	3,313	3,874	139	17,225
Percent	57.5%	19.2%	22.5%	0.8%	100.0%
Tulare	11,083	4,083	3,019	235	18,420
Percent	60.2%	22.2%	16.4%	1.3%	100.0%
Visalia	28,458	8,525	5,939	328	43,250
Percent	65.8%	19.7%	13.7%	0.8%	100.0%
Woodlake	1,357	412	268	83	2,120
Percent	64.0%	19.4%	12.6%	3.9%	100.0%
Unincorporated County	23,745	7,850	8,757	668	41,020
Percent	57.9%	19.1%	21.3%	1.6%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

2.6 Household Characteristics

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families with children often prefer single-family homes, while couples without children or single persons may need or prefer apartments or condominiums.

Table 2-12 provides information on households with couples across all jurisdictions in the county. There are 139,044 households in Tulare County, of which 41,830 (30.1 percent) are married or cohabitating couples with children, higher than the statewide average of 23.7 percent. Lindsay, Tulare, and Woodlake have the highest percentage of total households that are comprised of married-couple households with children.

Table 2-12 Households by Type

Jurisdiction	Married-Couple Household			Cohabitating Couple Household			Total Households
	Total	Children	No Children	Total	Children	No Children	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
Dinuba	3,240	1,686	1,554	413	305	108	6,354
Percent	51.0%	26.5%	24.5%	6.5%	4.8%	1.7%	
Exeter	1,637	706	931	150	98	52	3,295
Percent	49.7%	21.4%	28.3%	4.6%	3.0%	1.6%	
Farmersville	1,408	590	818	230	151	79	2,862
Percent	49.2%	20.6%	28.6%	8.0%	5.3%	2.8%	
Lindsay	2,077	1,065	1,012	285	115	170	3,866
Percent	53.7%	27.6%	26.2%	7.4%	3.0%	4.4%	
Porterville	8,386	4,267	4,119	1,612	926	686	17,649
Percent	47.5%	24.2%	23.3%	9.1%	5.3%	3.9%	
Tulare	9,733	5,371	4,362	1,875	1,278	597	18,381
Percent	53.0%	29.2%	23.7%	10.2%	7.0%	3.3%	
Visalia	22,392	10,463	11,929	3,163	1,909	1,254	43,867
Percent	51.1%	23.9%	27.2%	7.2%	4.4%	2.9%	
Woodlake	1,351	699	652	221	153	68	2,184
Percent	61.9%	32.0%	29.9%	10.1%	7.0%	3.1%	
Unincorporated County	22,916	10,387	12,529	2,860	1,661	1,199	40,586
Percent	56.5%	25.6%	30.9%	7.1%	4.1%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

2.7 Large Households

A large household is defined as any household with five or more occupants. Table 2-13 provides information on large households by tenure across all county jurisdictions. Countywide, there is a higher percentage of households that are large households than the statewide average. Dinuba, Farmersville, and Lindsay have the highest percentage of large households, ranging from 26.3 to 29.9 percent of all households. Exeter and Visalia have the lowest percentage of large households. The difference in percentage of owner-occupied large households to renter-occupied varies across each jurisdiction.

Table 2-13 Large Households by Tenure

Jurisdiction	Total	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
Dinuba	1,841	416	173	189	486	457	120
Percent	29.0%	6.6%	2.7%	3.0%	7.7%	7.2%	1.9%
Exeter	597	153	110	42	120	143	29
Percent	18.1%	4.6%	3.3%	1.3%	3.6%	4.3%	0.9%
Farmersville	857	312	253	82	149	-	61
Percent	29.9%	10.9%	8.8%	2.9%	5.2%	0.0%	2.1%
Lindsay	1,016	301	126	94	315	95	85
Percent	26.3%	7.8%	3.3%	2.4%	8.2%	2.5%	2.2%
Porterville	3,582	886	390	615	941	365	385
Percent	20.3%	5.0%	2.2%	3.5%	5.3%	2.1%	2.2%
Tulare	4,360	1,346	622	341	952	769	330
Percent	23.7%	7.3%	3.4%	1.9%	5.2%	4.2%	1.8%
Visalia	6,983	2,070	891	647	1,918	835	622
Percent	15.9%	4.7%	2.0%	1.5%	4.4%	1.9%	1.4%
Woodlake	449	114	98	17	129	45	46
Percent	20.6%	5.2%	4.5%	0.8%	5.9%	2.1%	2.1%
Unincorporated County	9,914	2,518	1,438	1,210	2,497	1,187	1,064
Percent	24.4%	6.2%	3.5%	3.0%	6.2%	2.9%	2.6%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

2.8 Overcrowding

HCD defines an overcrowded unit as one occupied by one person or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms, excluding the kitchen (three bedrooms, living room, and dining room). If more than five people were living in that typical home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters.

Table 2-14 provides information on overcrowding by tenure across all jurisdictions. The cities with the highest rates of overcrowding include Exeter with a total of 63.1 percent of households overcrowded, Farmersville with 66.0 percent of households, and Visalia with 59.6 percent of households.

Table 2-14 Overcrowding Severity by Tenure

	Owner-Occupied			Renter-Occupied		
Jurisdiction	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Dinuba	3,375	161	97	2,979	580	114
Percent	53.1%	4.8%	2.9%	46.9%	19.5%	3.8%
Exeter	2,079	23	8	1,216	189	-
Percent	63.1%	1.1%	0.4%	36.9%	15.5%	0.0%
Farmersville	1,888	119	41	974	145	136
Percent	66.0%	6.3%	2.2%	34.0%	14.9%	14.0%
Lindsay	1,999	83	34	1,867	328	44
Percent	51.7%	4.2%	1.7%	48.3%	17.6%	2.4%
Porterville	8,900	608	208	8,749	730	284
Percent	50.4%	6.8%	2.3%	49.6%	8.3%	3.3%
Tulare	10,512	688	70	7,869	905	271
Percent	57.2%	6.5%	0.7%	42.8%	11.5%	3.4%
Visalia	25,950	587	267	17,917	1,676	507
Percent	59.2%	2.3%	1.0%	40.8%	9.4%	2.8%
Woodlake	1,122	58	-	1,062	114	11
Percent	51.4%	5.2%	0.0%	48.6%	10.7%	1.0%
Unincorporated County	23,528	1,662	568	17,058	2,242	643
Percent	58.0%	7.1%	2.4%	42.0%	13.1%	3.8%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

2.9 Special Needs Groups

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Tulare County belonging to each group are shown.

2.9.1 Seniors

Table 2-15 identifies senior households by tenure across all county jurisdictions. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied tenure. There is a larger number of owner-occupied senior households across each jurisdiction when compared to renter-occupied senior households. In Tulare County, there are 29,976 senior households, 22,482 (75

percent) of which own their homes and 7,494 (25 percent) of which rent their homes. Homeownership among senior households is slightly greater in Tulare County than statewide, where approximately 72 percent of senior households own their homes.

Table 2-15 Senior Households by Tenure

	Owner-Occupied			Renter-Occupied		
Jurisdiction	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
Dinuba	394	132	105	187	51	22
Percent	62.4%	20.9%	16.6%	71.9%	19.6%	8.5%
Exeter	449	231	65	78	48	25
Percent	60.3%	31.0%	8.7%	51.7%	31.8%	16.6%
Farmersville	183	144	8	45	41	7
Percent	54.6%	43.0%	2.4%	48.4%	44.1%	7.5%
Lindsay	247	104	61	218	57	12
Percent	60.0%	25.2%	14.8%	76.0%	19.9%	4.2%
Porterville	1,284	928	301	968	294	117
Percent	51.1%	36.9%	12.0%	70.2%	21.3%	8.5%
Tulare	1,319	553	273	510	110	122
Percent	61.5%	25.8%	12.7%	68.7%	14.8%	16.4%
Visalia	4,297	2,320	1,199	1,455	599	693
Percent	55.0%	29.7%	15.3%	53.0%	21.8%	25.2%
Woodlake	134	136	-	63	74	21
Percent	49.6%	50.4%	0.0%	39.9%	46.8%	13.3%
Unincorporated County	4,480	2,138	997	1,089	369	219
Percent	58.8%	28.1%	13.1%	64.9%	22.0%	13.1%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007.

Table 2-16 shows housing cost burden data for senior households by income level in Tulare County based on data extracted through the CHAS database. As shown, 54 percent of all senior households countywide are considered lower-income by the Household Area Median Family Income. Among owner-occupied units, 45.1 percent of households are lower-income, compared to 78.5 percent of households in renter-occupied units. Additionally, in all lower-income categories, senior households that rent experience significantly higher rates of cost burden than seniors households that own their home.

Table 2-16 Overpayment by Tenure among Senior Households, Tulare County

	Owner occupied				Renter occupied					
	Elderly Family	Elderly Non-Family	Total	%	Elderly Family	Elderly Non-Family	Total	%	Grand Total	%
Household Income <= 30% HAMFI Extremely Low-Income	**950**	**2,115**	**3,065**	**13.6%**	**840**	**1,915**	**2,755**	**33.6%**	**5,820**	**18.9%**
Number w/ Cost Burden <= 30%	160	575	735	3.3%	105	515	620	7.6%	1,355	4.4%
Number w/ Cost Burden > 30% to <= 50%	125	240	365	1.6%	125	445	570	6.9%	935	3.0%
Number w/ Cost Burden > 50%	665	1,300	1,965	8.7%	610	955	1,565	19.1%	3,530	11.5%
Household Income > 30% to <= 50% HAMFI Very Low-Income	**1,620**	**1,850**	**3,470**	**15.4%**	**720**	**1,370**	**2,090**	**25.5%**	**5,560**	**18.1%**
Number w/ Cost Burden <= 30%	640	960	1,600	7.1%	215	510	725	8.8%	2,325	7.6%
Number w/ Cost Burden > 30% to <= 50%	490	395	885	3.9%	370	455	825	10.1%	1,710	5.6%
Number w/ Cost Burden > 50%	490	495	985	4.4%	135	405	540	6.6%	1,525	5.0%
Household Income > 50% to <= 80% HAMFI Low-Income	**2,045**	**1,575**	**3,620**	**16.1%**	**935**	**660**	**1,595**	**19.4%**	**5,215**	**17.0%**
Number w/ Cost Burden <= 30%	1,290	960	2,250	10.0%	520	375	895	10.9%	3,145	10.2%
Number w/ Cost Burden > 30% to <= 50%	480	400	880	3.9%	280	130	410	5.0%	1,290	4.2%
Number w/ Cost Burden > 50%	275	215	490	2.2%	135	155	290	3.5%	780	2.5%
Subtotal Lower Income (<= 80% HAMFI)	**4,615**	**5,540**	**10,155**	**45.1%**	**2,495**	**3,945**	**6,440**	**78.5%**	**16,595**	**54.0%**
Household Income > 80% to <= 100% HAMFI	1,485	915	2,400	10.7%	275	265	540	6.6%	2,940	9.6%
Household Income > 100% HAMFI	7,295	2,680	9,975	44.3%	560	665	1,225	14.9%	11,200	36.4%
Total	**13,395**	**9,135**	**22,530**	**100.0%**	**3,330**	**4,875**	**8,205**	**100.0%**	**30,735**	**100.0%**

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning, CHAS database, 2015-2019, accessed 2023. https://www.huduser.gov/portal/datasets/cp.html

Table 2-17 summarizes cost burden data for units occupied by senior households. Countywide, 36.6 percent of all senior households are overpaying for housing, including 16.9 percent with a cost burden between 30 and 50 percent, and 19.7 percent with a cost burden greater than 50 percent (severe housing cost burden). Compared to total households, the percentage of cost burdened senior households is lower than the percentage of all cost burdened households countywide, where 19.9 percent experience a cost burden between 30 and 50 percent and 18.0 percent experience a cost burden greater than 50 percent.

Table 2-17 Cost Burdened Senior Households

Jurisdiction	Cost Burden <= 30%	Cost Burden >30% to <=50%	Cost Burden >50%	Total Occupied Units
Tulare County	19,485	5,180	6,070	30,735
Percent	63.4%	16.9%	19.7%	100.0%
Dinuba	697	183	174	1,054
Percent	66.1%	17.4%	16.5%	100.0%
Exeter	624	223	102	949
Percent	65.8%	23.5%	10.7%	100.0%
Farmersville	208	105	99	412
Percent	50.5%	25.5%	24.0%	100.0%
Lindsay	385	145	95	625
Percent	61.6%	23.2%	15.2%	100.0%
Porterville	2,150	765	834	3,749
Percent	57.3%	20.4%	22.2%	100.0%
Tulare	1,888	734	610	3,232
Percent	58.4%	22.7%	18.9%	100.0%
Visalia	6,950	1,445	2,014	10,409
Percent	66.8%	13.9%	19.3%	100.0%
Woodlake	198	44	69	311
Percent	63.7%	14.1%	22.2%	100.0%
Unincorporated County	6,385	1,536	2,073	9,994
Percent	63.9%	15.4%	20.7%	100.0%
California	1,963,195	620,335	736,510	3,320,040
Percent	59.1%	18.7%	22.2%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Resources for Senior-Headed Households

Table 2-18 includes an inventory of senior rental units countywide. As shown, there are 1,601 rental units intended for seniors in the county, including units available to very low-, low-, and moderate-income households. As identified in Table 2-16 above, there are 6,440 lower-income senior households in renter-occupied housing units. Due to the high rate of cost burden among households in renter-occupied and significant gap between the number of lower-income senior households and affordable senior rental units, it can be concluded that senior housing is a significant need in the county. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for seniors.

Table 2-18 Inventory of Senior Housing

Housing Development	Address	Number of Units	Description
Cypress Cove	1501 E Cypress Ave, Tulare, CA 93274	53	Rental units for low- and moderate-income seniors.
Kimball Court	303 W Kimball Ave, Visalia, CA 93277	94	Rental units for seniors.
Linmar Apartments	2395 14th Ave, Kingsburg, CA 93631	48	Very low-, low-, and moderate-income seniors.
Santa Fe Plaza	250 N 3rd St, Porterville, CA 93257	105	Rental units for low-income seniors.
Visalia Garden Villas	4901 W Crenshaw Dr, Visalia, CA 93277	60	Rental units for low- and moderate-income seniors.
Westport Village	3123 S Avocado St, Visalia, CA 93277	25	Rental units for seniors at or below 60 percent of AMI.
Village Grove Apartments	675 S Farmersville Blvd, Farmersville, CA 93223	48	Rental units for seniors or individuals 55 and older with a disability.
Palomar Court Apartments	833 S Farmersville Blvd, Farmersville, CA 93223	40	Rental units for seniors or individuals 55 and older with a disability.
Haden Apartments	315 E Tulare St, Dinuba, CA 93618	24	Rental units for seniors or individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
El Monte West Apartments	999 W El Monte Way, Dinuba, CA 93618	40	Family and Senior housing.
Emperor Estates Senior Apartments	350 North M St, Dinuba, CA 93618	61	Rental units for residents 55 years and older
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for seniors disabled individuals.
Earlimart Senior Apartments	1094 E Washington, Earlimart, CA 93291	35	Rental units for seniors disabled individuals.
Exeter Senior Villa	655 Vine, #45, Exeter, CA 93221	40	Rental units for seniors disabled individuals.
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	38	Rental units for seniors and disabled individuals.
Mt Whitney Place Apartments	181 E Honolulu St. Lindsay, CA 93247	29	Rental units for seniors
Sequia View Apartments	41334 Road 127, Orosi, CA 93647	42	Rental units for families and seniors.
Porterville Gardens Apartments	1585 W Putnam, Porterville, CA 93257	56	Rental units for seniors and disabled individuals.
Sierra Hills	2500 W. Henderson Ave., Porterville, CA	121	Rental units for seniors.
Sequoia Dawn	35800 Highway 190, Springville, CA 93265	118	Rental units for seniors and disabled individuals.
Silvercrest Apartments	350 N L Street, Tulare, CA 93274	55	Rental units for seniors 62 and older or disabled individuals.

Housing Development	Address	Number of Units	Description
Tulare Gardens Apartments	498 S Blackstone, Tulare, CA 93274	60	Rental units for seniors 62 and older or disabled individuals.
Sierra Meadows	1120 E Tulare Ave, Visalia, CA 93291	42	Rental units for seniors 62 or older.
The Meadows	3900 W Tulare Ave, Visalia, CA 93277	99	Rental units for seniors.
Town Meadows	115 W Murry, Visalia, CA 93291	90	Rental units for seniors and disabled individuals.
Valencia House	248 N Valencia Blvd, Woodlake, CA 93286	46	Rental units for seniors and disabled individuals.
Woodlake Manor	200 E Sierra Ave, Woodlake, CA 93286	44	Rental units for seniors and disabled individuals.
Total units:		**1,601**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

2.9.2 Persons with Disabilities (including Developmental Disabilities)

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines six disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market rate housing.

Table 2-19 identifies the populations of each county jurisdiction by number of disabilities. Farmersville, Lindsay, and Porterville are the only three jurisdictions with a larger percentage of their populations having two or more disabilities than a single disability. Exeter has the highest percentage of persons with disabilities among all other jurisdictions, while Dinuba and Woodlake have the lowest.

Table 2-19 Population by Number of Disabilities

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
Dinuba	24,355	1,071	915	22,369
Percent		4.4%	3.8%	91.9%
Exeter	10,404	787	675	8,942
Percent		7.6%	6.5%	86.0%
Farmersville	10,842	638	767	9,437
Percent		5.9%	7.1%	87.0%
Lindsay	12,701	715	872	11,114
Percent		5.6%	6.9%	87.5%
Porterville	58,174	3,217	3,325	51,632
Percent		5.5%	5.7%	88.8%
Tulare	64,166	4,219	3,291	56,656
Percent		6.6%	5.1%	88.3%
Visalia	131,663	8,659	7,183	115,821
Percent		6.6%	5.5%	88.0%
Woodlake	7,708	374	259	7,075
Percent		4.9%	3.4%	91.8%
Unincorporated County	139,735	8,725	8,068	122,942
Percent		6.2%	5.8%	88.0%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table 2-20 summarizes residents with a disability by age categories for each jurisdiction. Countywide, 6,680 residents under the age of 18 have at least one disability. These residents account for 1.5 percent of the population countywide, which is higher than the proportion of residents under 18 with a disability statewide (0.8 percent). Similarly, the percentage of residents 18 to 64 with a disability is higher in the county (5.6 percent) compared to the state (5.0 percent). Residents 65 years or older with at least one disability account for a smaller percentage of the total population in the county (4.6 percent) than in California (4.9 percent).

Table 2-20 Disability by Age for the Total Population

Jurisdiction	Total Population	Under 18 Years with one or more Disability	18 to 64 Years with one or more Disability	65 Years and Older with one or more Disability
Tulare County	459,748	6,680	25,918	21,162
Percent	100.0%	1.5%	5.6%	4.6%
Dinuba	24,355	345	1,160	481
Percent	100.0%	1.4%	4.8%	2.0%
Exeter	10,404	161	703	598
Percent	100.0%	1.5%	6.8%	5.7%
Farmersville	459,748	6,680	25,918	21,162
Percent	100.0%	1.5%	5.6%	4.6%
Lindsay	12,701	82	726	779
Percent	100.0%	0.6%	5.7%	6.1%
Porterville	58,174	627	3,300	2,615
Percent	100.0%	1.1%	5.7%	4.5%
Tulare	64,166	1,205	3,808	2,497
Percent	100.0%	1.9%	5.9%	3.9%
Visalia	131,663	2,060	7,549	6,233
Percent	100.0%	1.6%	5.7%	4.7%
Woodlake	7,708	41	292	300
Percent	100.0%	0.5%	3.8%	3.9%
Unincorporated County	139,735	1,902	7,634	7,257
Percent	100.0%	1.4%	5.5%	5.2%
California	38,838,726	306,806	1,944,580	1,895,565
Percent	100.0%	0.8%	5.0%	4.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table 2-21 shows data for residents with a developmental disability. The Centers for Disease Control and Prevention (CDC) defines developmental disabilities as a group of conditions due to an impairment in physical, learning, language, or behavior areas. These conditions begin during the developmental period, may impact day-to-day functioning, and usually last throughout a person's lifetime. Countywide, there are 6,272 residents with a developmental disability, more than half of these residents are under the age of 18 (3,201 residents) and 3,071 residents 18 years old or older, a trend that mirrors the statewide average. In Porterville, Farmersville, and Woodlake, there are more residents with a developmental disability who are 18 years old and older than those who are younger than 18.

Table 2-21 Developmental Disability by Age

Jurisdiction	Under 18 Years	18 Years and Older	Total Population with a Development Disability
Tulare County	3,201	3,071	6,272
Dinuba	194	132	326
Exeter	100	96	196
Farmersville	60	64	124
Lindsay	118	88	206
Porterville	541	707	1,248
City of Tulare	584	486	1,070
Visalia	1,039	973	2,012
Woodlake	55	58	113
Unincorporated County	358	346	704
California	192,384	185,353	377,737

Source: California Department of Developmental Services, *Quarterly Consumer Report*, December 2021.

Resources for Persons with Disabilities

Table 2-22 identifies 576 rental units for residents with a disability countywide. Additionally, according to the State of California Department of Developmental Services data, 5,449 Tulare County residents with a developmental disability live with family or a guardian.[1] Despite these housing opportunities, with 53,760 residents with a disability countywide (Table 2-19), the gap between residents with a disability and housing resources is considerable. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for people with disabilities.

Table 2-22 Inventory of Housing for People with Disabilities

Housing Development	Address	Number of Units	Description
Village Grove Apartments	675 S Farmersville Blvd, Farmersville, CA 93223	48	Rental units for individuals 55 and older with a disability.
Palomar Court Apartments	833 S Farmersville Blvd, Farmersville, CA 93223	40	Rental units for individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
Robinwood Court	5738 W Robin Wood Ct, Visalia, CA 93291	10	Rental units for disabled individuals.
Tule Vista	612 S D St, Tulare, CA 93274	3	Rental units for disabled individuals.
North Park Apartments	1655 N Crawford Ave, Dinuba, CA 93618	3	Rental units for disabled individuals.
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for disabled individuals.
Earlimart Senior Apartments	1094 E Washington, Earlimart, CA 93291	2	Rental units for disabled individuals.

[1] U.S. Department of Developmental Services, Quarterly Consumer Report by Age and Residence Type, January 2022.

Housing Development	Address	Number of Units	Description
Westwood Manor	211 S Ash, Earlimart, CA 93219	2	one-bedroom units for disabled individuals.
Exeter Apartments	855 W Visalia Rd, Exeter, CA 93221	3	Rental units for disabled individuals.
Exeter Senior Villa	655 Vine, #45, Exeter, CA 93221	4	Rental units for seniors disabled individuals.
Jacob Square	301 Jacob, Exeter, CA 93221	3	Two-bedroom handicap units.
Oakwood Apartments	15753 Avenue 327, Ivanhoe, CA 93235	5	Rental units for disabled individuals.
Delta Vista Manor	701 N Ash, Lindsay, CA 93247	2	Two-bedroom handicap units.
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	4	Rental units for seniors and disabled individuals.
Monte Vista Manor	901 W Tulare, Lindsay, CA 93247	1	Two-bedroom handicap unit.
Alta Vista Apartments	41730 Road 128, Orosi, CA 93647	42	Rental units for disabled individuals.
Orchard Manor Apartments	12495 Avenue 416, Orosi, CA 93647	3	Rental units for disabled individuals.
Pixley Apartments	735 E Terra Bella Ave, Pixley, CA 93256	2	Rental units for disabled individuals.
Carolita Apartments	1055 W. Pioneer Ave., Porterville, CA 93257	8	Rental units for disabled individuals
Alder Apartments	45 N Salisbury, Porterville, CA 93257	64	Rental units for disabled individuals.
Evergreen Apartments	65 N Salisbury, Porterville, CA 93257	4	Rental units for disabled individuals.
Mountain View Apartments	870 N Plano St, Porterville, CA 93257	2	Two-bedroom handicap units.
Porterville Gardens Apartments	1585 W Putnam, Porterville, CA 93257	6	Rental units for seniors and disabled individuals.
Sequoia Village at Rivers Edge	424 South E Street, Porterville, CA 93257	2	Rental units for disabled individuals.
Villa Siena Apartments	200 North E Street, Porterville, CA 93257	4	Rental units for disabled individuals.
Villas Robles Apartments	450 W Springville Dr, Porterville, CA 93257	4	Rental units for disabled individuals.
Porterville Family Apartments	93 E. Date Ave., Porterville, CA 93257	4	Rental units for disabled individuals.
Sequoia Dawn	35800 Highway 190, Springville, CA 93265	118	Rental units for seniors and disabled individuals.
Strathmore Villa Apartments	19734 Road 231 Unit B, Strathmore, CA 93267	2	Rental units for disabled individuals.
Tipton Terrace	584 N Thompson Rd, Tipton, CA 93272	2	Rental units for disabled individuals.

Housing Development	Address	Number of Units	Description
Parkwood Manor	414 - 430 Meadow Drive, Tulare, CA 93274	10	Rental units for disabled individuals.
Silvercrest Apartments	350 N L Street, Tulare, CA 93274	4	Rental units for disabled individuals.
Tulare Apartments	1101 S Irwin, Tulare, CA 93274	8	Rental units for disabled individuals.
Tulare Gardens Apartments	498 S Blackstone, Tulare, CA 93274	4	Rental units for seniors 62 and older or disabled individuals.
Westside Palm Village	900 W Pleasant, Tulare, CA 93274	2	Rental units for disabled individuals.
Goshen Village	30940 Road 72, Visalia, CA 93291	6	Rental units for disabled individuals.
Town Meadows	115 W Murry, Visalia, CA 93291	9	Rental units for seniors and disabled individuals.
Valencia House	248 N Valencia Blvd, Woodlake, CA 93286	46	Rental units for seniors and disabled individuals.
Woodlake Garden Apartments	705 W Sequoia, Woodlake, CA 93286	3	Rental units for disabled individuals.
Woodlake Manor	200 E Sierra Ave, Woodlake, CA 93286	44	Rental units for seniors and disabled individuals.
Total Units		**576**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Several local agencies provide services for residents with a disability. Table 2-23 provides a list of disability resource contacts throughout the county.

Table 2-23 Services for Persons with Disabilities

Organization	Phone	Address
Behavioral Health Centers:		
Lindsay	559.592.7300	831 N. Sequoia Ave., Lindsay, CA
Exeter	559.592.7300	1014 San Juan Ave., Exeter, CA
Visalia	559.624.3300	1100 S. Akers, Visalia, CA
Tulare County Mental Health Department	559.623.0900	520 E. Tulare Street, Visalia, CA
Tulare County Mental Health Hillman Center	559.684.4530	1062 South 'K' St, Tulare, CA
Porterville Adult Mental Health Clinic	559.781.1200	1055 W. Henderson Ave., Porterville, CA
Hope Horizon Porterville	559.781.0649	837 N. Main Street #C, Porterville, CA
Porterville Wellness Center	599.570.5000	333 W. Henderson Ave., Porterville, CA
Hope Horizon Mental Health	559.688.2043	327 South 'K' Street, Tulare, CA
Kingsview	559.687.0929	201 North 'K' Street, Tulare, CA
Blind Services:		
California Council of the Blind	800.221.6359	2143 Hurley Way, Suite 250, Sacramento, CA
Valley Center for the Blind	559.222.4447	3417 W. Shaw Ave., Fresno, CA

Organization	Phone	Address
Deaf Services:		
Deaf and Hard of Hearing Service Center	559.334.0134	113 N Church St. #222, Visalia, CA
Fox Interpreting Sign Language Services	559.636.3294	1105 W Center Ave, Visalia, CA
Veteran Services:		
Tulare Veterans' Clinic	559.684.8703	10550 N Cherry St, Tulare, CA
Veterans' Medical Center	559.225.6100	2615 E Clinton Ave, Fresno, CA

Source: Tulare County CSET, https://www.cset.org/ accessed June 2023.

2.9.3 Large Households

Table 2-24, below, quantifies large households in the county. Countywide, 29,599 households contain more than five people. These households account for 21.3 percent of total households. Of these households, 14,145 (10.2 percent of total households and 47.8 percent of all large households) are renter-occupied households.

Table 2-24 Large Households by Tenure

		Owner-Occupied Large Households			Renter-Occupied Large Households		
Jurisdiction	Total	5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

Resources for Large Households

Table 2-25 compares the number of households with five or more people to the number of units with five or more bedrooms. As shown, there are a total of 150,079 housing units in the county, including 2,820 units with five or more bedrooms. These large housing units represent 1.9 percent of the countywide housing stock, significantly less than the percentage statewide (4.3 percent). Compared to the number of large households (29,599) there is a considerable resource gap in the county of more than 20,000 units appropriate for large households. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households.

Table 2-25 Large Households and Units

Jurisdiction	Total Households	Large Households (5 or more persons)	Total Units	Large Units (5 or more bedrooms)
Tulare County	139,044	29,599	150,079	2,820
Percent	100%	21.3%	100%	1.9%
Dinuba	6,354	1,841	6,552	40
Percent	100%	29.0%	100%	0.6%
Exeter	3,295	597	3,620	72
Percent	100%	18.1%	100%	2.0%
Farmersville	2,862	857	2,921	5
Percent	100%	29.9%	100%	0.2%
Lindsay	3,866	1,016	3,979	72
Percent	100%	26.3%	100%	1.8%
Porterville	17,649	3,582	18,654	186
Percent	100%	20.3%	100%	1.0%
Tulare	18,381	4,360	19,526	399
Percent	100%	23.7%	100%	2.0%
Visalia	43,867	6,983	46,139	1,218
Percent	100%	15.9%	100%	2.6%
Woodlake	2,184	449	2,285	27
Percent	100%	20.6%	100%	1.2%
Unincorporated County	40,586	9,914	46,403	801
Percent	100%	24.4%	100%	1.7%
California	13,103,114	1,809,518	14,210,945	617,193
Percent	100%	13.7%	100%	4.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108, Table B24024.

2.9.4 Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty level incomes. Single-parent households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-26 identifies all single female-headed householders residing with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Dinuba, Exeter, and Porterville have the highest percent of single female-headed households, while Lindsay, Woodlake, and unincorporated county have the lowest percent. The countywide average is 7.7 percent which is considerably higher than the statewide average of 4.7 percent.

Table 2-26 Single Female-Headed Households with own Children

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Tulare County	139,044	10,655	7.7%
Dinuba	6,354	1,036	16.3%
Exeter	3,295	346	10.5%
Farmersville	2,862	222	7.8%
Lindsay	3,866	207	5.4%
Porterville	17,649	1,756	9.9%
City of Tulare	18,381	1,614	8.8%
Visalia	43,867	2,833	6.5%
Woodlake	2,184	205	9.4%
Unincorporated County	40,568	2,436	6.0%
California	13,103,114	615,734	4.7%

** Single Female-Headed Households with own children under age 18, does not include unrelated dependents.*

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table 2-27 provides data on all single female-headed households by tenure. Countywide there are 23,911 single-female headed households, including 8,979 owner-occupied households and 14,932 renter-occupied households. Across all areas of the county, renter-occupied households account for a larger proportion of single female-headed households than owner-occupied households. Porterville, Woodlake, and Tulare have the largest percentage of single female-headed households that rent. The proportion of single female-headed households that rent in the county (62.4 percent) is higher than the proportion statewide (58.5 percent).

Table 2-27 Single Female-Headed Households by Tenure

Jurisdiction	Owner-Occupied	Renter-Occupied	Total
Tulare County	8,979	14,932	23,911
Percent	37.6%	62.4%	100.0%
Dinuba	689	1,050	1,739
Percent	39.6%	60.4%	100.0%
Exeter	287	309	596
Percent	48.2%	51.8%	100.0%
Farmersville	295	316	611
Percent	48.3%	51.7%	100.0%
Lindsay	185	348	533
Percent	34.7%	65.3%	100.0%
Porterville	1,083	2,609	3,692
Percent	29.3%	70.7%	100.0%
Tulare	1,224	2,334	3,558
Percent	34.4%	65.6%	100.0%
Visalia	2,642	4,359	7,001
Percent	37.7%	62.3%	100.0%
Woodlake	125	262	387
Percent	32.3%	67.7%	100.0%
California	702,489	990,785	1,693,274
Percent	41.5%	58.5%	100.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25011.

Resources for Single-Parent and Female-Headed Households

Tulare County Community Services Employment Training (CSET) Resource Centers

Tulare County CSET provides families with access to services including nutrition and health education, housing and utility assistance, and employment training. Each Resource Center has established partnerships and referral processes with local agencies, food pantries, and the faith-based community to be able to provide assistance quickly and smoothly. Tulare County CSET operates offices family resource centers in Tulare and Earlimart.[2]

Tulare County Family Resource Network

The core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource and referrals to partner agencies, family health and wellness, home visitation and child development services. The organization connects special needs groups, including single female-headed households, to the Housing Authority of Tulare County for rental assistance. The Tulare County Family Resource Networks operates Family Resources Centers in the community of Orosi, Lindsay, and Visalia, Porterville and Woodlake.[3]

2.9.5 Extremely Low-Income Residents

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, people with disabilities, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

Table 2-28 identifies extremely low-income households by tenure for all county jurisdictions. Renter-occupied households make up a larger percentage of total extremely low-income households in every jurisdiction. Lindsay has the highest percentage of extremely low-income households compared to total households at 26.9 percent, followed by Porterville with 21.3 percent, and the unincorporated county at 20.8 percent. Visalia and Tulare have the lowest percentage of extremely low-income households at 11.2 percent and 12.9 percent, respectively.

[2] Tulare County CSET, https://www.cset.org/ accessed June 2023.
[3]Tulare County Family Resource Center Network, http://www.tcfrcn.org/ accessed June 2023.

Table 2-28 Extremely Low-Income Households by Tenure

Jurisdiction	Extremely Low-Income Households (Income <=30% HAMFI)			Total Households
	Owner-Occupied	Renter-Occupied	Total Extremely Low-Income Households	
Tulare County	6,940	16,145	23,085	139,044
Percent	5.0%	11.6%	16.6%	100.0%
Dinuba	179	817	996	6,354
Percent	2.8%	12.9%	15.7%	100.0%
Exeter	215	395	610	3,295
Percent	6.5%	12.0%	18.5%	100.0%
Farmersville	245	303	548	2,862
Percent	8.6%	10.6%	19.1%	100.0%
Lindsay	252	789	1,041	3,866
Percent	6.5%	20.4%	26.9%	100.0%
Porterville	994	2,765	3,759	17,649
Percent	5.6%	15.7%	21.3%	100.0%
Tulare	548	1,820	2,368	18,381
Percent	3.0%	9.9%	12.9%	100.0%
Visalia	1,654	3,255	4,909	43,867
Percent	3.8%	7.4%	11.2%	100.0%
Woodlake	104	314	418	2,184
Percent	4.8%	14.4%	19.1%	100.0%
Unincorporated County	2,749	5,687	8,436	40,586
Percent	6.8%	14.0%	20.8%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.
U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table 2-29 shows data for extremely low-income households overpaying by tenure and cost burden. In all areas of the county, households that rent are far more likely to experience housing cost burden. Countywide, 13.3 percent of extremely low-income renters experience a cost burden, and 49.4 percent experience severe cost burden.

Table 2-29 Extremely Low-Income Households by Tenure and Cost Burden

Jurisdiction	Owner Occupied			Renter Occupied			Total Extremely Low-Income Households
	No Cost Burden <30%	Cost Burden >30%	Severe Cost Burden >50%	No Cost Burden <30%	Cost Burden >30%	Severe Cost Burden >50%	
Tulare County	980	865	5,095	1,650	3,080	11,415	23,085
Percent	4.2%	3.7%	22.1%	7.1%	13.3%	49.4%	100.0%
Dinuba	29	25	125	83	184	550	996
Percent	2.9%	2.5%	12.6%	8.3%	18.5%	55.2%	100.0%
Exeter	25	95	95	90	25	280	610
Percent	4.1%	15.6%	15.6%	14.8%	4.1%	45.9%	100.0%
Farmersville	50	25	170	10	119	174	548
Percent	9.1%	4.6%	31.0%	1.8%	21.7%	31.8%	100.0%
Lindsay	89	-	163	24	140	625	1,041
Percent	8.5%	0.0%	15.7%	2.3%	13.4%	60.0%	100.0%
Porterville	99	155	740	265	420	2,080	3,759
Percent	2.6%	4.1%	19.7%	7.0%	11.2%	55.3%	100.0%
Tulare	64	49	435	170	325	1,325	2,368
Percent	2.7%	2.1%	18.4%	7.2%	13.7%	56.0%	100.0%
Visalia	239	140	1,275	295	675	2,285	4,909
Percent	4.9%	2.9%	26.0%	6.0%	13.8%	46.5%	100.0%
Woodlake	20	25	59	85	94	135	418
Percent	4.8%	6.0%	14.1%	20.3%	22.5%	32.3%	100.0%
Unincorporated County	365	351	2,033	628	1,098	3,961	8,436
Percent	4.3%	4.2%	24.1%	7.4%	13.0%	47.0%	100.0%
California	117,890	92,945	381,175	172,130	216,880	1,038,395	2,019,415
Percent	5.8%	4.6%	18.9%	8.5%	10.7%	51.4%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Resources for Extremely Low-Income Households

HATC provides assistance to lower and moderate-income families in need of housing through the Housing Choice Voucher (HCV) program.[4] HATC currently administers approximately 700 public housing units, 3,100 households receiving HCVs, and 860 units of local, non-traditional housing.[5]

Table 2-30 includes additional resources of benefit to extremely low-income households in Tulare County. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for extremely low-income households.

[4] Tulare County, Housing, Homeless and Rental Assistance, https://covid19.tularecounty.ca.gov/housing-homeless-and-rental-assistance/ accessed June 2023.
[5] U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare accessed June 2023.

Table 2-30 Extremely Low-Income Resources

Organization	Phone	Address
Central California Legal Services	559.733.8770	208 W. Main Street Suit U-1, Visalia, CA
City of Visalia Community Development Agency	559.713.4460	315 E. Acequia, Visalia, CA
Hands in the Community	559.734.4040	Visalia, CA
Salvation Army Tulare	599.687.2520	314 E. San Juaquin Ave. Tulare, CA
St. Anne's Food Pantry	559.783-8018	271 S. Wallace St., Porterville, CA
Central CA Food Bank	599.237.3663	4010 E. Amemdola Dr., Fresno, CA
Love INC of Tulare County	559.467-5167	250 S. K St., Tulare, CA
Central California Family Crisis Center	599.781.7462	211 N. Main St., Porterville, CA
Porterville Pregnancy Resource Center	599.782.1225	303 W. Henderson Ave., Porterville, CA
Porterville Area Coordinating Council	599.793.0213	368 E. Date Ave., Porterville, CA
City of Porterville Community Development Department	599.782.7460	291 N. Main St., Porterville, CA
CSET	599.788.1400	1063 W. Henderson Ave., Porterville, CA
CSET	599.216.0525	108 E. Morton Ave., Porterville, CA
CSET - Tulare Family Resource Center & Employment Connection Affiliate	559.684.1987	304 E. Tulare Avenue, Tulare, CA
Tulare Emergency Aid Council	559.686.3693	424 North 'N' Street, Tulare, CA

Source: Tulare County CSET, 2023.

2.9.6 Farmworkers

Due to a combination of limited English language skills and very low household incomes, the ability of farmworkers to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities. According to California Employment Development Department, the median wage for farmworkers was $14.77/hour in 2020 or approximately $34,560 per year for full-time work, which is considered extremely low-income in California. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely

overcrowded living situation. Migrant and seasonal farmworkers face several housing challenges, but primarily substandard housing conditions and overcrowded housing.[6]

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves. Migrant and resident farmworkers constitute distinct populations, each with its own special needs. In many instances, migrant workers are experiencing the worst employment, job security, and housing conditions. Many migrants do not have a social support network and must locate both employment and housing on their own. Resident farmworkers, on the other hand, often have support networks in place and are more likely to gain access to off-farm employment, such as in food packing or transportation.[7]

Table 2-31 provides 2020 census data for farmworkers by jurisdiction in the county. According to the 2020 census, there are 28,627 people employed as farmworkers in the county. Most of the farmworker population is distributed throughout the unincorporated county, making up 54.3 percent of the total farmworker population. Porterville has the second largest population of farmworkers at 11.9 percent.

Table 2-31 Farmworker Population

Jurisdiction	Farmworkers	Percent of Total Farmworkers
Dinuba	2,022	7.1%
Exeter	285	1.0%
Farmersville	730	2.6%
Lindsay	1,052	3.7%
Porterville	3,419	11.9%
Tulare	2,673	9.3%
Visalia	2,481	8.7%
Woodlake	425	1.5%
Unincorporated County	15,540	54.3%
Total Tulare County	**28,627**	**100%**

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table 2-32 provides USDA Census of Agriculture data for farmworkers by population over time. While the number of hired farmworkers increased between 2007 and 2012, the most recent 2017 census observes a decrease in the number of farmworkers by 8.0 percent from 25,247 to 23,233 workers. The ongoing transition from agriculture-based industries to metropolitan-oriented employment in the larger jurisdictions, including Visalia, Tulare, and Porterville, is a key factor in the decrease in the population of farmworkers, as evidenced by the decrease in farms with hired labor during the same period from 2,448 to 2,160.

[6] National Center for Farmworker Health. 2021. Monterey, Kern, and Tulare Cali Rapid Assessment – Survey Report. https://www.ncfh.org/uploads/3/8/6/8/38685499/monterey_kern_tulare_cali_rapid_assessment_-_survey_report_2021.pdf

[7] Housing Assistance Council. Farmworker Case Study – Kern County, California. https://ruralhome.org/wp-content/uploads/storage/documents/farmcase.pdf

Table 2-32 Farmworker Population Overtime (Tulare County)

Type of Farm Labor	2007	2012	Percent Change '07 - '12	2017	Percent Change '12 - '17
Hired farm labor (farms)	2,103	2,448	16.4%	2,160	-11.8%
Hired farm labor (workers)	24,978	25,247	1.1%	23,233	-8.0%
Workers by days worked – 150 days or more	12,549	11,745	-6.4%	11,017	-6.2%
Workers by days worked – less than 150 days	12,429	13,502	8.6%	12,216	-9.5%
Migrant farm labor on farms with hired labor	350	180	-48.6%	146	-18.9%
Migrant farm labor on farms reporting only contract labor	184	65	-64.7%	60	-7.7%

Source: U.S. Department of Agriculture, *Census of Agriculture*, https://www.nass.usda.gov/AgCensus/ accessed June 2023.

Resources for Farmworkers

The Housing Authority of Tulare County offers a farm labor housing program that provides housing to very low, low, and moderate-income families with two to nine members who have current farm labor income. Under this program the Housing Authority rents over 400 units to non-migratory farm workers for very low amounts and offers rental assistance when needed.[8] Housing is provided in Visalia, Poplar, Tulare, Terra Bella, and Woodville. To be accepted, the head of household must be a U.S. citizen or legal resident and must meet a minimum requirement for income from farm labor, or for days worked in farm labor during the past year.

Table 2-33 identifies agencies providing services benefitting farmworkers. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households including resources for farmworkers.

Table 2-33 Resources for Farmworkers

Organization	Phone	Address	Description
Proteus Inc.	599. 781-1852	54 N. Main St. #10, Porterville, CA	Education, workplace training, job placement, and other support services to farm working families and diverse program participants to empower them to achieve self-sufficiency
Housing Authority of Tulare County	559. 781-6873	290 N. 4th St., Porterville, CA	Provides affordable housing opportunities for lower-income households and farmworkers
California Farmworker Foundation (CFF)	661.778.0015	1120 Kensington Street, Delano, CA	Works to offer and create opportunities that would enable Farmworkers that reside in California to develop personal and professional skills through five areas of service: Education, Health & Wellness, Workforce Development, Immigration Services, and Community Engagement.
United Way of Tulare County	559.685.1766	1601 E. Prosperity Avenue, Tulare, CA	Offers $600 cash cards for eligible farm and food workers in California

Source: Proteus Inc. https://www.proteusinc.org/ accessed June 2023.
Housing Authority of Tulare County, https://www.hatc.net/ accessed March 2023.
California Farmworker Foundation, https://californiafarmworkers.org/ accessed June 2023.
United Way of Tulare County, https://www.unitedwaytc.org/ accessed June 2023.

[8] Housing Authority of Tulare County, https://www.hatc.net/farm-labor.php?nbl=RP accessed June 2023.

The Tulare County Housing Authority operates six farmworker housing developments providing a total of 418 apartments and townhouses. These farmworker housing units are concentrated in Visalia, providing 206 units, and Porterville with 178 units. Below is an inventory of farmworker housing found throughout Tulare County:

- **La Puente.** Located in Visalia on North Bridge Street. Provides 15 two- and three-bedroom units.
- **Linnell Farm Labor Center.** Located in Visalia on North Mariposa Avenue near Farmersville. Provides 191 two-, three-, and four-bedroom apartments.
- **Poplar Grove Apartments.** Located in Poplar along Avenue 145. Provides 50 two-, three-, and four-bedroom units.
- **Sonora Apartments.** Located Tulare on South O Street. Provides 52 townhouses and single-story units.
- **Terra Bella Farm Labor Center.** Located in Terra Bella along Road 328. Provides 14 two- and three-bedroom units.
- **Villa Siena Apartments.** Located at 200 North E Street in Porterville. Provides 70 units one-, two-, and three-bedroom units.
- **Woodville Farm Labor Center.** Located in Porterville along Road 192. Provides 178 two-, three-, and four-bedroom units.

2.9.7 Persons Experiencing Homelessness

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to one becoming homeless. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

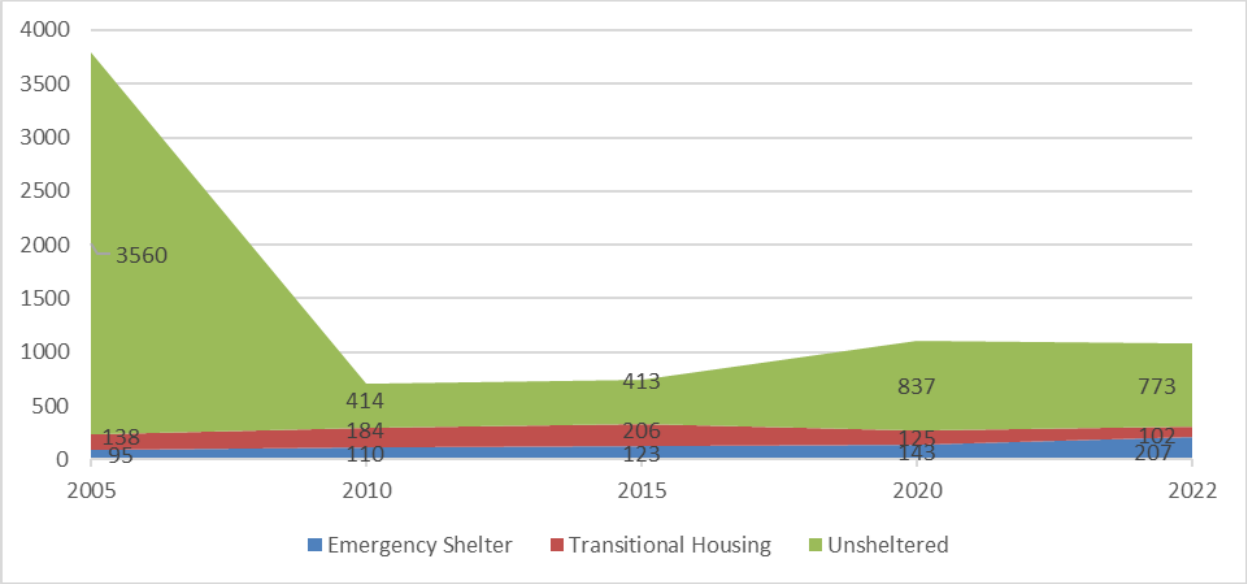
For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for

specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

The Kings and Tulare counties have formed a regional Continuum of Care (CoC), a community-based organization that provides information on homeless services and data on the region's homeless population. Figure 2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

Figure 2-2 Homelessness by Type Over Time, Households, Kings/Tulare County CoC



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

The Kings/Tulare Homeless Alliance (KTHA) conducted a Point in Time (PIT) count on the evening of January 22, 2023. Volunteers from local jurisdictions, law enforcement, the faith-based community, non-profit partners, and community stakeholders conducted brief surveys with people who meet the HUD definition of homeless. Volunteers canvassed locations where people experiencing homelessness tend to congregate including encampments, libraries, and food distribution sites. The PIT Report provides a snapshot of the people experiencing homelessness in Kings and Tulare Counties in 2023 and provides data specific to areas within the cities of Porterville, Tulare, and Visalia, and the county of Tulare as a whole.[9]

Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions, Table 2-34 identifies those counted in 2023.

[9] Kings/Tulare Homeless Alliance, 2022 Point in Time Report, June 1, 2022.

Table 2-34 Homelessness by Type (2023)

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434
Balance of County	5	0	31	36

Sources:
Kings/Tulare Homeless Alliance, 2023 Point in Time Report, July 7, 2023.
U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2020).

The Kings/Tulare CoC data also considers ethnicity. Among those counted, 45 percent identify as Hispanic/Latino (of any race).

The 2023 PIT Report identified 1,053 people experiencing homelessness in the county, which was a 14 percent increase over 2022 and a 91 percent increase over 2012. Of those counted, 779 were unsheltered, 165 slept in an emergency shelter and 109 in transitional housing. Additionally, 430 reported having a disability and 58 persons were unaccompanied youth. The vast majority of those counted identified as white (70 percent). Data for ethnicity shows that 49 percent identified as Hispanic/Latino (of any race).

Resources for Persons Experiencing Homelessness

KTHA is a broad-based coalition of homeless housing and service providers, advocates, government representatives and consumers working together to shape regional planning and decision making.

KHTA provides a coordinated entry system, Every Door Open. The system is based on national best practices and is consistent with federal guidelines, which ensure that vulnerable populations receive housing resources. Through a partnership with service and housing providers, Every Door Open is structured to deliver a consistent level of services and housing to those that are at-risk of homelessness or experiencing homelessness in Kings/Tulare counties. Every Door Open coordinates local investment towards preventing and reducing homelessness.

Every Door Open directs households who are at risk of becoming homeless or are currently experiencing homelessness, to seek assistance through a Housing Navigator, partner agency, or through 2-1-1. Households are evaluated through the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). Assistance is prioritized for households who have been literally homeless for long periods of time and have high service needs.[10] Table 2-35 identifies additional resources for residents experiencing or at risk of homelessness. United Way of Tulare County's program, 211 Tulare County, also connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households including resources for people experiencing homelessness.

[10] Kings/Tulare Homeless Alliance, Coordinated Entry System, https://www.kthomelessalliance.org/coordinatedentry accessed June 2023.

Table 2-35 Resources for Persons Experiencing Homelessness

Organization	Phone	Address
Kings/Tulare Homeless Alliance	559.738-8733	1900 N Dinuba Blvd Ste G, Visalia, CA 93291
Women's Center of Hope	559.734.7921	324 N East 1st Avenue Visalia, CA 93291
Men's Shelter	559.740.4178	322 NE 1st Avenue, Visalia, CA 93291
Open Gate Ministries	559.591.1241	511 North K St Dinuba, CA 93618
United Way of Tulare County	559.685.1766	1601 E Prosperity Avenue, Tulare, CA
Porterville Navigation Center	599.521.0619	140 South C Street, Porterville, CA 93257
Central California Family Crisis Center	599.781.7462	211 N Main St, Porterville, CA 93257

Source: Kings/Tulare Homeless Alliance (KTHA), https://www.kthomelessalliance.org accessed March 2023.

There are five emergency shelter providers throughout Tulare County offering short-term housing and basic amenities to those in need. There are currently 196 emergency shelter units, and an additional 200 beds planned in the city of Tulare in summer 2024, which will bring the total to 396 beds. These beds will provide shelter for approximately 37 percent of all people experiencing homelessness in the county based on the number provided in the 2023 PIT count. Below is an inventory of emergency shelter facilities found throughout Tulare County:

- **Visalia Rescue Mission – Men's Shelter.** Located on NE First Avenue in Visalia. Provides 50 beds to men 18 years and older for up to 90 days.
- **Visalia Rescue Mission – Shelter of Hope.** Located on N Burke Avenue in Visalia. Provides 40 beds to women and children for up to 90 days. The shelter is available to girls 17 years of age and younger and boys 12 years of age and younger.
- **The PAAR Center.** While not a homeless specific resource, the PAAR Center, with its main office on W. Belleview Avenue in Porterville, provides 57 beds to individuals recovering from substance abuse. The PAAR Center welcomes all guests in need of shelter and provides a bed for up to 90 days and basic amenities including showers.
- **Open Gate Ministries.** Located on N K Street in Dinuba. Provides 34 beds for anyone in need.
- **Tulare Cares Temporary Encampment.** Located on E Walnut Avenue in Tulare. Temporary emergency encampment currently active and providing tents for up to 178 guests.
- **Porterville Navigation Center**. Located on South C Street in Porterville. Provides 15 low-barrier emergency shelter beds and fifteen bridge housing beds with wrap-around services, including daily meals, case services to help individuals find permanent housing, income, healthcare, and stability. Provides day services, showers, laundry, breakfast, lunch, and case management services.
- **Hillman Center Project.** Planned homeless shelter in the city of Tulare. Located at the Hillman Health Campus, near E O'Neal Avenue and S O Street. Will provide approximately 200 beds, 75 percent of which will be allocated for residents of the city of Tulare and the remaining beds will be allocated for residents throughout the county. Construction will begin in summer 2024 and operation will commence in 2025.

2.10 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the

community. The following sections detail the housing stock characteristics of Tulare County to identify how well the current housing stock meets the needs of current and future residents.

2.11 Housing Growth

Table 2-36 indicates the growth in the housing stock by providing the total number of units overtime for each Tulare County Jurisdiction. Dinuba, Lindsay, and Porterville have the greatest percent change in total units from 2010 to 2020 indicating the fastest growing housing stocks in the past decade. Exeter had the lowest housing stock growth from 2010 to 2020 with the addition of 20 new units over the 10-year period.

Table 2-36 Total Housing Units Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	3,182	3,836	4,670	5,868	6,552
Percent		20.6%	21.7%	25.7%	11.7%
Exeter	2,060	2,651	3,168	3,600	3,620
Percent		28.7%	19.5%	13.6%	0.6%
Farmersville	1,640	1,732	2,269	2,726	2,921
Percent		5.6%	31.0%	20.1%	7.2%
Lindsay	2,344	2,678	2,865	3,193	3,979
Percent		14.3%	7.0%	11.5%	24.6%
Porterville	6,605	10,073	12,691	16,734	18,654
Percent		52.5%	26.0%	31.9%	11.5%
Tulare	7,774	11,316	14,253	18,863	19,526
Percent		45.6%	26.0%	32.3%	3.5%
Visalia	18,190	27,154	32,654	44,205	46,139
Percent		49.3%	20.3%	35.4%	4.4%
Woodlake	1,279	1,585	1,874	2,067	2,285
Percent		23.9%	18.2%	10.3%	10.6%
Unincorporated County	37,578	43,988	45,195	44,440	46,403
Percent		17.1%	2.7%	-1.7%	4.4%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B2001.

2.12 Housing Type and Tenure

Table 2-37 identifies the total housing units by type across each Tulare County jurisdiction. Most of the housing stock across Tulare County are single-family detached homes, making up 75.0 percent of the county's total housing units. This percentage is notably higher than the statewide average of 57.7 percent. The second most common unit type are mobile homes, with 9,096 units or 6.1 percent of the total housing stock. The third most common unit type are 3- or 4-unit dwellings with 7,936 units or 5.3 percent of the total housing stock.

Table 2-37 Total Housing Units by Type

Jurisdiction	Total	1, Detached	1, Attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile Home	Boat, RV, Van, etc.
Tulare County	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
Dinuba	6,552	4,571	152	200	367	589	354	54	80	180	5
Percent		69.8%	2.3%	3.1%	5.6%	9.0%	5.4%	0.8%	1.2%	2.8%	0.1%
Exeter	3,620	2,887	156	88	170	109	30	44	35	101	-
Percent		79.8%	4.3%	2.4%	4.7%	3.0%	0.8%	1.2%	1.0%	2.8%	0.0%
Farmersville	2,921	2,283	74	52	151	92	129	10	22	108	-
Percent		78.2%	2.5%	1.8%	5.2%	3.2%	4.4%	0.3%	0.8%	3.7%	0.0%
Lindsay	3,979	2,845	53	22	183	107	176	208	261	124	-
Percent		71.5%	1.3%	0.6%	4.6%	2.7%	4.4%	5.2%	6.6%	3.1%	0.0%
Porterville	18,654	12,744	341	742	1,038	625	504	603	1,067	969	21
Percent		68.3%	1.8%	4.0%	5.6%	3.4%	2.7%	3.2%	5.7%	5.2%	0.1%
Tulare	19,526	15,103	662	541	984	653	285	267	499	532	-
Percent		77.4%	3.4%	2.8%	5.0%	3.3%	1.5%	1.4%	2.6%	2.7%	0.0%
Visalia	46,139	34,316	1,631	1,535	3,659	1,295	521	858	1,162	1,162	-
Percent		74.4%	3.5%	3.3%	7.9%	2.8%	1.1%	1.9%	2.5%	2.5%	0.0%
Woodlake	2,285	1,632	93	119	216	53	55	15	67	35	-
Percent		71.4%	4.1%	5.2%	9.5%	2.3%	2.4%	0.7%	2.9%	1.5%	0.0%
Unincorporated County	46,403	36,147	1,254	405	1,168	554	208	303	342	5,885	137
Percent		77.9%	2.7%	0.9%	2.5%	1.2%	0.5%	0.7%	0.7%	12.7%	0.3%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table 2-38 indicates housing units by tenure countywide. There are more owner-occupied units than renter units in each jurisdiction. Exeter, Visalia, and Farmersville have the highest percentages of units that are owner-occupied. Lindsay, Porterville, and Woodlake have the largest percentage of units that are renter-occupied.

Table 2-38 Housing Units by Tenure

Jurisdiction	Total	Owner-Occupied	Percent Owner-Occupied	Renter-Occupied	Percent Renter-Occupied
Tulare County	139,044	79,353	57.1%	59,691	42.9%
Dinuba	6,354	3,375	53.1%	2,979	46.9%
Exeter	3,295	2,079	63.1%	1,216	36.9%
Farmersville	2,862	1,888	66.0%	974	34.0%
Lindsay	3,866	1,999	51.7%	1,867	48.3%
Porterville	17,649	8,900	50.4%	8,749	49.6%
Tulare	18,381	10,512	57.2%	7,869	42.8%
Visalia	43,867	25,950	59.2%	17,917	40.8%
Woodlake	2,184	1,122	51.4%	1,062	48.6%
Unincorporated County	40,586	23,528	58.0%	17,058	42.0%
California	13,103,114	7,241,318	55.3%	5,861,796	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

2.13 Vacancy Rate

The vacancy rate indicates the match between the demand for and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered normal. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and reduced affordability. Table 2-39 provides data on vacancy status by type for the total vacant units across all county jurisdictions. Units for rent and other vacant units are the most common types of total vacant units. The unincorporated county has the most vacant units, and Woodlake and Dinuba have the highest percentage of vacant units that are available for rent.

Table 2-39 Vacancy Status by Type for Total Vacant Units

Jurisdiction	Total	For Rent	Rented, not Occupied	For Sale Only	Sold, not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
Dinuba	198	91	-	35	-	11	-	61
Percent		46.0%	0.0%	17.7%	0.0%	5.6%	0.0%	30.8%
Exeter	325	-	101	12	28	-	-	184
Percent		0.0%	31.1%	3.7%	8.6%	0.0%	0.0%	56.6%
Farmersville	59	-	-	14	-	-	-	45
Percent		0.0%	0.0%	23.7%	0.0%	0.0%	0.0%	76.3%
Lindsay	113	44	-	-	23	-	-	46
Percent		38.9%	0.0%	0.0%	20.4%	0.0%	0.0%	40.7%
Porterville	1,005	231	-	93	54	60	-	567
Percent		23.0%	0.0%	9.3%	5.4%	6.0%	0.0%	56.4%
Tulare	1,145	163	180	261	26	-	-	515
Percent		14.2%	15.7%	22.8%	2.3%	0.0%	0.0%	45.0%
Visalia	2,272	758	65	194	65	123	-	1,067
Percent		33.4%	2.9%	8.5%	2.9%	5.4%	0.0%	47.0%
Woodlake	101	50	-	20	-	-	-	31
Percent		49.5%	0.0%	19.8%	0.0%	0.0%	0.0%	30.7%
Unincorporated County	5,817	205	103	272	202	2,810	39	2,186
Percent		3.5%	1.8%	4.7%	3.5%	48.3%	0.0%	37.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.

2.14 Housing Unit Size

Table 2-40 provides housing unit size data for all county jurisdictions. Three-bedroom units are the most common type across the county, followed by two-bedroom and one- bedroom units which mirrors the statewide housing unit size trend; however, there is a larger stock of three-bedroom units countywide (48.3 percent) than in the state (33.7 percent). Except for Farmersville and Lindsay, all jurisdictions in the county have a smaller percentage of housing units that are studio and one-bedroom units than the statewide average. All county jurisdictions have a smaller percentage of five-bedroom units than the statewide average. Conversely, most county jurisdictions have a higher percentage of housing units that are three- and four-bedroom units than the statewide average.

2.15 Age and Condition of Housing Stock

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1970). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical. Table 2-41 provides data on total occupied housing units by year built. More than 22,770 units were constructed in the county between 2000 and 2009, but production was reduced to 9,725 in the following decade.

Table 2-40 Housing Unit Size

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 of More Bedroom
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
Dinuba	6,354	122	277	1,399	3,129	1,387	40
Percent		1.9%	4.4%	22.0%	49.2%	21.8%	0.6%
Exeter	3,295	-	177	931	1,459	668	60
Percent		0.0%	5.4%	28.3%	44.3%	20.3%	1.8%
Farmersville	2,862	138	176	483	1,410	650	5
Percent		4.8%	6.2%	16.9%	49.3%	22.7%	0.2%
Lindsay	3,866	35	540	1,265	1,378	576	72
Percent		0.9%	14.0%	32.7%	35.6%	14.9%	1.9%
Porterville	17,649	553	1,169	4,707	8,528	2,506	186
Percent		3.1%	6.6%	26.7%	48.3%	14.2%	1.1%
Tulare	18,381	271	692	3,974	9,677	3,368	399
Percent		1.5%	3.8%	21.6%	52.7%	18.3%	2.2%
Visalia	43,867	750	2,329	10,016	20,671	8,900	1,201
Percent		1.7%	5.3%	22.8%	47.1%	20.3%	2.7%
Woodlake	2,184	11	114	603	1,126	303	27
Percent		0.5%	5.2%	27.6%	51.6%	13.9%	1.2%
Unincorporated County	40,586	442	1,988	10,489	19,716	7,175	776
Percent		1.1%	4.9%	25.8%	48.6%	17.7%	1.9%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

Table 2-41 Total Occupied Housing Units by Year Built

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		3.6%	3.3%	16.4%	14.9%	14.4%	18.3%	9.4%	9.0%	5.2%	5.4%
Dinuba	6,354	316	454	884	885	538	1,289	469	643	470	406
Percent		5.0%	7.1%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
Exeter	3,295	27	-	696	472	489	426	286	288	144	467
Percent		0.8%	-	21.1%	14.3%	14.8%	12.9%	8.7%	8.7%	4.4%	14.2%
Farmersville	2,862	89	97	501	377	265	745	248	354	127	59
Percent		3.1%	3.4%	17.5%	13.2%	9.3%	26.0%	8.7%	12.4%	4.4%	2.1%
Lindsay	3,866	95	315	452	282	585	660	146	439	185	707
Percent		2.5%	8.1%	11.7%	7.3%	15.1%	17.1%	3.8%	11.4%	4.8%	18.3%
Porterville	17,649	339	394	2,401	3,246	2,630	3,009	1,793	2,064	661	1,112
Percent		1.9%	2.2%	13.6%	18.4%	14.9%	17.0%	10.2%	11.7%	3.7%	6.3%
Tulare	18,381	722	814	3,691	3,289	2,583	2,749	1,632	1,125	785	991
Percent		3.9%	4.4%	20.1%	17.9%	14.1%	15.0%	8.9%	6.1%	4.3%	5.4%
Visalia	43,867	2,298	1,590	8,985	5,993	7,065	8,689	3,453	3,054	1,609	1,131
Percent		5.2%	3.6%	20.5%	13.7%	16.1%	19.8%	7.9%	7.0%	3.7%	2.6%
Woodlake	2,184	143	99	467	274	246	354	213	129	163	96
Percent		6.5%	4.5%	21.4%	12.5%	11.3%	16.2%	9.8%	5.9%	7.5%	4.4%
Unincorporated County	40,586	1,041	892	4,693	5,859	5,677	7,565	4,823	4,441	3,061	2,534
Percent		2.6%	2.2%	11.6%	14.4%	14.0%	18.6%	11.9%	10.9%	7.5%	6.2%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	10.9%	11.1%	15.0%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

Table 2-42 provides information on substandard housing units across all county jurisdictions. There is a higher percentage of units lacking complete kitchen facilities than units lacking complete plumbing facilities across all jurisdictions except for Farmersville and Woodlake. Porterville, Woodlake and Visalia have the largest percentage of substandard housing, while Lindsay, Tulare, and Woodlake have the lowest percentage of substandard housing units.

Table 2-42 Substandard Housing Units

Jurisdiction	Total	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
Tulare County	139,044	481	971
Percent		0.4%	0.7%
Dinuba	6,354	15	27
Percent		0.2%	0.4%
Exeter	3,295	-	20
Percent		0.0%	0.6%
Farmersville	2,862	30	12
Percent		1.1%	0.4%
Lindsay	3,866	-	-
Percent		0.0%	0.0%
Porterville	17,649	69	146
Percent		0.4%	0.8%
Tulare	18,381	17	78
Percent		0.1%	0.4%
Visalia	43,867	235	499
Percent		0.5%	1.1%
Woodlake	2,184	10	-
Percent		0.5%	0.0%
Unincorporated County	40,586	105	189
Percent		0.3%	0.5%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049.

2.16 Housing Costs

2.16.1 Median Home Sale Price

Table 2-43 provides information on the median housing value across all county jurisdictions from 1980 to 2020. Prices rose steadily across the county from 1980 to 2000, increasing between 20 and 50 percent. From 2000 to 2010, there were large value increases between 68 and 124 percent. Increases in value have slowed since 2010, with generally five to 17 percent growth between 2010 and 2020 staying. Median home value decreased in Porterville during this time, while Woodlake had a percent change of 41.7 percent.

Table 2-43 Median Housing Value Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent		36.4%	58.0%	95.0%	14.9%
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent		45.9%	38.5%	107.8%	17.0%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent		35.4%	30.2%	98.7%	-0.6%
Tulare	45,300	70,100	92,900	208,500	226,500
Percent		54.8%	32.5%	124.4%	8.6%
Visalia	64,000	90,100	112,200	231,900	254,600
Percent		40.8%	24.5%	106.7%	9.8%
Woodlake	35,900	57,000	81,300	136,600	193,500
Percent		58.8%	42.6%	68.0%	41.7%
Unincorporated County	48,900	73,400	96,500	211,200	223,600
Percent		50.1%	31.5%	118.9%	5.9%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

2.17 Distribution of Owner-Occupied Units

Due to historical practices of segregation, redlining, displacement, and other discriminatory practices, accumulating wealth through homeownership has been difficult for non-white households. Table 2-44 provides data on the number of owner-occupied housing units by race across all county jurisdictions. In terms of race, households with occupants who identified as two or more races, “some other race,” and white have the highest percentage of housing unit ownership in the county, ranging from 55.7 to 82.2 percent of households. Native Hawaiian and other Pacific Islander and Black/African American households have the lowest rate of housing ownership in Tulare County. Asian American households in the county have a homeownership rate that is far lower than the statewide average. The homeownership rate in the county for households with occupants who identify as Hispanic/Latino (of any race) is double the statewide average.

Table 2-44 Owner Occupied Units by Race

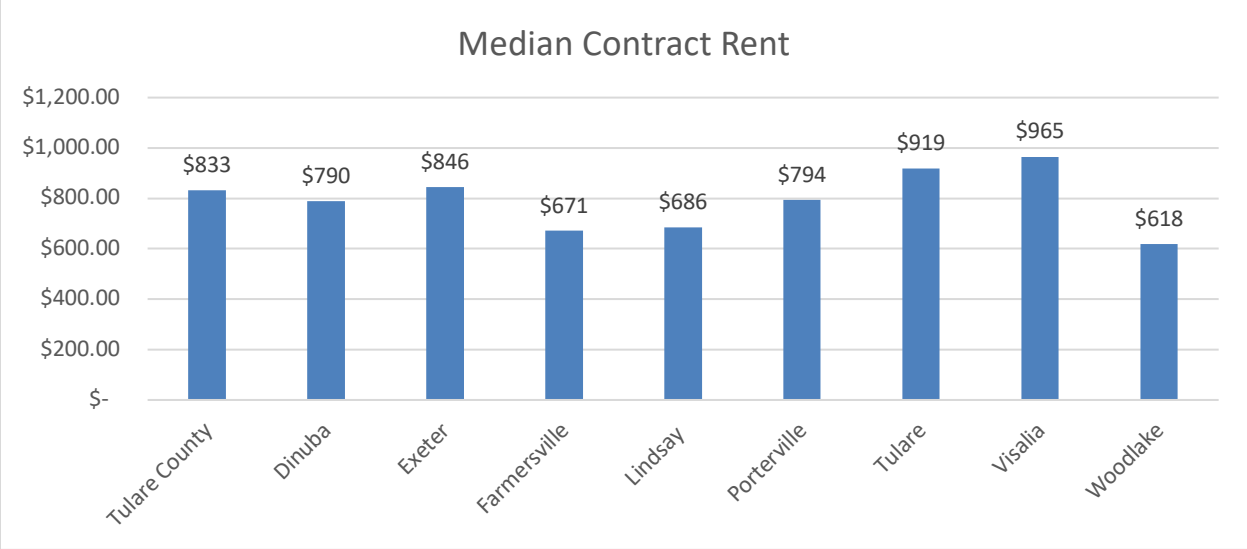
Jurisdiction	White	Black/African American	American Indian and Alaska Native	Asian American	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/Latino of any Race
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
Dinuba	2,281	8	45	68	4	561	408	2,665
Percent	67.6%	0.2%	1.3%	2.0%	0.1%	16.6%	12.1%	79.0%
Exeter	1,708	-	38	24	-	246	63	506
Percent	82.2%	-	1.8%	1.2%	-	11.8%	3.0%	24.3%
Farmersville	1,051	9	25	10	4	522	267	1,647
Percent	55.7%	0.5%	1.3%	0.5%	0.2%	27.6%	14.1%	87.2%
Lindsay	1,421	-	-	21	-	255	302	1,593
Percent	71.1%	-	-	1.1%	-	12.8%	15.1%	79.7%
Porterville	6,106	56	75	578	-	1,286	799	4,592
Percent	68.6%	0.6%	0.8%	6.5%	-	14.4%	9.0%	51.6%
Tulare	7,882	190	73	255	6	1,042	1,064	5,408
Percent	75.0%	1.8%	0.7%	2.4%	0.1%	9.9%	10.1%	51.4%
Visalia	19,441	357	248	958	-	3,328	1,618	10,071
Percent	74.9%	1.4%	1.0%	3.7%	-	12.8%	6.2%	38.8%
Woodlake	664	-	14	31	-	308	105	987
Percent	59.2%	-	1.2%	2.8%	-	27.5%	9.4%	88.0%
Unincorporated County	17,821	90	266	737	31	3,368	1,215	11,233
Percent	75.7%	0.4%	1.1%	3.1%	0.1%	14.3%	5.2%	47.7%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

2.18 Housing Rents

The U.S. Census Bureau defines contract rent as the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. The median contract rent in the county is $833 per month (Figure 2-3). Visalia has the highest median contract rent of $965, followed by Tulare with a median of $919. Farmersville and Woodlake have the lowest median contract rent with a median of $671 and $618, respectively.

Figure 2-3 Median Contract Rent



Source: U.S. Census Bureau, ACS 17-21 (5-year Estimates), Table B25058.

Table 2-45 below provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for June 2022 in Tulare County. Zumper is an online tool that compiles rent price data to identify average rent prices at the local, regional, and national levels. Four-bedroom units in Woodlake have a higher median rent than in comparable cities. One- or two-bedroom units have a higher median rent in Visalia and Tulare than other areas of the county.

Table 2-45 Median Rent by Number of Bedrooms

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Dinuba	N/A	$795	$1,000	$1,900	$2,200
Exeter	N/A	$695	$950	$1,695	$1,495
Farmersville	N/A	N/A	N/A	$850	N/A
Lindsay	N/A	$695	$850	$2,100	N/A
Porterville	$500	$628	$950	$1,800	$2,450
City of Tulare	$660	$900	$1,300	$1,795	$2,095
Visalia	$1,300	$1,250	$1,300	$1,900	$2,448
Woodlake	N/A	$750	N/A	N/A	$3,447
Unincorporated County	N/A	$795	$1,000	$1,900	$2,200

Source: Zumper.com, Rental data for June 2022, accessed June 2023.

2.19 Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with housing affordability for different income levels. This information indicates the number of households likely to experience displacement, overcrowding, and overpayment.

Housing affordability levels are determined by HUD, which conducts annual nationwide household income surveys to determine household eligibility for federal housing assistance. Based on survey results, State HCD determined annual income limits for monthly housing costs, including housing payments (rent or mortgage), utilities, and taxes (if housing owner). These income limits are further broken down by household size. Table 2-46 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (spending more than 30 percent of income on housing costs).

Table 2-46 Housing Affordability Matrix – Tulare County (2021)

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Extremely Low-Income (0-30% AMI)						
1-Person (Studio)	$17,700	$443	$181	$155	$262	$66,457
2-Person (1 BR)	$20,235	$506	$202	$177	$304	$76,010
3-Person (2 BR)	$22,755	$569	$227	$199	$342	$85,507
4-Person (3 BR)	$25,290	$632	$263	$221	$369	$93,824
5-Person (4 BR)	$32,778	$819	$298	$287	$521	$121,125
Very Low-Income (30%-50% AMI)						
1-Person	$29,500	$738	$181	$258	$557	$108,987
2-Person	$33,725	$843	$202	$295	$641	$124,632
3-Person	$37,925	$948	$227	$332	$721	$140,183
4-Person	$42,150	$1,054	$263	$369	$791	$155,827
5-Person	$45,525	$1,138	$298	$398	$840	$168,324
Low-Income (50%-80% AMI)						
1-Person	$47,200	$1,180	$181	$413	$999	$174,526
2-Person	$53,960	$1,349	$202	$472	$1,147	$195,142
3-Person	$60,680	$1,517	$227	$531	$1,290	$219,474
4-Person	$67,440	$1,686	$263	$590	$1,423	$243,950
5-Person	$72,840	$1,821	$298	$637	$1,523	$263,503
Median-Income (80%-100% AMI)						
1-Person	$59,000	$1,475	$181	$516	$1,294	$213,391
2-Person	$67,450	$1,686	$202	$590	$1,484	$243,987
3-Person	$75,850	$1,896	$227	$664	$1,669	$274,402
4-Person	$84,300	$2,108	$263	$738	$1,845	$304,998
5-Person	$91,050	$2,276	$298	$797	$1,978	$329,438

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Moderate-Income (100%-120% AMI)						
1-Person	$70,800	$1,770	$181	$620	$1,589	$256,116
2-Person	$80,940	$2,024	$202	$708	$1,822	$292,832
3-Person	$91,020	$2,276	$227	$796	$2,049	$329,330
4-Person	$101,160	$2,529	$263	$885	$2,266	$366,045
5-Person	$109,260	$2,732	$298	$956	$2,434	$395,374

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.

2. Affordable housing costs are 30 percent of gross household income.

3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.

4. Taxes, insurance, private mortgage insurance, and homeowners association dues are calculated at 35 percent of monthly affordable cost.

5. Affordable home price assumes a 30-year fixed mortgage with a 3 percent interest rate and 10 percent down payment.

6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. According to HCD estimates, extremely low-income households have an annual income of $17,700 or below for a one-person household and $32,778 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Tulare County.

Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to $29,500 for a one-person household and up to $45,525 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between $108,987 and $168,324, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately $557 to $840 in monthly rent, depending on household size. Given the cost of housing in Tulare County, very low-income households cannot afford to purchase a home or rent an adequately sized unit.

Low-income Households

Low-income households earn between 51 and 80 percent of the county AMI – up to $47,200 for a one-person household and up to $72,840 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between $174,526 and $263,503, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately $999 to $1,523 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing is challenging to households in this income group.

Median-Income Households

Median-income households earn between 80 and 100 percent of the county AMI – up to $59,000 for a one-person household and up to $91,050 for a five-person household in 2022. The affordable home price for a moderate-income household ranges from $213,391 to $329,438 depending on household size. After deductions for utilities, a one-person median-income household could afford to pay up to

$1,294 in rent per month and a five-person low-income household could afford to pay as much as $1,978. Finding appropriately sized market-rate rental housing is challenging to households in this income group.

Moderate-Income Households

Moderate-income households earn between 100 and 120 percent of the county AMI – up to $70,800 for a one-person household and up to $109,260 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is $256,116 for a one-person household and $395,374 for a five-person family. Moderate-income households in Tulare County could afford to purchase the median priced home; however, finding an affordable adequately sized home can be a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between $1,589 and $2,434 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

2.19.1 Workforce Housing

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (in Tulare County that range is $50,580 to $101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of $84,300 could afford monthly rent of $1,845 for a three-bedroom housing unit and a home purchase price of $304,998 without being burdened by housing costs. The average monthly rental price for a three-bedroom unit is $1,720, just below the affordable rent for a four-person median income household in the county.

As noted in Table 2-5, the median annual salary for the largest number of workers located in the county (educational services, healthcare, and social assistance) is approximately $52,534. With this salary, single-earner households with two or more people would be considered a low-income household.

2.19.2 Cost Burden

Table 2-47 and Table 2-48 identify cost-burdened households by tenure overtime across each jurisdiction in the county. As shown, there has been a steady decrease in the number of owner-occupied cost-burdened households since 2010, except for slight increases in Lindsay and unincorporated county. However, cost-burdened renter-occupied households have generally increased during the same time except for Farmersville and Woodlake.

Table 2-47 Cost Burdened Owner-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	211	254	546	974	611
Percent		20.4%	115.0%	78.4%	-37.3%
Exeter	76	210	322	671	431
Percent		176.3%	53.3%	108.4%	-35.8%
Farmersville	121	162	418	588	502
Percent		33.9%	158.0%	40.7%	-14.6%
Lindsay	90	146	399	552	603
Percent		62.2%	173.3%	38.4%	9.2%
Porterville	416	694	1,230	2,745	1,906
Percent		66.8%	77.2%	123.2%	-30.6%
Tulare	609	846	1,432	2,802	2,376
Percent		38.9%	69.3%	95.7%	-15.2%
Visalia	1,169	1,947	3,249	6,587	5,398
Percent		66.6%	66.9%	102.7%	-18.1%
Woodlake	61	92	179	267	204
Percent		50.8%	94.6%	49.2%	-23.6%
Unincorporated County	2,130	2,553	3,926	6,076	6,221
Percent		19.9%	53.8%	54.8%	2.4%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Table 2-48 Cost Burdened Renter-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	293	563	560	914	1,277
Percent		92.2%	-0.5%	63.2%	39.7%
Exeter	255	313	328	475	520
Percent		22.8%	4.8%	44.8%	9.5%
Farmersville	200	314	242	636	368
Percent		57.0%	-22.9%	162.8%	-42.1%
Lindsay	277	326	435	666	934
Percent		17.7%	33.4%	53.1%	40.2%
Porterville	947	1,626	2,012	2,731	4,190
Percent		71.7%	23.7%	35.7%	53.4%
Tulare	1,066	1,755	1,648	3,011	3,423
Percent		64.6%	-6.1%	82.7%	13.7%
Visalia	2,465	4,153	3,950	6,365	6,262
Percent		68.5%	-4.9%	61.1%	-1.6%
Woodlake	132	253	227	299	394
Percent		91.7%	-10.3%	31.7%	31.8%
Unincorporated County	2,519	4,001	4,018	5,569	7,200
Percent		58.8%	0.4%	38.6%	29.3%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

2.20 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation data base are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **High/Very High Risk:** affordable housing units that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

2.20.1 Funding Sources for Assisted Housing

HUD Section 8 Program

Under the HUD Section 8 program, The Housing Choice Voucher Program, is the federal government's major program, administered by HATC for assisting very low-income families, the elderly and people with disabilities afford decent and safe housing. The housing choice voucher program places the choice of housing in the hands of the individual family. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the public housing authority must inspect the dwelling and determine that the rent requested is reasonable.

The public housing authority calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30 percent of the family's monthly adjusted income or the gross rent for the unit minus 30 percent of monthly adjusted income. The property owners are entitled to receive HUD Fair Market Rents (FMRs) for units with Section 8 contracts.

The Housing Choice Voucher Program is provided to eligible participants, on a first-come, first-served basis. When funding is not available, participants may be placed on a waiting list.

Low Income Housing Tax Credit (LIHTC)

Created in 1986 by the Federal government, the LIHTC program offers tax incentives to encourage the development of affordable housing. The LIHTC is jointly administered by the IRS and State Housing Credit Agencies (HCA) and has funded over eight billion annual tax credit units nationwide. California's HCA is the State Tax Credit Allocation Committee (TCAC).

California Housing Finance Agency (CalHFA)

CalHFA uses approved private lenders and purchases loans that meet CalHFA standards to support very low-, low-, and moderate-income assisted units. CalHFA partners with jurisdictions, developers, and other organizations to provide a variety of resources including loan assistance programs for homebuyers and renters aimed at increasing housing opportunities for low- and moderate-income residents.

Low- and Moderate-Income Housing Asset Fund

Preservation of At-Risk Units

California housing element law requires all jurisdictions to include a study of low-income housing units which may at some future time be removed from the affordable inventory by the expiration of some type of affordability restrictions. The planning period for this at-risk housing analysis extends from 2023 through 2033. Table 2-49 provides an inventory of public assisted housing in the county.

There are 6,582 affordable housing units countywide. During the 2023-2031 period, 19 units are at very high risk of being converted to market rate and 127 units are at moderate risk of being converted to market rate – Shasta Villa Apartments in Farmersville. Based on conversations with the owner of Shasta Village Apartments, the owner desires to extend affordability for these units beyond 2024. The City is assisting the owner to achieve the extension.

Table 2-49 Inventory of Public Assisted Complexes

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
College Park Apartments	1850 South College Avenue	Dinuba	93618	53	54	LIHTC	2052	Low
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28	36	LIHTC	2055	Low
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79	80	LIHTC, HCD	2058	Low
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75	76	LIHTC; HUD; USDA	2059	Low
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80	81	LIHTC, HCD	2062	Low
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56	57	LIHTC; USDA	2064	Low
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61	62	LIHTC; HCD	2067	Low
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47	48	LIHTC; HCD	2067	Low
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39	40	LIHTC; USDA	2069	Low
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39	40	LIHTC; HUD	2072	Low
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63	64	LIHTC	2075	Low
Garden Estates	1400 South Green	Dinuba	93618	43	44	LIHTC; USDA	2076	Low
West Northway Apartments	245 W. Northway	Dinuba	93618	38	38	USDA	2039	Moderate
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24	24	LIHTC; HCD	2047	Low
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43	44	LIHTC; HCD	2074	Low
Jacob's Square	301 Jacobs Place	Exeter	93221	18	45	LIHTC; HCD	2049	Low
Belmont Family Apartments	1110 West Palm Ave	Exeter	93221	24	25	LIHTC	2069	Low
Exeter Elderly	501 N. B Street	Exeter	93221	24	24	USDA	2007*	Low
Exeter Senior Villa	655 Vine Street	Exeter	93221	44	44	USDA	2008*	Low
Exeter Apartments	855 West Visalia Road	Exeter	93221	58	58	USDA	2038	Low
Shasta Villa Apartments	232 North Shasta Street	Farmersville	93223	19	20	LIHTC	2024	Very High
Park Creek Village	398 West Walnut Avenue	Farmersville	93223	47	48	LIHTC; HCD	2058	Low
Gateway Village	200 N. Stevens Avenue	Farmersville	93223	47	48	LIHTC; USDA	2063	Low
Gateway Village II	200 N. Steven Avenue	Farmersville	93223	16	16	LIHTC	2063	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Village Grove Apartments	675 South Farmersville Blvd.	Farmersville	93223	47	48	LIHTC; USDA	2064	Low
Palomar Court	823 Farmersville Blvd.	Farmersville	93223	39	40	LIHTC, HCD, Local	2065	Low
Los Arroyos II	Southeast Corner of Walnut Avenue and Farmersville Boulevard Farmersville, CA 93223	Farmersville	93223	53	54	LIHTC	2075	Low
Los Arroyos I	Walnut Avenue and Farmersville Boulevard, Farmersville CA, 93223	Farmersville	93223	53	54	LIHTC	2076	Low
Lindsay Family Apartments	151 North Westwood Avenue	Lindsay	93247	60	61	LIHTC	2059	Low
Harvard Court Apartment Homes	328 S. Harvard Ave.	Lindsay	93247	80	81	LIHTC	2062	Low
Liberty Family Apartments	548 East Honolulu Street	Lindsay	93247	42	43	LIHTC	2062	Low
Harvard Court Apartment Homes Phase II	328 S. Harvard Avenue	Lindsay	93247	40	40	LIHTC	2062	Low
Lindsay Apartments	115 S. Locke Street	Lindsay	93247	59	60	LIHTC; USDA	2065	Low
Lindsay Senior Apartments	187 N. Westwood Ave.	Lindsay	93247	72	73	LIHTC; USDA; HCD	2065	Low
Sequoia Villas	780 Sequoia Avenue	Lindsay	93247	18	18	LIHTC	2066	Low
Delta Vista Manor	701 North Ash Avenue	Lindsay	93247	39	40	LIHTC; USDA	2070	Low
Lindsay Senior Villa	1127 W. Fresno Street	Lindsay	93247	41	42	LIHTC; USDA	2075	Low
Monte Vista Manor	901 W. Tulare Road	Lindsay	93247	43	44	LIHTC; USDA	2075	Low
Palm Terrace II	200 N Westwood Ave	Lindsay	93618	53	54	LIHTC	2075	Low
Mt. Whitney Plaza	181 East Honolulu Street	Lindsay	93618	29	29	LIHTC; HCD	2051	Low
Lindsay Village	700 Hermosa Street	Lindsay	93618	49	50	LIHTC; HCD	2074	Low
Poplar Grove	18959 Road 190	Poplar	93618	49	50	LIHTC; USDA	2057	Low
Porterville Garden Apartments	1585 W. Putnam Avenue	Porterville	93257	63	63	USDA	2040	Low
Mountain View	870 N. Plano St	Porterville	93257	59	60	LIHTC	2049	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Porterville Family Apartments	93 East Date Avenue	Porterville	93257	77	78	LIHTC	2057	Low
Park View Village	550 West Springville Avenue	Porterville	93257	80	81	LIHTC	2058	Low
Sequoia Village at River's Edge	424 South E. Street	Porterville	93257	63	64	LIHTC, HCD	2061	Low
Alder Apartments	45 N. Salisbury St	Porterville	93257	244	250	LIHTC; HUD; USDA	2062	Low
Villa Robles Apartments	450 W. Springville Drive	Porterville	93257	99	100	LIHTC	2067	Low
Newcomb Court Apartments	707 N. Newcomb St	Porterville	93257	79	80	LIHTC	2068	Low
Nupchi Xo'oy (Mulberry Project)	648 W. Mulberry Ave	Porterville	93257	39	40	LIHTC	2073	Low
Carolita Apartments	1055 Pioneer Avenue	Porterville	93257	67	68	LIHTC	2075	Low
Finca Serena	358 South E Street	Porterville	93257	78	80	LIHTC	2075	Low
La Serena Apartments	290 N. 4th St	Porterville	93257	65	65	HUD	2024	Low
Santa Fe Plaza	250 N. 3rd St.	Porterville	93257	105	105	HUD	2028*	Low
St. James Place Apartments	256 North Main Street	Porterville	93257	14	14	HCD	2030*	Low
Villa Siena Apartments	200 North E Street	Porterville	93257	69	70	LIHTC; USDA; HCD	2066	Low
Tulare Gardens	498 S. Blackstone St	Tulare	93274	64	64	USDA	2040	Low
Cypress Cove	1501 East Cypress Avenue	Tulare	93274	52	52	LIHTC	2047	Low
Country Manor	955 North A Street	Tulare	93274	39	40	LIHTC	2052	Low
Cambridge Court Apartments	400 South Blackstone Street	Tulare	93274	60	61	LIHTC	2052	Low
Valley Oaks Apartment Homes	351 N. West Street	Tulare	93274	80	81	LIHTC	2062	Low
West Trail Apartments	1350 W. San Joaquin Ave	Tulare	93274	48	49	LIHTC; USDA, HCD	2065	Low
Valley Oaks Apartments Phase II	351 N. West Street	Tulare	93274	70	72	LIHTC	2065	Low
Tule Vista	510 W. Elm Ave.	Tulare	93274	56	57	LIHTC	2065	Low
The Aspens	1500 Aspen Avenue	Tulare	93274	46	47	LIHTC	2067	Low
Westside Palm Apartments	900 W. Pleasant Avenue	Tulare	93247	39	40	LIHTC; USDA	2070	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Parkwood Manor	414 W. Meadow Drive	Tulare	93247	74	75	LIHTC	2071	Low
Mission Court Apartments	1150 South Morrison St	Tulare	93247	64	65	LIHTC	2072	Low
Santa Fe Commons I	537 N West St	Tulare	93247	80	81	LIHTC	2075	Low
Santa Fe Commons II	537 N. West St	Tulare	93247	56	57	LIHTC	2076	Low
Madson Gardens	26442 N. Highway 99	Tulare	93247	57	57	HCD	2077	Low
Bardsley Gardens	1150 So. Laspina St	Tulare	93247	49	49	USDA	2031	Moderate
Salvation Army Tulare Silvercrest	350 N. L St	Tulare	93247	59	60	HUD	2046	Low
Sonora Apartments	210 S. Sacramento Street	Tulare	93247	52	52	USDA; HCD	2066	Low
Westwood Manor	211 South Ash Street	Unincorporated Tulare County	93219	40	40	USDA	2032	Moderate
Earlimart Senior Apartments	1094 East Washington Avenue	Unincorporated Tulare County	93618	35	35	LIHTC; USDA	2041	Low
Pixley Apts.	735 East Terra Bella Avenue	Unincorporated Tulare County	93618	40	40	USDA	2042	Low
Nueva Sierra Vista Apartments	20939 Guerrero Ave	Unincorporated Tulare County	93618	34	35	LIHTC; HCD	2049	Low
Villa De Guadalupe	12554 Avenue 408	Unincorporated Tulare County	93618	59	60	LIHTC; HCD	2055	Low
Goshen Village	30490 Road 72	Unincorporated Tulare County	93618	63	64	LIHTC; HCD	2057	Low
Rosewood Villas Apartment Homes	40606 Road 128	Unincorporated Tulare County	93618	60	61	LIHTC	2059	Low
Sand Creek	41020 Road 124	Unincorporated Tulare County	93618	59	60	LIHTC; USDA; HCD	2060	Low
Mirage Vista Family Apartments	875 E. Terra Bella Avenue	Unincorporated Tulare County	93618	54	55	LIHTC	2063	Low
Tulare Portfolio (Site A)	41730 Road 128	Unincorporated Tulare County	93618	156	160	LIHTC; USDA	2065	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Goshen Village II	31114 Road 72	Unincorporated Tulare County	93618	55	56	LIHTC; HCD	2065	Low
Sequoia Commons II (Formerly Goshen Village East)	31161 Florence Avenue	Unincorporated Tulare County	93618	59	60	LIHTC	2074	Low
Oakwood Apartments	15753 Avenue 327	Unincorporated Tulare County	93618	42	42	USDA	2036	Low
Strathmore Villa Apartments	19734 Road 231	Unincorporated Tulare County	93618	42	42	LIHTC; USDA	2038	Low
Tipton Terrace c/o CBM	584 N. Thompson Rd	Unincorporated Tulare County	93221	34	34	USDA	2040	Low
Sultana Acres	41692 Road 105	Unincorporated Tulare County	93618	29	36	LIHTC; HCD	2043	Low
Vera Cruz Village c/o Awi Management	639 Road 210	Unincorporated Tulare County	93221	49	49	USDA	2045	Low
Oakwood II Apartments	15756 Paradise Avenue	Unincorporated Tulare County	93221	54	54	HCD	2047	Low
Washington Plaza	170 North Church Road	Unincorporated Tulare County	93221	43	44	LIHTC; USDA; HCD	2060	Low
Ivanhoe Family Apartments	15999 Avenue 327	Unincorporated Tulare County	93221	71	72	LIHTC; HCD	2068	Low
Sequoia Commons	31161 Florence St	Unincorporated Tulare County	93221	65	66	LIHTC; HCD	2073	Low
Visalia Garden Villas	4901 West Crenshaw Drive	Visalia	93223	60	60	Local	2042	Low
Fairview Village	2700 N. Willis St.	Visalia	93223	8	8	LIHTC; HCD	2048	Low
Willowbrook I (Site A)	1819 Tipton Street	Visalia	93223	10	10	LIHTC	2050	Low
Kimball Court	303 W. Kimball Avenue	Visalia	93223	94	95	LIHTC	2054	Low
Court and Paradise Apartments (Site A)	1526 S. Court St.	Visalia	93223	20	20	LIHTC	2065	Low
Visalia Village	2423 N. Highland Street	Visalia	93223	35	36	LIHTC	2069	Low
Town Meadows	115 W. Murray Avenue	Visalia	93223	99	100	LIHTC; HUD	2072	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
The Sequoia	1400 S. Mooney Blvd	Visalia	93223	45	50	HCD	2075	Low
Lofts at Fort Visalia	300 E Oak Ave	Visalia	93247	79	80	LIHTC	2075	Low
Myrtle Avenue Senior Apartments	4316 West Myrtle Avenue	Visalia	93247	65	66	LIHTC	2075	Low
East Tulare MHSA	653 East Tulare Avenue	Visalia	93247	22	22	CalHFA	2040	Low
Visalia Senior Housing II	111 W. School Ave	Visalia	93247	59	60	HUD	2042	Low
Tulare Farm Labor (Sonora Apts.)	1436 N. Mariposa Avenue	Visalia	93247	393	393	USDA; HCD	2045	Low
Sierra Meadows	1120 East Tulare Avenue	Visalia	93247	42	43	HUD	2051	Low
Westport Village	3123 S Avocado St	Visalia	93277	25	25	Local	2029	Low
The Meadows	3900 W Tulare Ave	Visalia	93277	99	99	Local	2054	Low
Valencia House	248 Valencia Blvd.	Woodlake		46	47	LIHTC	2037	Low
Castle Rock Estates c/o Buckingham Property Management	455 E. Wutchumna Avenue	Woodlake	93286247	40	40	USDA	2046	Low
Parkside Court	351 Danielle Way	Woodlake		23	24	LIHTC, HCD	2061	Low
Woodlake Manor Apartments	200 E. Sierra Avenue	Woodlake	93286247	43	44	LIHTC; USDA	2062	Low
Woodlake Family Apartments	702 W. Sierra Avenue	Woodlake		67	68	LIHTC	2062	Low
Bravo Village	444 Ropes Avenue	Woodlake	93286618	59	60	LIHTC; USDA, HCD	2067	Low
Woodlake Terrace	448 Ropes Avenue	Woodlake		30	31	LIHTC; CalHFA	2073	Low
Woodlake Garden Apartments	705 West Sequoia Avenue	Woodlake	93286618	48	48	USDA	2042	Low
Walsburg Apartments	495 Whitney Avenue	Woodlake	93286	11	11	HCD	2047	Low

Note: All locally assisted or restricted developments may not be included in this list.

**Indicates units that are expected to extend their affordability period; therefore, the risk level is listed as low despite the expiration date.*

Source: California Housing Partnership, 2023.

Acquisition/Rehabilitation

If these units are 100 percent deed restricted affordable housing with an expiring regulatory agreement, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies.

Under AB 1521, there are now prescribed steps for owners of deed restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units. Since only a portion of the property has deed-restricted units, it is unclear how a transaction like this could occur. Also, the feasibility of this option depends on funding sources to buy and potentially rehabilitate the property, which might be challenging since it is not a 100 percent deed restricted property. Another option to preserve the affordability of this at-risk project is to support a Joint Power Authorities purchase of the property. If this option is exercised, it would require deed restrictions for 100 percent of the residential units but also allows for bond financing that would allow the owner to maintain the project as affordable housing.

There are two organizations that are listed in the HCD Qualified Entities in accordance with Government Code Section 65863.11. These entities, ROEM Development Corporation and Self-Help Enterprises, are qualified agencies with the potential to assist or lead efforts to preserve affordable housing in Tulare County.

Construction of Replacement Units

The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in the Non-Governmental Constraints section of Chapter 3: *Regional Housing Constraints Analysis*. The typical cost of construction for below market-rate housing in Tulare County in 2022 was $337,540 per unit. Based on this per unit cost, the total cost to replace the 19 high-risk affordable units with new construction would be approximately $6.4 million and the cost of preserving would be approximately $39,273 per year. Housing elements should identify the cost of construction of new regulated housing intended to replace at-risk units when they are converted to market-rate units to understand the significant effects that result when at risk- units are lost from the supply of affordable housing.

Rental Subsidies

HATC provides rental assistance to very low- and moderate-income families, seniors and people with disabilities throughout the county. HATC offers many different programs, including the conventional public housing program, the housing choice voucher program, the farm labor program for families with farm labor income, senior housing programs, and other housing programs. All programs are handicap accessible. Reasonable accommodation may be requested from HATC staff and reviewed on a case-by-case basis.

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3 Regional Housing Constraints Analysis

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Non-governmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, which are specific to each local government, are described generally in this section. City-specific assessments of housing constraints for the cities participating in this regional Housing Element, including an in-depth analysis of governmental constraints, are provided in Appendices A through G.

3.1 Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, state law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also addresses environmental constraints that might affect housing development.

3.1.1 Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in Visalia have an average sale price of $86,000 per acre, nearly four times higher than the county average of $22,799. Sites in major cities tend to be smaller and/or occupied by existing uses that generate revenue for property owners. As shown in Table 3-1 and Table 3-2, smaller sites (under 10 acres) in the region have a much higher cost-per-acre in both the cities and unincorporated area.

As shown in Table 3-1, listed land prices in the unincorporated county are lower than in incorporated cities. In the unincorporated county, 16 properties were listed for sale. Listings ranged from one acre priced at $43,000 to 14,672 acres priced at $14,525,933 ($990 per acre). The average list price per acre in the unincorporated area was $32,356.

Table 3-1 Listed Land Prices – Tulare County

	Average Price per Acre (Listed)	
Lot Size	**Incorporated**	**Unincorporated**
Less than 10 acres	$242,383	$53,453
10 or more acres	$37,368	$11,259
Average $/acre	$139,876	$32,356

Source: Zillow, Inc., February 2023.

In contrast to listed land prices, based on aggregate property sales data from 2022, land sold for less in the incorporated cities than in unincorporated county. Table 3-2 considers land sale prices across the eight major cities and in the unincorporated county. Property sales ranged from 0.1 acres for $215,000 ($2,150,000 per acre) to 126.3 acres for $1,250,000 ($9,897 per acre). The average sale price per acre was $146,449 in incorporated cities and $209,732 in the unincorporated county.

Table 3-2 Sold Land Prices – Tulare County

	Average Price per Acre (Sold)	
Lot Size	**Incorporated**	**Unincorporated**
Less than 10 acres	$242,383	$400,959
10 or more acres	$50,515	$18,505
Average $/acre	$146,449	$209,732

Source: AcreValue, 2023.

Most incorporated cities in Tulare County have a higher price per acre for listed land for sale than for recently sold land, indicating that land prices have increased (Table 3-3). The cities of Lindsay, Farmersville, Porterville, and Exeter have the highest average price per acre for listed land, while Woodlake and the unincorporated county have the lowest.

Table 3-3 Listed and Sold Land Prices

Jurisdiction	Average Price per Acre (Listed)	Average Price per Acre (Sold)
Dinuba	$152,631.21	$154,520.41
Exeter	$222,479.67	$140,933.85
Farmersville	$360,611.90	$133,237.38
Lindsay	$360,611.90	$133,237.38
Porterville	$222,535.45	$63,810.51
Tulare	$170,643.08	$148,449.58
Woodlake	$80,168.92	$42,178.51
Incorporated Tulare County	$139,876.00	$146,449.00
Unincorporated Tulare County	$53,453.00	$209,732.00

Source: Zillow, Inc., 2023. AcreValue, 2023.

3.1.2 Construction Costs

Construction costs can be divided into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

The cost of labor in Tulare County is comparatively low compared to other areas in California due to the relatively lower cost of living. Labor for government-subsidized housing construction is generally more costly than market-rate housing construction in the Central Valley, as wages are rooted in the required State Labor Standards based on prevailing wages in Northern and Southern California.

Table 3-4 shows the estimated cost of constructing a basic 2,000 square foot single-family home in Tulare County to be approximately $337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table 3-4 Estimated Construction Cost

Item	Cost
Material	$204,226
Labor	$126,001
Equipment	$7,313
Total	**$337,540**

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs related to materials and labor except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs.

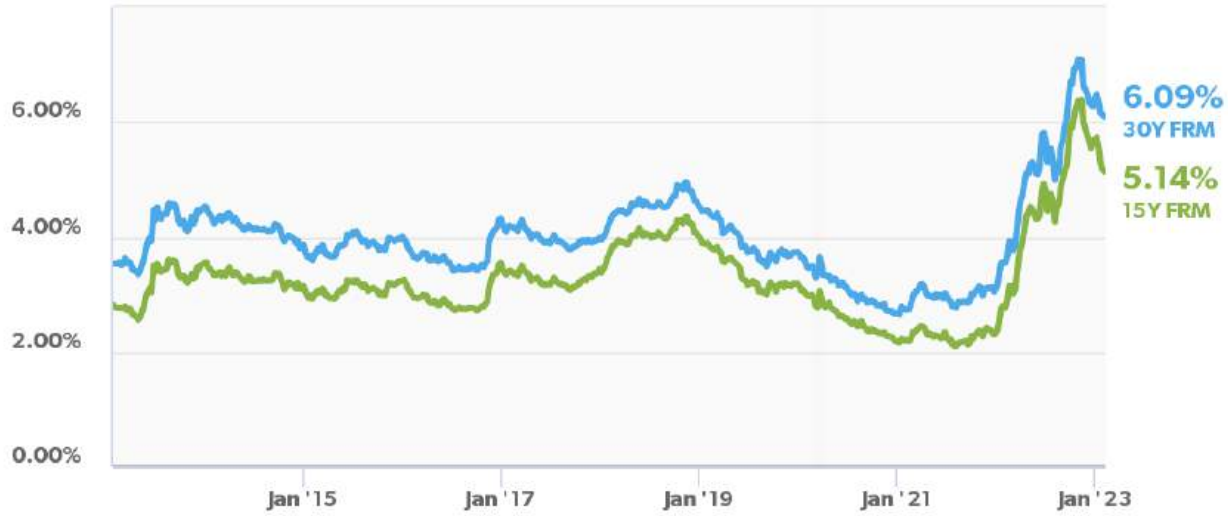
3.1.3 Availability of Financing

Financing for affordable housing projects and programs are available through federal, state, and local funding sources. Funding through these programs can help developers, local governments, and non-profit organizations offset the cost to build new affordable housing units, preserve or rehabilitate existing affordable housing, and fund programs that offer homebuyer assistance to low-income households.

Mortgage interest rates have a large influence on housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. As shown in Figure 3-1, in the past 10 years mortgage rates across the United States remained relatively steady (between 3.5 and 4.8 percent through 2019, then dropped below three percent between 2020 and 2021). During 2022, mortgage rates increased significantly, reaching a high of 7.1 percent for a 30-year fixed-rate mortgage at the end of 2022. In early 2023, mortgage rates declined slightly but remain high compared to trends over the past 10 years, making it difficult for households to purchase a home.

When interest rates rise, housing prices tend to decrease due to the increased cost of financing and decreased demand. Similarly, when interest rates decrease, housing prices typically begin to rise and demand increases. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market adjusts. Lower-income households often find it difficult to purchase a home during this period.

Figure 3-1 Historical Mortgage Rates in the United States (2013-2023)



Source: Freddie Mac Primary Mortgage Market Survey

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. To extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Where financing is available, construction capital seems to be directed at those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the availability of financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been previously.

3.1.4 Mortgage and Rehabilitation Financing

The most recent data available for the County of Tulare (2022) shows that 18,154 households applied for a home financing loan, which includes loans for home purchase, home improvement and refinancing. Table 3-5 shows that of the total applications received for home purchase, 54.1 percent of the loans originated, and 5.9 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the U.S. government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. Table 3-6 shows that 49 percent of the conventional loans originated, and 17.6 percent of the applications were denied. The table also shows that 43.4 percent of the government backed loans originated and 9.9 percent of the applications were denied.

County data in Table 3-7 shows that by race, residents who reported as white had the highest number of loans originated. Residents who reported as white also had the highest percentage of loans originated. By ethnicity, Hispanic/Latino residents comprised 38 percent of the total applications of loans received while non-Hispanic/Latino comprised 29 percent. As shown in Table 3-8, residents who reported as not Hispanic/Latino had a higher rate of loan origination and lower rate of loan denial compared to residents who reported as Hispanic/Latino. Of Hispanic/Latino residents who applied for loans, 53.3 percent of loans originated, and 18.1 percent were denied. Comparatively, of the non-Hispanic/Latino residents that applied, 56.2 percent of loans originated, and 15.5 percent were denied.

Table 3-5 Race and Loan Action

Loan Action	Home Purchase (% of total)	Home Improvement (% of Total)	Refinancing (% of Total)	Other (% of Total)	Total (% of Total)
Loan Originated	4,453 (54.1%)	470 (39.2%)	988 (42.7%)	2,690 (42%)	8,601 (47.4%)
Application Approved but not Accepted	141 (1.7%)	64 (5.3%)	83 (3.6%)	151 (2.7%)	439 (2.4%)
Application Denied	482 (5.9%)	492 (41.1%)	430 (18.6%)	1,375 (21.5%)	2,779 (15.3%)
Application Withdrawn	1,241 (15.1%)	96 (8%)	442 (19.1%)	1,104 (17.2%)	2,883 (15.9%)
Purchased Loan	1,777 (21.8%)	19 (1.6%)	133 (5.7%)	535 (8.4%)	2,464 (13.6%)
Other	144 (1.8%)	57 (4.8%)	240 (10.4%)	547 (8.5%)	988 (5.4%)
Total Loans	**8,238**	**1,198**	**2,316**	**6,402**	**18,154**

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-6 Loan Action and Loan Type

Loan Type	Conventional Loan	Government Backed Loan
Loan Originated	6,300 (49%)	2,301 (43.4%)
Application Approved but not Accepted	324 (2.5%)	115 (2.2%)
Application Denied	2,255 (17.6%)	524 (9.9%)
Application Withdrawn	1,967 (15.3%)	916 (17.3%)
Other	2,003 (15.6%)	1,449 (27.3%)
Total Loans	**12,849**	**5,305**

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-7 Race and Loan Action

Racial Group	Loan Originated	Application Approved but Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other	Total
Two or More Races	11 (52.4%)	0	6 (28.6%)	2	1	1	21
American Indian or Alaska Native	90 (44.3%)	9	48 (23.6%)	39	1	16	203
Asian American	348 (49.9%)	21	134 (19.2%)	127	24	44	698
Black/African American	20 (50.4%)	4	49 (20.6%)	54	3	8	238
Native Hawaiian or Other Pacific Islander	13 (39.4%)	0	6 (18.2%)	6	0	8	33
White	5,463 (56.0%)	268	1,457 (14.9%)	1,747	306	522	9,763
Other	2,556 (35.5%)	137	1,079 (15%)	908	2,129	389	7,198

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-8 Ethnicity and Loan Action

Ethnicity	Loan Originated	Application Approved but Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other	Total
Hispanic/Latino	3,681 (53.3%)	172	1,249 (18.1%)	1,223	182	405	6,912
Not Hispanic/Latino	2,952 (56.2%)	18	816 (15.5%)	994	165	308	5,253
Joint Hispanic/Latino and not Hispanic/Latino	373 (57.6%)	18	97 (15.0%)	102	22	36	648
Ethnicity not Available	1,595 (30.6%)	97	617 (11.8%)	564	2,095	239	5,207

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

3.2 Governmental Constraints

City policies and regulations can impact the feasibility and cost of housing development. Policies and regulatory actions include land use controls, development standards, site improvement requirements, building codes, and development fees. The following section describes these governmental constraints.

3.2.1 Land Use Controls

Land use controls provided in the general plan and the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. Land use controls include the density of development that will occur within a particular zone, the compatibility of planned uses in each area, and the range and type of buildings and uses that will be

located throughout the city or the county. In appendices A though G, Chapters A3 through G3, the *Housing Constraints Analysis* for individual jurisdictions, provides a description of each jurisdiction's land use controls.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under state law, zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element.

Zoning Code

Land use controls provided in the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development. Land use controls establish the allowable density of development that will occur on a particular site, the compatibility of planned uses in a given area, and the range and type of buildings and uses in a jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning code. The zoning code implements the general plan by establishing development standards for each zoning district consistent with the land use designations of the general plan.

3.2.2 Residential Development Standards

Each jurisdiction's zoning code contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single-family dwelling unit. Several, but not all jurisdictions have reduced parking standards for multifamily and senior housing.

Open Space and Park Requirements

Open space and park space requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. Most jurisdictions require that park space is set aside in new subdivisions or a fee in lieu of providing park space. If such requirements are too onerous or expensive to implement, they can constrain a developer's ability to develop housing.

Density Bonus

A density bonus allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. California density bonus law (Government Code Section 65915) establishes the following minimum affordability requirements to qualify for a density bonus:

- The project is eligible for a 20 percent density bonus if at least five percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a five percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

A project can receive additional density based on a sliding scale. A developer can receive the maximum density bonus of 50 percent when the project provides either 15 percent very low-income units, 24 percent low-income units, or 44 percent moderate-income units.

Density bonus law also requires cities and counties to grant a certain number of incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, density bonus law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all the following requirements:

- The land must have general plan designations and zoning districts that allow for the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 3-9. These numbers are the total number of parking spaces including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus.

Table 3-9 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Street Parking
0 to 1 bedroom	1 space
2 to 3 bedrooms	1.5 spaces
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915

Assembly Bill 1287 Additional Density Bonus for Very Low- to Moderate-Income Units

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city and/or county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower-

income households, conforms to specified requirements and provides 15 percent of the total units to very low-income households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

State Density Bonus Law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus Law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking rations, as specified.

Provision of a Variety of Housing Types

State Housing Element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, manufactured housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and accessory dwelling units (ADUs).

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Permanently sited manufactured homes built to the United States Department of Housing and Urban Development (HUD) Code are subject to the same rules as site-built homes, except architectural requirements concerning the manufactured home's roof overhang, roofing materials, and siding materials.

There are two conditions where local jurisdictions are allowed to make to the manufactured home siting provisions: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Each city-specific analysis provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning codes in the jurisdictions comply with State law requirements for manufactured homes.

Accessory Dwelling Units

An ADU is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. An ADU must have cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. They can also provide supplemental income to the homeowner, which may support moderate- and lower-income homeowners.

To encourage ADUs, state law requires cities and counties to adopt an ordinance authorizing ADUs to be allowed ministerially (by-right) in any zoning district which allows either single family or multifamily

residential uses. Local governments are precluded from prohibiting ADUs in residentially zoned areas or zones which allow either single family or multifamily residential uses.

Multifamily Housing

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Each city-specific analysis provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones. Each city-specific analysis provides descriptions of the restrictions on group homes in each jurisdiction.

Emergency Shelters

Emergency shelters are defined as:

> "Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless residents by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters to meet the homeless need identified in the analysis and must accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or people permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters if emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential use and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses.

Each city-specific analysis describes each jurisdiction's compliance with state law requirements for emergency shelters.

Transitional and Supportive Housing

With the enactment of Senate Bill 2 (SB 2), state law requires cities and counties to treat transitional housing and supportive housing as a residential use and allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years). The State defines transitional housing as:

> "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing links the provision of housing and social services for residents experiencing homelessness, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments. The State defines supportive housing as:

> "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The State defines the target population as:

> "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multi-family and mixed-use zones and precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

Each city-specific analysis describes compliance with state law requirements for transitional and supportive housing in each jurisdiction.

Farmworker Housing/Employee Housing Act

The Employee Housing Act (Health & Safety Code Section 17021.6) requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. For all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

Each city-specific analysis describes whether each jurisdiction complies with the Employee Housing Act.

Single Room Occupancy (SRO) Units

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for residents at risk of homelessness. Each city-specific analysis provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

On/Off Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water, sewer, drainage, curbs, and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction's development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Each city-specific analysis describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little

choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

3.2.3 Housing for Persons with Disabilities

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Each city-specific analysis contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

Definition of Family

- There are several State and Federal rules that govern the definition of "family", including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have several purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to the California Department of Housing and Community Development (HCD) and Mental Housing Advocacy Services, there are three major points to consider when writing a definition of family: Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family; and
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Reasonable Accommodation Procedures

The Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standards of the zoning code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

California Building Code

The 2022 California Building Code, Title 24 regulations provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether a jurisdiction has adopted any amendments to the Building Code that might diminish the ability to accommodate persons with disabilities.

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities.

3.2.4 Planning and Development Fees

Jurisdictions collect various fees to cover the costs of processing permits and development impact fees. These include fees for planning and zoning approvals, subdivision map act approvals, environmental review, building permits, among others. Permitting fees and development impact fees are determined by each jurisdiction and posted in the Master Fee Schedule online. Permitting and development fees are periodically updated and approved by the City Council or County Board of Supervisors.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as, parks, and infrastructure. Almost all these fees are assessed based on the magnitude of a project's impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project. A 2019 National Impact Fees Survey, which surveyed 37 jurisdictions in California, reported an average impact fee of $37,471 per single-family unit and $21,703 per multifamily unit. Each city-specific analysis provides more information on planning and development fees by jurisdiction.

San Joaquin Valley Air Pollution Control District Fees

Tulare County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin does not meet ambient air quality standards set at the state and federal levels and is within a "non-attainment" area for ozone, PM10 (state), and PM2.5.

Due to these conditions, the SJVAPCD has implemented an Indirect Source Review process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment and potential mitigation fees are required for residential projects with 50 or more dwelling units and when discretionary approval is required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add to the cost of development. However, the cost can be reduced with mitigation measures. The SJVAPCD also offers a variety of grants and incentive programs to public agencies, residents, and businesses to help offset fees.

3.2.5 Inclusionary Housing Ordinance

Implemented by local jurisdictions, inclusionary housing ordinances require developers to reserve a certain percentage of units for very low- and low-income households to ensure new development incorporates affordable housing. Whether rented or sold, affordability requirements are based on the area median income (AMI) with very low-income defined as household earning up to 50 percent of the AMI and low-income households earning between 50 and 80 percent of the AMI. Actual rents cannot exceed 30 percent of the income for the associated income group. Each city-specific analysis provides more information on inclusionary housing ordinances by jurisdiction.

3.2.6 Permit Procedures and Processing Times

The processing of applications and permits for development can increase project time and costs. Processing times vary widely from a few weeks to several months depending on the type of permit required for development and if any discretionary review is required for approval. The time required to process a project varies greatly between projects and depends on the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Each city-specific analysis describes the permit processing procedures and timing for each jurisdiction.

3.2.7 Short-Term Housing Rentals

Short-term housing rental ordinances regulate the number of residential units that can be converted to short-term vacation rentals in a jurisdiction. Jurisdictions are not required to adopted short-term housing rental ordinances; however, in areas with high demand for vacation rentals, jurisdictions often adopt such policies to ensure that the existing housing stock for sale or long-term rentals is not diminished and that housing options are maintained throughout the community. Each city-specific analysis provides more information on the potential need for monitoring short-term rental housing.

3.2.8 Code Enforcement

Building codes and enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the HCD and file an expressed finding that the change is needed. Each city-specific analysis provides more information on building codes and enforcement by jurisdiction.

3.3 Environmental Constraints

Typical environmental constraints to the development of housing in Tulare County include the preservation of scenic landscapes and prime agricultural land, environmental resources management, air quality measures, health and safety measures, and water conservation. In many cases, development of these areas is constrained by State and Federal laws (e.g., Federal Emergency Management Agency [FEMA] floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act). Each city-specific analysis provides an analysis of environmental constraints specific to each jurisdiction.

3.3.1 Floodplains

Official floodplain maps are maintained by FEMA. FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM).

Principal flooding problems exist in the western portion of the county, as identified by FEMA. In the north, northern Orosi and central Dinuba are considered river or stream flood hazard areas. Moving south along State Route (SR) 99 and SR 63 are notable flood hazard areas spanning from Dinuba south into Woodlake and Visalia. FEMA has also identified flood hazard areas around the Woodlake Wastewater Treatment Facility spanning southwest to Visalia. Additional flood hazard areas include Allensworth along SR 43, various areas along the Tule River, and along the Kern River located in the eastern portion of the county.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that

flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary to protect against flood risks.

3.3.2 Seismic Zones

There are several active and potentially active faults within and adjacent to Tulare County. The Kern Canyon fault zone is located along sections of the Kern River spanning from the river's headwaters, located at the Kings Kern Divide south through Isabella Lake. Additional major fault zones adjacent to Tulare County include the San Andreas and Garlock faults. Tulare County is not considered to be under significant threat of a major earthquake despite its proximity to active fault zones.

Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and state building codes. Due to the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes do not pose a significant constraint to residential development.

3.3.3 Wildland/Urban Fire Hazards

The California Department of Forestry and Fire Prevention (CALFIRE) has designated the eastern area of Tulare County near the foothills of the Sierra Nevada Mountains as a fire hazard severity zone ranging from moderate, high, and very high fire hazard risk.[1] The jurisdictions that are closest to these hazard areas include Woodlake, Exeter, Lindsay, Porterville, and unincorporated Tulare County.

Wildfire hazards in the city include vacant/fallow lands that have dry vegetation and/or agricultural debris storage (e.g., limbs, trimmings, etc.). These hazards are more common on non-irrigated lands, during drought years, and in dry seasons. Suburban, urban areas, or rocky barren areas have minimal surface fuels and therefore typically have the lowest fire hazard. All new residential development must meet California Fire Code provisions, which address topography, geology, climate, and development conditions to reduce risk of wildfire hazards.

3.3.4 Soil Contamination

Agricultural uses may contaminate potential residential sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study. Each jurisdiction ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up.

[1] CAL FIRE. Fire Hazard Severity Zone Viewer. April 1, 2024. https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/

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4 Regional Housing Resources

4.1 Introduction

The following chapter provides an analysis of development trends in Tulare County that is used to inform the Site Inventories for the seven jurisdictions covered under this Housing Element. This chapter also includes an overview of the financial and administrative resources available to support continued development, preservation, and rehabilitation of housing in the jurisdictions throughout Tulare County. An analysis for each jurisdiction's Site Inventory is in Chapters A4 through G4, *Housing Resources*.

4.2 Future Housing Needs

According to the Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)[1], population growth in the region in the next two decades is expected to be near the highest in the state (0.71 percent annually from 2021-2046). This increase in population is driven in part by urban residents moving from the state's larger cities to rural areas like Tulare County due to the relatively lower cost of living and higher birthrates than the state average.

State law requires every jurisdiction to undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate regional housing needs.[2] A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth.

4.2.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (called the 6th Cycle Housing Element update). TCAG, as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with the objectives of the State of California, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

The RHNA process for the Tulare County region was initiated in September 2020 and was completed in August 2022 with the adoption of the Final Regional Housing Needs Plan to allocate the region's housing needs among the eight cities and the unincorporated county. [3] Each jurisdiction's share of the regional housing need is allocated based on recent growth trends, income distribution, and capacity for future growth. The RHNA methodology uses weighted indicators such as opportunity access and job proximity to allocate housing units affordable to households of different income categories. TCAG is required to allocate units across income categories with the goal of reducing socioeconomic disparities based on

[1] Tulare Council of Governments (TCAG). 2022 Regional Transportation Plan/Sustainable Communities Strategy
[2] Government Code section 65100 – 65763, Article 10.6. Housing Elements
[3] Tulare Council of Governments (TCAG). 2022. Final Regional Housing Needs Plan. https://tularecog.org/sites/tcag/assets/FINAL%20RHNP%20-%20COMBINED.pdf

household income and other characteristics. The RHNA for each jurisdiction is distributed into four income categories based on the Area Median Income (AMI)[4]:

- Very low-income (less than 50 percent of AMI)
- Low-income (50-80 percent of AMI)
- Moderate-income (80-120 percent of AMI)
- Above Moderate-income (more than 120 percent of the AMI)

As part of the Housing Element, each jurisdiction must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs. Tulare County's combined regional future housing need is 33,214 total units during the eight-year planning period. The number of units is distributed among five income categories within each jurisdiction, as shown in Table 4-1.

Table 4-1 Tulare County Regional Housing Needs Determination Allocation

	Total RHNA Allocation	Very Low-Income Allocation		Low-Income Allocation		Moderate-Income Allocation		Above Moderate-Income Allocation	
Jurisdiction	Units	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA
Dinuba	1,588	387	24.4%	238	15.0%	268	16.9%	695	43.8%
Exeter	844	197	23.3%	121	14.3%	146	17.3%	380	45.0%
Farmersville	654	135	20.6%	83	12.7%	121	18.5%	315	48.2%
Lindsay	789	93	11.8%	58	7.4%	178	22.6%	460	58.3%
Porterville	4,064	872	21.5%	537	13.2%	739	18.2%	1,916	47.1%
Tulare	4,749	1,435	30.2%	884	18.6%	677	14.3%	1,753	36.9%
Visalia	10,791	3,741	34.7%	2,306	21.4%	1,321	12.2%	3,423	31.7%
Woodlake	492	75	15.2%	47	9.6%	103	20.9%	267	54.3%
Unincorporated County	9,243	1,563	16.9%	963	10.4%	1,870	20.2%	4,847	52.4%
Total	**33,214**	**8,497**	**25.6%**	**5,238**	**15.8%**	**5,424**	**16.3%**	**14,055**	**42.3%**

Source: TCAG, 2022. Final Regional Housing Needs Plan.

4.3 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to accommodate its required RHNA. Jurisdictions can also use planned and approved projects, estimated accessory dwelling unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. In addition, jurisdictions may identify sites to be rezoned to accommodate their RHNA. A full analysis of how each jurisdiction will accommodate its RHNA is provided in Appendices A through G.

[4] The Area Median Income of Tulare County is $57,394 for a household of four in 2023.

4.4 Development Trends

Establishing regional development trends provides an understanding of the type of housing development that is feasible during the planning period and the realistic unit capacity assumptions for sites to accommodate the RHNA for each jurisdiction. To establish these trends, this analysis reviews the characteristics and density achievement of a sample set of 14 recent and planned multifamily residential developments in the region. These projects were selected because they accurately represent the recent residential development activity that has occurred in the region and provide a basis for understanding the types of residential development that are likely to be developed during the planning period. Sites that align with these development trends were included on the Site Inventories for the individual jurisdictions involved in this Housing Element (described in detail in Appendices A through G). The analysis considers following development characteristics:

- The previous uses of developed parcels
- Parcel sizes
- Parcel locations
- The density achieved by the project

The following sections describe the 14 residential projects that represent regional development trends in the county.

Sierra Village Apartments

APN	014-080-091	**Group**	Self-Help Enterprises
Address	1375 N. Crawford Ave., Dinuba, CA	**Year Built**	2018/2023
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.50 ac	**FAR**	0.42

The Sierra Village Apartments development is located on a previously vacant site in northeast Dinuba and consists of 108 affordable units, including nine units for permanent supportive housing. This development was constructed in two phases: the first phase was completed in 2018 and the second phase was completed in 2023. This project is in a multifamily zone with an allowable density of 14.54 units per acre, resulting in a maximum unit capacity on this site of approximately 80 units. Since the project was developed with 108 units, this project achieved 135 percent of allowable density. This project was able to achieve a higher percent density due to a density bonus.

Merced Street

APN	017-074-005	**Group**	-
Address	255 E Merced Street, Dinuba, CA	**Year Built**	2018
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.46 ac	**FAR**	0.52

This 10-unit market rate apartment complex located on the corner of E. Merced Street and N. J Street in Downtown Dinuba was constructed in 2018. Previously, this lot was occupied by a single-family home that utilized about 30 percent of the site; the rest of the lot was vacant. In 2016, the site was rezoned from single-family to multifamily residential to allow for the development of this project. The allowable density on this site is 14.54 units per acre, resulting in a maximum unit capacity of approximately seven units. Through a density bonus, this project was developed with 10 units; therefore, it achieved 150 percent of allowable density.

Orange Avenue

APN	138-121-07	**Group**	-
Address	430 N Orange Ave, Exeter, CA	**Year Built**	2019
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.49 ac	**FAR**	0.29

This development located on Orange Avenue in northwest Exeter consists of two market-rate duplex buildings with a total of four units on site. This site was previously developed with one single-family home. However, the single-family residence was vacated to develop higher density residential use and rezoned from low density to high density in 2016. The project was built in two phases: the duplex on the eastern portion of the site was constructed in 2017 and the second duplex on the western portion of the site was constructed in 2019. This project is in a multifamily zone which allows a maximum density of 14.52 units per acre, resulting in a maximum unit capacity of approximately seven units on the site. The project was developed with four units; therefore, it achieved 56 percent of allowable density.

Los Arroyos

APN	129-010-083	**Group**	Self-Help Enterprises
Address	135 E. Walnut Avenue, Farmersville, CA	**Year Built**	2023 (completion anticipated November 2023)
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.81 ac	**FAR**	-

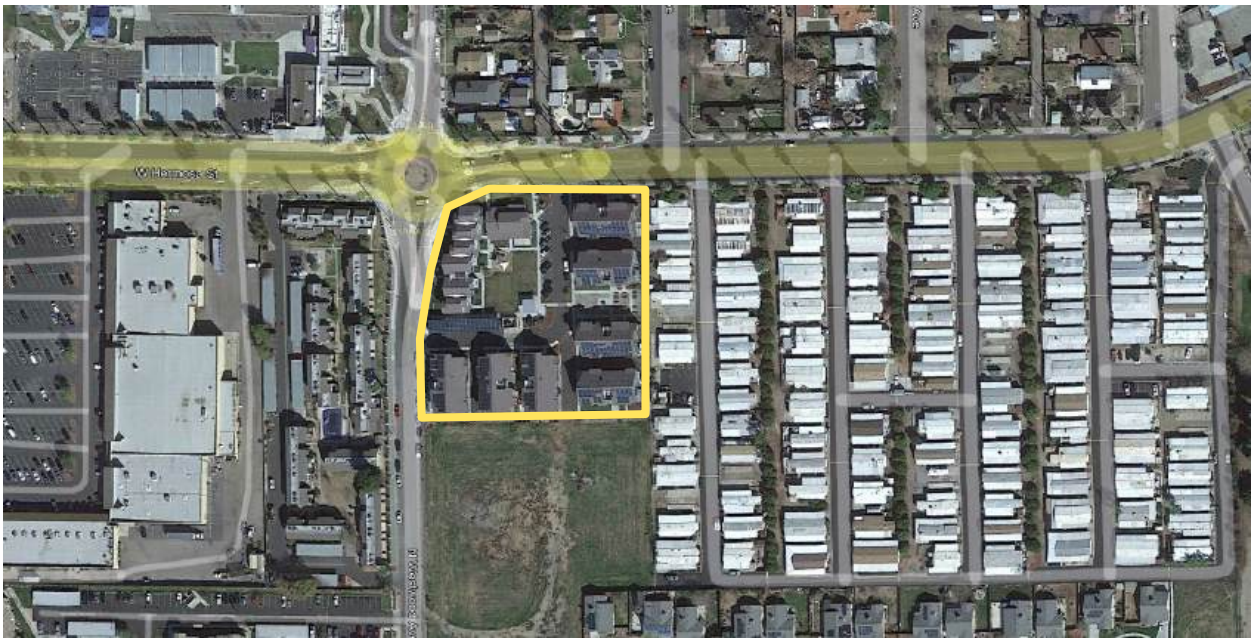
Construction began on the Los Arroyos apartment project in eastern Farmersville at the corner of W Walnut Avenue and Farmersville Road in April 2022. This project will develop 108 affordable rental units on a previously vacant parcel zoned for multifamily residential. This project is currently in a general commercial zone which was rezoned to multifamily residential (RM-2.5) as part of this project. The site allows a maximum density of 25.62 units per acre and a unit capacity of approximately 149 units. The project proposes 108 units which will achieve 73 percent of maximum allowable density.

Autumn Hills

APN	199-320-045 thru 199-320-084	**Group**	-
Address	Maple Avenue and Maple Valley Way, Lindsay	**Year Built**	2018
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	9.43 ac	**FAR**	0.25

Autumn Hills is a 40-unit single-family neighborhood constructed in 2018 and located in western Lindsay along Maple Avenue and Maple Valley Way. This project site is zoned for single-family residential uses and allows for a density of 6.22 units per acre. Maximum unit capacity on this site is approximately 59 units. With 40 units constructed, the project achieved 68 percent of allowable density.

Palm Terrace



APN	205-040-005	**Group**	Self-Help Enterprises
Address	700 W. Hermosa St., Lindsay, CA	**Year Built**	2018
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	2.67 ac	**FAR**	0.30

Palm Terrace is a 50-unit affordable rental community in southern Lindsay at the intersection of West Hermosa Street and North Westwood Avenue. Prior to construction, the site was vacant. This project is located in a multifamily zone that allows for a minimum density of 14.52 units per acre. Maximum unit capacity on this site was approximately 39 units. With 50 units constructed, the project achieved 129 percent of allowable density with a density bonus.

Nupchi Xo' Oy

APN	247-210-049, 247-250-077, 247-250-078	**Group**	Self-Help Enterprises
Address	648 W. Mulberry Ave., Porterville, CA	**Year Built**	2021
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	4.47 ac	**FAR**	0.35

Nupchi Xo’ Oy is a 40-unit affordable housing complex constructed for the Tule River Tribe and Porterville residents in 2021. The development of this project addresses the existing shortage of available housing, overcrowding, and unsafe housing conditions that Tule River Tribe members have experienced. Located in northeast Porterville north of W. Mulberry Avenue, this project is in a multifamily zone which allows for a maximum density of 15 units per acre. Maximum unit capacity on this site is approximately 67 units. With 40 units constructed, the project achieved 60 percent of maximum allowable density.

Garden Court Villas

APN	259-380-001 thru 259-380-003, 259-380-036, 259-380-037, and 259-380-052 thru 259-380-055	**Group**	Woodard Homes, Inc.
Address	Varies, Porterville CA	**Year Built**	2018
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	4.26 ac	**FAR**	0.34

The Garden Court Villas project is located in southwest Porterville at the eastern end of Roby Avenue. This 40-unit housing development was built in phases, with the completion of the final phase of the project in the east portion of the site in 2018. This project is located in a Planned Development Zone with a General Plan Land Use of Medium Density Residential which allows for a maximum density of 15 units per acre, resulting in a maximum unit capacity of approximately 64 units on the site. With 40 units constructed, the project achieved 63 percent of the maximum allowable density.

Cambria

APN	Varies	**Group**	Meritage Homes of California Inc.
Address	Varies	**Year Built**	2020
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	12.75 ac	**FAR**	0.31

The Cambria development was completed in 2020 and consists of 80 market-rate single-family homes in northwest Porterville, located north of Avenue 160 and Redondo Street on formerly vacant farmland. This project is located in a Planned Development Zone District with a General Plan Land Use of Low-Medium Density Residential, which allows for a maximum density of 11.3 units per acre, resulting in a maximum unit capacity of approximately 144 units on the site. With 80 units constructed, the project achieved 56 percent of the maximum allowable density.

Mission Court Apartments

APN	184-190-017	**Group**	Pacific West Communities, Inc.
Address	1150 S Morrison Street, Tulare, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.1 ac	**FAR**	0.22

Mission Court is a 65-unit affordable apartment complex located in southeast Tulare east of Morrison Street. Developed in 2020, the formerly vacant site is located within a multifamily zone which allows for a maximum density of 21.78 units per acre. Maximum unit capacity on this site is approximately 111 units. With 65 units constructed, the project achieved 59 percent of allowable density.

H Street

APN	175-192-012	**Group**	-
Address	526 S H Street, Tulare, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.34 ac	**FAR**	0.53

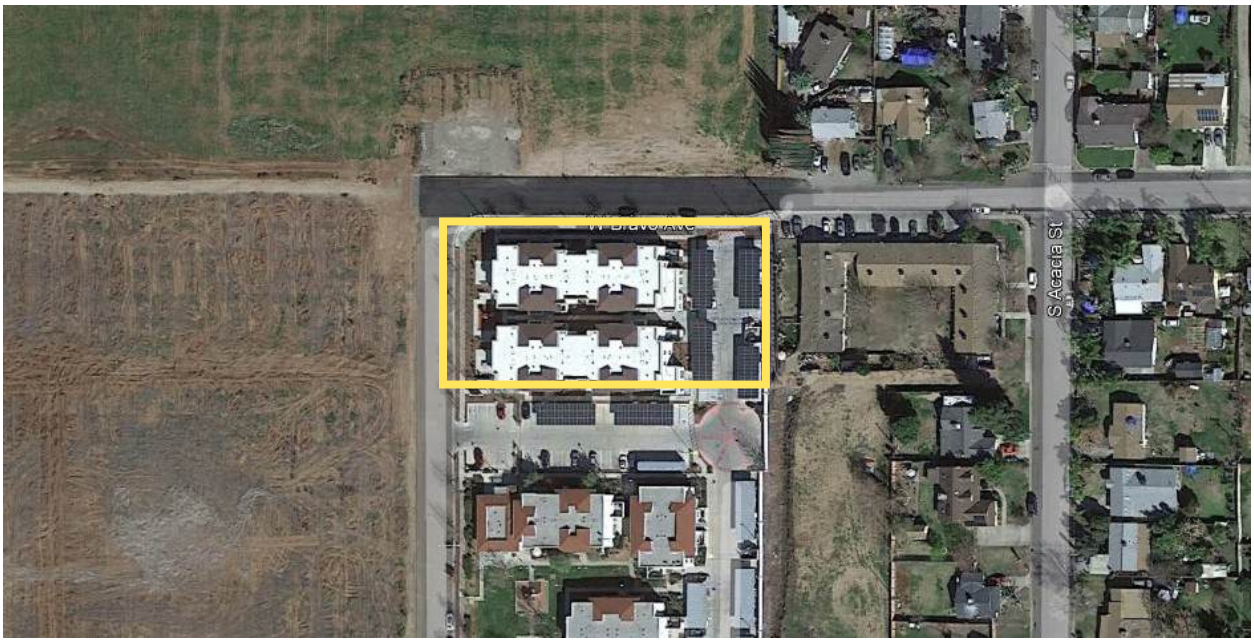
The H Street project, located on South H Street in southwest Tulare, includes four market-rate townhomes and one market-rate single-family residence on a formerly vacant site. Prior to development, this lot was designated single-family residential with an under-utilized single-family home located on the property. This project is located within a multifamily zone which allows for a maximum density of 14.52 units per acre. Maximum unit capacity on this site is approximately five units. With five units constructed, the project achieved 101 percent of allowable density.

The Riviera

APN	166-230-011	**Group**	-
Address	2311 N Hillman Ave., Tulare, CA	**Year Built**	2019
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	9.52 ac	**FAR**	0.04

The Riviera is a 168-unit market-rate apartment complex located on a previously vacant site east of N. Hillman Street in northeast Tulare. Developed in 2019, the project is located within a multifamily zone which allows for a maximum density of 21.78 units per acre. Maximum unit capacity on this site is approximately 207 units. With 168 units developed, the project achieved 81 percent of allowable density.

Bravo Village Apartments



APN	061-170-077	**Group**	Corporation for Better Housing
Address	220 Oak St., Woodlake, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	1.0 ac	**FAR**	0.46

Bravo Village Apartments is a 60-unit affordable development of 16 one-bedroom units, 24 two-bedroom units and 20 three-bedroom units located at the intersection of West Bravo Avenue and South Oak Street in south Woodlake. This project is located in a multifamily zone which allows for a maximum density of 29.04 units per acre. Maximum unit capacity on this site is approximately 29 units. With 60 units constructed, the project achieved 207 percent of allowable density. This project was allowed to achieve such a high density limit due to Woodlake's Density Bonus, which allows up to an additional 35 percent of the maximum density of a zoning district.

Hillside Estates

APN	-	**Group**	Yanez Homes
Address	W. Tule Ave., Woodlake, CA	**Year Built**	2023/2024
Current Use	Single-Family Residential	**Previous Use**	Orchard
Parcel Size	28.5 ac	**FAR**	-

Hillside Estates is a 75-unit single-family market-rate subdivision under construction north of W. Cajon Avenue in north Woodlake. The site was previously an orchard and actively farmed. This project is located in on a site that was annexed into the city as a single-family low-density residential zone which allows a density of 2.2 units per acre, resulting in a maximum unit capacity of approximately 62 units on the site. With 75 units constructed, the project achieved 117 percent of allowable density.

4.4.1 Summary of Development Trends

Development characteristics in the region indicate that most residential projects developed, or will develop, on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects discussed above include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density. Table 4-2 summarizes the data for each development trend project and uses the zoning district density to project the number of units allowed. Four developments utilized density bonuses and other incentives to achieve densities over what is allowed in each respective zone.

Table 4-2 Regional Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Sierra Village (affordable)	108	5.50	19.64	Multifamily	14.54	80.00	135%
Merced Street	10	0.46	21.74	Multifamily	14.54	6.69	150%
Orange Avenue	4	0.49	8.16	Multifamily	14.52	7.11	56%
Los Arroyos (affordable)	108	5.81	18.59	Multifamily	25.62	148.85	73%
Autumn Hills	40	9.43	4.24	Single-Family	6.22	58.65	68%
Palm Terrace (affordable)	50	2.67	18.73	Multifamily	14.52	38.77	129%
Nupchi Xo' Oy (affordable)	40	3.34	11.98	Multifamily	15.00	50.10	80%
Garden Court Villas	40	4.26	9.39	Single-Family	15.00	63.90	63%
Cambria	80	12.75	6.27	Single-Family	11.30	144.08	56%
Mission Court Apartments (affordable)	65	5.1	12.75	Multifamily	21.78	111.08	59%
H Steet	5	0.34	14.71	Multifamily	14.52	4.94	101%
The Riviera	168	9.52	17.65	Multifamily	21.78	207.35	81%
Bravo Village Apartments (affordable)	60	1.00	60.00	Multifamily	29.04	29.04	207%
Hillside Estates	75	28.5	2.63	Single-Family	2.18	62.07	121%
Average	**61**		**16.18**				**99%**

4.4.2 Pipeline projects by Jurisdiction

In addition to residential projects that are under construction or complete, this analysis also examines development trends for projects that are currently in the development pipeline. Residential developments approved and permitted, but not yet built (also called “pipeline projects”) can be credited towards a jurisdiction’s RHNA for the 6th cycle Housing Element provided it can be demonstrated that the units can be built by the end of the planning period (December 2031). These pipeline projects collectively achieve an average of 90 percent of the maximum density that is allowed in each zoning district where these projects will be developed. The following section reviews active pipeline projects in the region. These pipeline projects are important to the regional trends analysis because they demonstrate the types of projects currently in development and the continuation of previously mentioned development trends.

City of Dinuba

The City of Dinuba has five residential pipeline projects with a total of 316 units. The projects will achieve an average density of 11.01 dwelling units per acre. Four of the projects will be developed on vacant sites and one will be developed on a site which was previously an orchard. The Sierra Village project includes units affordable to very low- and low-income households, and the Castlerock

Subdivision and Montebella projects will include units affordable to above moderate-income households. The Sequoia Apartment project will include units affordable to moderate- and above moderate-income households. These projects will achieve an average density of 75 percent of the maximum density allowed on the sites. Table 4-3 shows Dinuba's pipeline projects.

Table 4-3 Dinuba Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Castlerock Subdivision	71	15.80	Vacant	R-1-6	4.49	62%	Above Moderate
Montebella 2/3	121	28.80	Orchard	R-1-6	4.20	58%	Moderate, Above Moderate
Vineyard Estates	63	10.00	Vacant	R-1-6	6.30	77%	Above moderate
Sequoia Apartments	61	2.10	Vacant	RM-1.5	29.05	102%	Moderate. Above Moderate
Average	**79**	**14.18**			**11.01**	**75%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1-6) One-Family Residential; (RM-1.5) Multi-Family Residential

City of Exeter

The City of Exeter has two residential pipeline projects with a total of 80 units. Both projects are located on vacant sites and will achieve an average density of 17.65 units per acre. Ten percent of the units in the Morgan project will be affordable to moderate-income households. All units in the Smee Homes (Yokohl Landing) project will be affordable to above moderate-income households. These projects will achieve an average density of 81 percent of the maximum density allowed on the sites. Table 4-4 shows Exeter's pipeline projects.

Table 4-4 Exeter Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Morgan	44	1.38	Vacant	RM-1.5	31.88	110%	Moderate, Above Moderate
Smee Homes (Yokohl Landing)	36	9.85	Agriculture	R-1-6	3.65	51%	Above Moderate
Average	**40**	**5.62**			**17.65**	**81%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RM-1.5) Multifamily Residential - 1,500 square feet; (R-1-6) Single Family Residential - 6,000 square feet

City of Farmersville

The City of Farmersville has five residential pipeline projects with a total of 684 units. The projects will achieve an average density of 16.31 dwelling units per acre. Four of the projects will be developed on vacant sites and two will be developed on sites which were previously used for agriculture. The Gardenia

Courtyards and Los Arroyos projects include units affordable to low-income households, and Cameron Creek and Eagle Meadows will include units affordable to moderate-income households. These projects will achieve an average density of 161 percent of the maximum density allowed on the sites. Table 4-5 shows Farmersville's pipeline projects.

Table 4-5 Farmersville Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Cameron Creek	151	36.5	Orchard	R-1 (PD) and RM-2.5	4.14	57%	Moderate
Eagle Meadows	242	49.0	Agriculture	R-1 (PD)	4.94	68%	Moderate
Camino Castaneda	24	10.89	Vacant	RM-4	8.89	83%	Above moderate
Gardenia Courtyards	142	6.50	Vacant	RM-2.5	21.85	86%	Low
Petunia Estates	18	0.46	Vacant	R-1	39.13	600%	Above moderate
Los Arroyos	107	5.81	Vacant	C-G	18.93	72%	Low
Average	**114**	**18.19**			**16.31**	**161%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1(PD) Single Family Residential (Planned Development); (RM-2.5) Multi Family Residential – one unit per 2,500 square feet of lot area; (RM-4) Multi Family Residential – one unit per 4,000 square feet of lot area; (C-G) General Commercial

City of Lindsay

The City of Lindsay has four residential pipeline projects with a total of 322 units. The projects will achieve an average density of 23.86 dwelling units per acre. All of the projects will be developed on vacant sites. The Mission Estates project includes 31 units affordable to moderate-income households, and all other projects will include units affordable to above moderate-income households. These projects will achieve an average density of 71 percent of the maximum density allowed on the sites. Table 4-6 shows Lindsay's pipeline projects.

Table 4-6 Lindsay Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
O'Hara Ranch Residential	145	35	Vacant	Mixed-use & R-1-7	4.14	67%	Above Moderate
Hidden Oak Residential	50	8.60	Vacant	R-1-7	5.81	94%	Above Moderate
Mission Estates (R-1-7)	85	30	Vacant	R-1-7	2.83	46%	Above Moderate
Mission Estates (RM-3)*	31	2.50	Vacant	RM-3	14.00	97%	Moderate
Fresno Street Apartments	11	1.50	Vacant	RM-3	7.33	52%	Above Moderate
Average	**65.20**	**15.52**			**6.82**	**71%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1-7) Single Family Residential; (RM-3) Multi-Family Residential

*Mission Estates is one project with two zoning districts and has been separated by zoning district for the purpose of this analysis.

City of Porterville

The City of Porterville has 13 residential pipeline projects with a total of 694 units. Ten of the project sites are currently vacant, and two sites are occupied by orchards. The average density of all projects is 11.28 units per acre. All but one of these projects is affordable to above moderate-income households. These projects achieve an average density of 81 percent of the maximum density allowed on the sites. Table 4-7 shows Porterville's pipeline projects.

Table 4-7 Porterville Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Brookside Subdivision	229	38.35	Orchard	RS-2	5.97	100%	Above Moderate
Mahal	16	0.89	Vacant	RM-3	17.98	75%	Above Moderate
River View Villas	78	7.90	Vacant	RM-2	9.87	82%	Above Moderate
Villas at Sierra Meadows	80	12.31	Orchard	RS-2	6.50	108%	Above Moderate
Aguilo	19	4.98	Vacant	RM-3	3.82	16%	Above Moderate
Mission Communities	120	4.65	Vacant	RM-3	25.81	108%	Above Moderate
Link Domingo	6	0.52	Vacant	RM-3	11.54	48%	Above Moderate
Westwood Townhomes	8	0.38	Vacant	RM-3	21.05	88%	Above Moderate
Westfield Residential Development	28	2.86	Vacant	RM-2	9.79	82%	Above Moderate
Evergreen Apartments	12	1.03	Vacant	RM-2	11.65	97%	Above Moderate
Bareng Subdivision	6	1.89	Vacant	RS-2	3.17	53%	Above Moderate
Terraza	46	3.07	Vacant	PD	14.98	125%	Above Moderate
Crestview Park	46	10.08	Vacant	RS-2	4.56	76%	Above Moderate
Average	**53**	**6.58**			**11.28**	**81%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RS-2) Low Density Residential; (RM-2) Medium Density Residential; (RM-3) High Density Residential; (PD) Planned Development

City of Tulare

The City of Tulare has one residential pipeline project with a total of 84 units. This project is located on a vacant site and will achieve a density of 21.82 units per acre. All units are affordable only to above moderate-income households. These projects will achieve an average density of 75 percent of the maximum density allowed on the site. Table 4-8 shows Tulare's pipeline project.

Table 4-8 Tulare Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
East Bardsley Apartments	84	3.85	Vacant	RM4	21.82	75%	Above Moderate
Average	**84**	**3.85**			**21.82**	**75%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RM4) Multiple Family – 1,500 SF/unit

City of Woodlake

The City of Woodlake has 10 residential pipeline projects with a total of 626 units. All projects are located on vacant sites or orchards and will achieve an average density of 7.80 units per acre. All units are affordable to all income category households. These projects will achieve an average density of 45 percent of the maximum density allowed on the sites. Table 4-9 shows Woodlake's pipeline projects.

Table 4-9 Woodlake Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Hillside Estates	37	28.50	Vacant	R-L	2.63	26%	Above Moderate
Kaweah View	25	8.46	Vacant	R-L	2.96	30%	Low
Mulberry Estates	60	13.90	Orchard	R-M	4.32	29%	Low
Greenwood Phase II	77	15.00	Vacant	R-M	5.13	34%	Very Low and Low
Lakeview and Pomegranate	9	1.40	Vacant	R-L	6.43	64%	Low
Antelope Creek Estates	140	36.00	Orchard	R-M	3.89	26%	Very Low, Low, and Moderate
Rodeo Estates I	184	42.00	Vacant	R-M	4.38	29%	Very Low, Low, and Moderate
Rodeo Estates II	52	36.00	Vacant	R-L	1.44	14%	Above Moderate
Little Bravo Village	32	1.12	Vacant	R-H	28.57	119%	Low
Cuevas - S. Pepper St.	10	0.48	Vacant	R-H	20.83	87%	Very Low
Average	**63**	**14.80**			**7.80**	**45%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (C-N) Neighborhood Commercial

4.5 Site Selection Criteria

In accordance with state law, land suitable for residential development must be appropriate and available for residential use within the planning period. Sites used in the inventory can be a parcel or group of parcels that meet the following criteria:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites)
- Sites owned or leased by a local government
- Nonresidential zoned sites that can be rezoned residential use, including a program to rezone the site to permit residential use

Residential development has occurred primarily on vacant sites and sites used for agriculture. As a result, only sites with vacant or agricultural uses were identified as adequate sites to meet RHNA.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability, or erosion) and location (proximity to transit, job centers, and public or community services, especially for housing appropriate for lower-income

households). Public input on potential housing locations in each jurisdiction from the outreach conducted for the Housing Element was also incorporated into the site selection process (a description of the outreach is included in Chapter 1, *Introduction and Community Engagement*).

4.5.1 Density and Parcel Size

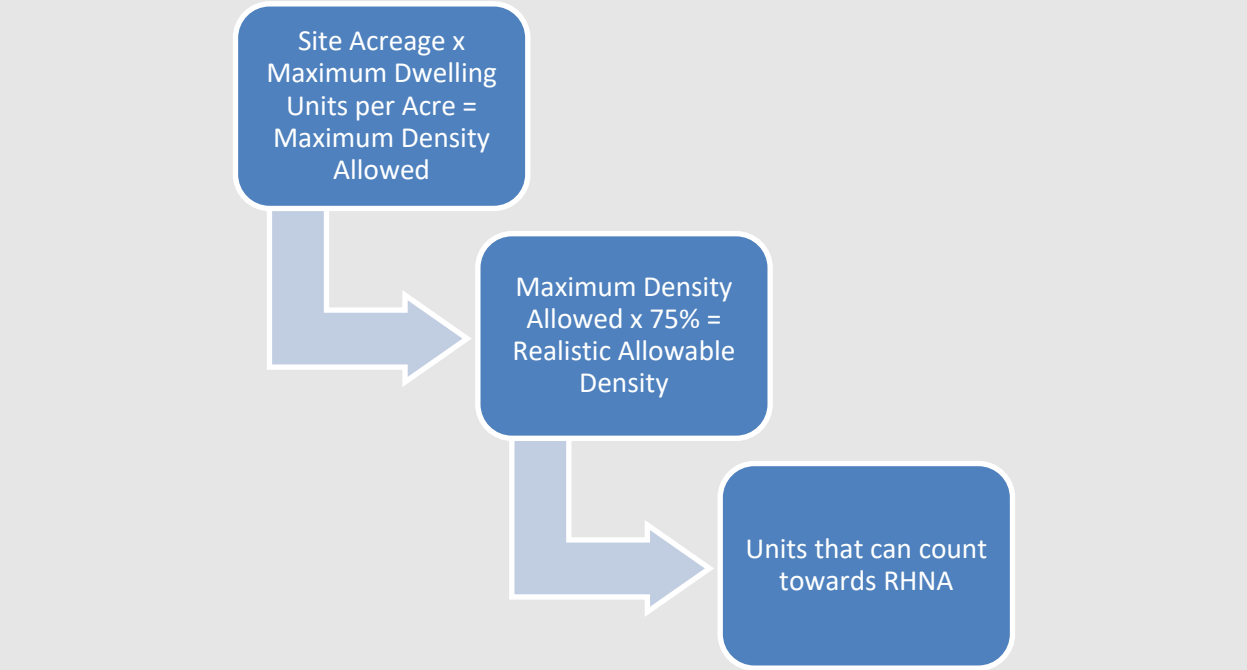
State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range. According to the California Department of Housing and Community Development (HCD), a density standard of 20 or more units per acre (primarily for higher-density multifamily developments) would facilitate the development of housing in the low- and very low-income category for jurisdictions in Tulare County (excluding the City of Visalia).

In addition to default density standards, HCD established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. Parcels smaller than 0.5 acres, even when zoned for high densities, may not facilitate the scale of development required to access the competitive funding resources that facilitate affordable housing projects. Conversely, affordable housing developers may be unable to finance the scale of project necessitated by parcels greater than 10 acres. Therefore, parcels appropriate for lower-income housing were selected within the 0.5-to-10-acre size requirement.

4.6 Realistic Development Capacity

The Housing Element employs a comprehensive and iterative methodology to estimate dwelling unit capacity on a given parcel. As required by state law, the methodology must include sites that have a high potential to be developed with housing in the cycle and reflect a reasonable estimate of the dwelling unit capacity that is informed by past trends and substantial evidence. Therefore, it is assumed that realistic development capacity of the selected sites is less than the full development capacity allowed by the parcel's zoning or land use designation. The pipeline projects will have an average density achievement of 83 percent of the allowable density on the sites, and recent projects demonstrated an overall average density achievement of 98 percent. For the Site Inventories in this Housing Element, it is assumed that development would occur at 75 percent of the maximum allowable density. This assumption is more conservative than the development trend to allow for unforeseen circumstances, such as market forces or other factors that may impact development.

The number of units is calculated using the following methodology. Site acreage is multiplied by allowable dwelling units per acre, which is reduced to 75 percent. Per HCD guidelines, any existing residential units on the sites are subtracted from that total. None of the sites in the Site Inventories have existing residential units.



4.7 Affirmatively Furthering Fair Housing

The California legislature adopted AB 686 (2018, Santiago) in 2018 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all jurisdictions to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities (called "affirmatively furthering fair housing" or AFFH). The Sites Inventories prepared for each city included in this housing element were analyzed to determine whether the sites selection would exacerbate conditions of segregation or whether they would promote integration. As recommended by HCD, the analysis reviewed the sites based on income category against geospatial distribution patterns of racial and ethnic segregation, household income levels, percentages of residents with disabilities, environmental health indicators, economic and educational opportunities, and other factors.

As described in the AFFH analyses in Appendices A through G, Site Inventories for each city will not exacerbate regional conditions of economic or racial/ethnic segregation, nor displace existing populations. Conversely, the Site Inventories would accommodate opportunities for distribution of households of low-, moderate-, and above moderate-income levels across the region. Each city will also implement housing programs to increase housing opportunities and promote housing and neighborhood equity, as outlined in the Housing Plans in Appendices A through G.

4.8 Supporting Information

4.8.1 Summary of Interviews with Development Community

On March 21, 2023, a stakeholder meeting was held with members of the market-rate development community in Tulare County. Developers noted that while single-family housing is generally the easiest type of housing to develop due to financing availability and market demand, recent redevelopment projects in the region show promise for the ability for developers to create mixed-use and multifamily

projects in downtown areas. For example, in the City of Kingsburg in neighboring Fresno County, a former hotel in the city's downtown area will be redeveloped into a mixed-use project with ground-floor commercial and up to 10 apartments on the second and third floors. The project is currently under construction. The developers noted that while new standards for older buildings can increase project costs, some of the cost may be offset by the ability to use existing infrastructure. Developers also noted that residential development near highways can increase project costs due to the need to install public safety infrastructure such as pedestrian bridges and elevators. More information on the stakeholder meetings is provided in Chapter 1, *Introduction and Community Engagement*.

4.9 Financial Resources for Affordable Housing

This section describes existing and potential resources for the development of affordable housing in the region. Each city administers grant funds received from state and federal sources. On a regional scale, these resources can support housing opportunities.

Permanent Local Housing Allocation (PLHA)

PLHA, administered by HCD, provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. In August 2022, a Notice of Funding Availability (NOFA) allocated $969,060 to Tulare County. The five-year estimated PLHA allocation for Tulare County was $3,501,506.[5]

Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

HOME funds have been utilized to provide tenant-based rental assistance to assist those who are homeless or precariously housed, to provide rent subsidies, as well as to construct or acquire and rehabilitate housing units for rental by individuals with disabilities.

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing projects.

[5] https://www.hcd.ca.gov/sites/default/files/2022-08/2022-PLHA-Formula-Component-NOFA.pdf

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for persons of low-and moderate-income. Each activity must meet one of the three following national objectives:

- Benefits low-and moderate-income families;
- Aids in the prevention of elimination of slums or blight; or
- Meets other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

State Regional Early Action Planning (REAP)

The REAP program is funded by HCD and administered by TCAG. HCD provides funding for programs which accelerate infill and affordable development; support residents through realizing multimodal communities; shift travel behavior through reducing driving; and increase transit ridership, walking, and biking as primary modes of transportation.

State Local Early Action Planning (LEAP)

The LEAP program is administered by HCD. HCD provides funding for programs that accelerate the development of housing and facilitate compliance to implement the 6th Cycle RHNA.

4.10 Administrative Resources

This section describes administrative resources available to the region. These organizations help jurisdictions achieve the goals and objectives laid out in this Housing Element.

4.10.1 San Joaquin Valley Regional Planning Agencies Policy Council

TCAG is one of the agencies of the San Joaquin Valley Regional Planning Agencies Policy Council. The Policy Council provides a platform for the Valley to connect on regional issues that impact each agency such as transportation, air quality, and advocacy efforts. The Council works to identify successful action items implemented by regional planning agencies that can result in opportunities for the San Joaquin Valley.

4.10.2 Non-Profit Organizations

Non-profit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. Non-profit organizations that have developed affording housing in the county include the following:

- Housing Authority of Tulare County
- Self-Help Enterprises
- Habitat for Humanity of Tulare/Kings County
- Lighthouse Rescue Mission
- Tulare Bethel Housing Inc.

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5 Regional Affirmatively Furthering Fair Housing Analysis

5.1 Introduction and Overview

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the federal Fair Employment and Housing Act. The law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021.

AB 686 defined "affirmatively further fair housing" (AFFH) to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added to the Housing Element requirements an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of a jurisdiction's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions[1]

5.1.1 Methodology

This AFFH analysis has been prepared consistent with the California Department of Housing and Community Development (HCD)'s *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied pursuant to Government Code Section 65583(c)(10). HCD's AFFH Guidance instructs that AFFH analyses to examine local patterns and trends and compare them to the region to provide a broader context for local fair housing issues. Recognizing differences between local areas and the broader region, especially when identifying spatial patterns, is important to identify and prioritize contributing factors to fair housing issues that affect the locality.

This AFFH analysis is part of the Tulare County Regional Housing Element, a collaborative effort between Tulare County Association of Governments (TCAG) and the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. As such, this analysis identifies patterns and trends at the regional scale to be used for comparison for the local scale analyses, located in each jurisdiction's appendix of this document. The regional analysis mostly focuses on countywide data, but it also includes information on the broader "tri-county" area of Tulare County/Fresno County/Kings County to provide additional context for comparison of fair housing issues.

[1] Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml

The regional and local AFFH analyses evaluates the following fair housing issues:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs

Each local AFFH analysis also includes the following that is not discussed in this section:

- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors, such as a history of preferential investment for certain neighborhoods or types of housing
- Analysis of the Housing Sites Inventory using AFFH indicators

The local AFFH analyses also identify and prioritize contributing factors to fair housing issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in a geographic context, e.g., restricting housing opportunities to specific neighborhoods based on household income level and other socioeconomic characteristics. Fair housing choice means realistic housing opportunities exist and can be accessed without discrimination towards protected characteristics such as race, ethnicity, religion, sex, disability, and so forth, and residents are informed with adequate information regarding options. Each local AFFH analysis addresses impediments through AFFH-specific goals and actions based on the contributing factors for each identified fair housing issue.

Regional Population Distribution

Western and eastern Tulare County differ greatly in population density, topography, and environment. The county is generally divided between east and west by the foothills of the Sierra Nevada Mountains, which consists of areas above the 600-foot elevation line.[2] Western Tulare County contains the valley floor of the county and is relatively flat in elevation. This part of the county includes both urban and rural areas and includes all the incorporated cities in the county. Outside of urban areas, western Tulare County largely consists of agricultural land. Eastern Tulare County is rural and consists of the foothill and mountain areas of the county. There are no incorporated cities in eastern Tulare County. Most of eastern Tulare County is characterized by mountainous terrain within the Sierra Nevada Mountains. These areas include parts of Sequoia National Park, Kings Canyon National Park, Inyo National Forest, Sequoia National Forest, and other wilderness and forested areas.

Population density is highest in and surrounding the incorporated cities, especially the cities of Dinuba, Porterville, Tulare, and Visalia, where the population density reaches between 5,000 and 10,000 people per square mile. Outside of urban communities, areas are sparsely populated. The population density is less than 50 persons per square mile throughout rural areas of the county and the entirety of eastern Tulare County.

The unequal distribution of the county's population may skew housing patterns and trends identified throughout this analysis. Eastern Tulare County consists of two large census tracts, while western Tulare

[2] Tulare County. 2012. 2030 General Plan. http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20and%20Part%20II/GENERAL%20PLAN%202012.pdf

County includes many census tracts of various sizes. This discrepancy was considered when identifying patterns and interpreting spatial data throughout the analysis.

5.2 Data Sources

The California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

Data from a variety of sources were utilized to conduct this analysis, detailed below:

5.2.1 HCD AFFH Data Viewer

The AFFH Data Viewer and updated AFFH Data Viewer Version 2.0 are tools developed by HCD that features census block group and tract level data from an expansive collection of sources including United States (U.S.) Census American Community Survey (ACS), U.S. Department of Housing and Urban Development (HUD), California Tax Credit Allocation Committee (TCAC), Urban Displacement Project (UDP), and Comprehensive Housing Affordability Strategy (CHAS) [3]. The Data Viewer tools serve as resources for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer tools are intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

5.2.2 Urban Displacement Project

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California[4]. The UDP measures indicators of gentrification and displacement at the census tract level based on data from the 2015-2019 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic/Latino white population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

5.2.3 CalEnviroScreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution[5]. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure as compared to census tracts statewide. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts for pollution and other social and economic burden indicators across California.

[3] HCD AFFH Data Viewer. https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60
[4] Urban Displacement Project. https://www.urbandisplacement.org/
[5] CalEnviroScreen 4.0. https://oehha.ca.gov/calenviroscreen

5.2.4 TCAC/HCD Opportunity Maps

To assist fair housing analysis, HCD and TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and related state agencies/departments to further the fair housing goals. [6][7] The California Fair Housing Task Force created Opportunity Maps to identify resource levels across the state. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.[2] Opportunity Maps reflect scores in three different domains made up from a set of indicators shown in Table 5-1, as well as a composite score combining all three domains.

Table 5-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

5.2.5 HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.[8] CHAS data is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as seniors, persons with disabilities, racial and ethnic minorities, and different household types.

5.2.6 U.S. Census American Community Survey (ACS)

The ACS, conducted by the U.S. Census Bureau, is an ongoing survey that collects information on demographic, social, economic, and housing characteristics of the U.S. population.[9] ACS uses independent monthly samples, each with a sample size of 250,000 addresses (consisting of housing units and group quarters), surveyed via internet, mail, telephone, and personal visit. ACS data uses one-year and five-year estimates. The one-year data is collected over a period of 12 months and is useful for showing year-to-year fluctuations in data for geographic areas with at least 65,000 people. The five-year estimates represent data collected over a period of 60 months (5 years) and are considered statistically more reliable than the one-year estimates, particularly for less populated areas and small population subgroups.

[6] TCAC Opportunity Maps. https://oehha.ca.gov/calenviroscreen
[7] Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf
[8] HUD Comprehensive Housing Affordability Strategy. https://www.huduser.gov/portal/datasets/cp.html
[9] U.S. Census American Community Survey. https://www.census.gov/programs-surveys/acs

5.2.7 AllTransit

AllTransit is an online database that examines factors related to transit access and produces a performance score that reveals the social and economic impact of transit, such as connectivity and access to jobs.[10]

5.3 Fair Housing Resources

5.3.1 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

There are multiple organizations throughout Tulare County that provide fair housing services to the region. Table 5-2 lists organizations that are HUD-certified fair housing providers in Tulare County.

Table 5-2 HUD Certified Fair Housing Providers Active in the Tulare County

Organization	URL	Phone Number
Community Services Employment Training (CSET)	https://www.cset.org/	(559) 732-4194 (855) 275-3246
Fair Housing Council of Central California (FHCCC)	https://fhc-cc.org/index.html	(559) 244-2950 (415) 928-5910
Self-Help Enterprises (SHE)	https://www.selfhelpenterprises.org/	(559) 651-1000

Source: Consumer Financial Protection Bureau. 2023. https://www.consumerfinance.gov/find-a-housing-counselor/?zipcode=93257#hud_search_container

Community Services Employment Training (CSET), a non-profit organization, is a fair housing service provider that offers housing services to all residents in Tulare County. CSET distributes fair housing information and hosts educational workshops on fair housing throughout the county. In addition, CSET offers supportive housing services, such as foreclosure counseling, first time home buyer education, and water utility bill assistance.

5.4 Ability to Address Complaints

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for discrimination against a specific class, as part of an overall effort to determine whether the discrimination is happening in a consistent systemic pattern in a city or region. In Tulare County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

[10] AllTransit. https://alltransit.cnt.org/

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. Between January 2006 and June 2020, a total of 92 cases were filed with the DFEH in Tulare County (Table 5-3). Disability-related discrimination comprised the largest proportion of cases (61 percent of cases), followed by race (29 percent of cases). Most of the race-based cases were filed by Black/African American residents (78 percent of race-based cases). Appendices A through G, in *Affirmatively Fair Housing Analysis*, detail how each jurisdiction addresses fair housing complaints.

Table 5-3 Tulare County Fair Housing Complaints (2006-2020)

Basis	Number
Disability	56
Race/Color	27
Familial Status	9
Sex	5
National Origin	3
Religion	2
Total	**92**

Source: Data.gov, Office of Fair Housing and Equal Opportunity Filed Cases, 2020

5.5 Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention, and other regional and federal agencies.

In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

> Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA. Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through

lower-income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.[11]

5.5.1 Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

Approximately 73 percent of the population in Tulare County is non-white, greater than the percent of non-white residents in the tri-county area (58 percent). The western, urbanized area of Tulare County is the most diverse area of the county, containing populations with at least 40 percent non-white residents (Figure 5-1). This area contains the incorporated cities: Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, and Woodlake. Comparatively, the eastern area of the county, which is relatively less urbanized and less densely populated and consists of or is located near the Sequoia National Park and Sequoia National Forest, is less diverse and contains a higher percentage of white residents.

Hispanic/Latino residents comprise the largest racial/ethnic group in the county, equaling approximately two-thirds (66 percent) of the total population in 2020.[12] In the last decade, the percentage of non-white residents in Tulare County increased. The white population of the county comprised approximately one-third of the population in 2010 but decreased to approximately one-quarter in 2020.

The HCD AFFH Data Viewer identifies the predominant racial/ethnic composition for each census tract. Figure 5-2 shows which race or ethnicity is predominant and degree of predominance. Most of the western portion of the county is predominantly Hispanic/Latino, except for eastern parts of Visalia and northern parts of the cities of Tulare and Exeter which are predominantly white.

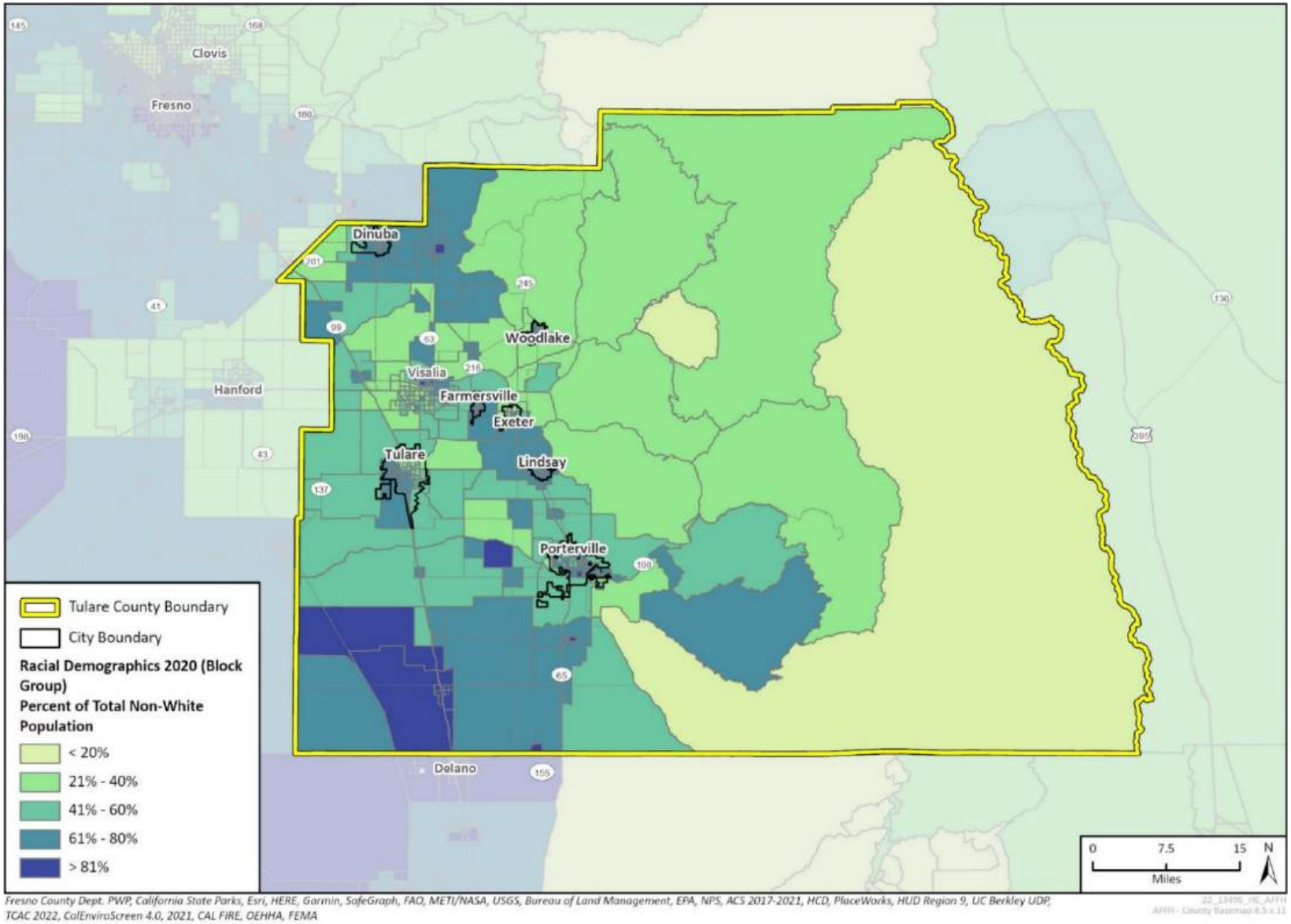
5.5.2 Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing. It also includes housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have fair housing choice if there are insufficient housing units in their area with these accessibility features.[13]

High spatial segregation of persons with disabilities may indicate fair housing issues related to both physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.[14] Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

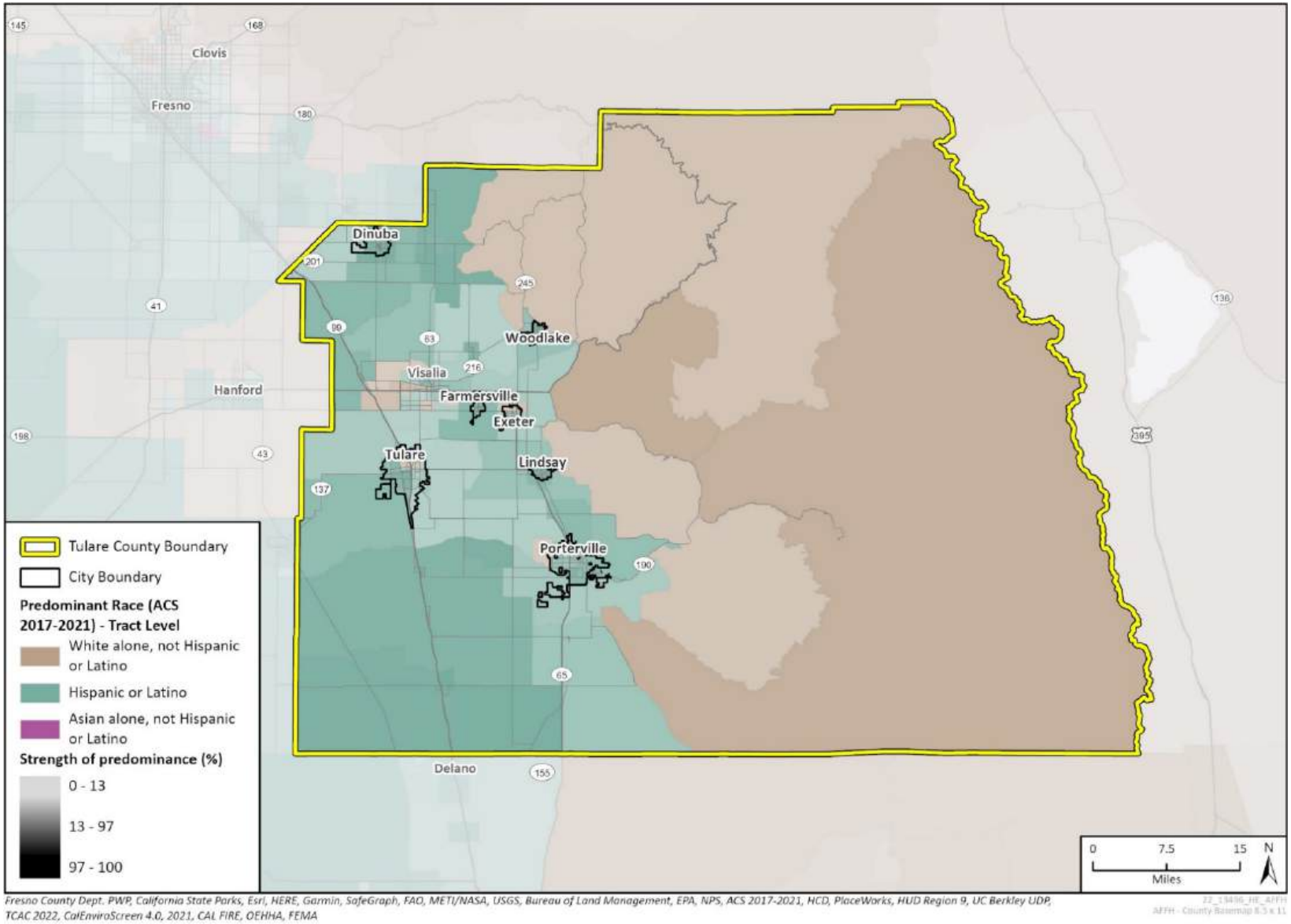
[11] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[12] United States Census Bureau. 2020. Decennial Census. https://data.census.gov/table?q=tulare+county&tid=DECENNIALPL2020.P1
[13] HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[14] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 5-1 Percent of Total Non-White Population (Tulare County)



Source: AFFH Viewer 2.0, 2023.

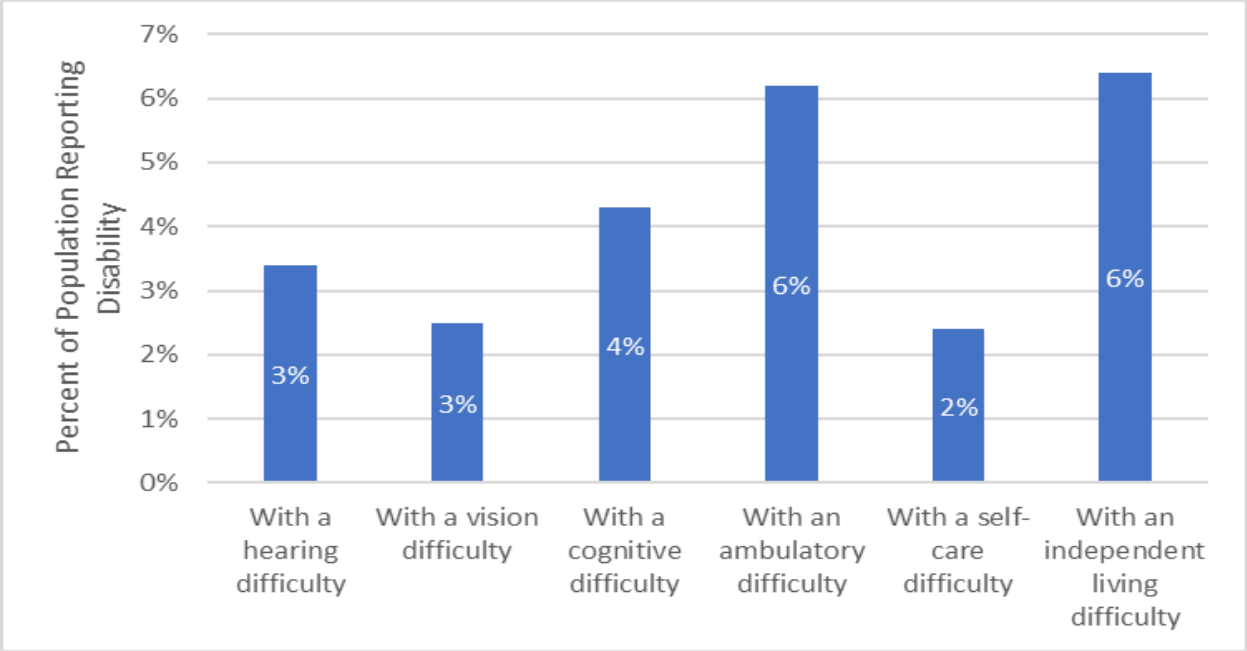
Figure 5-2 Predominant Populations (Tulare County)



Source: AFFH Viewer 2.0, 2023.

Approximately 53,760 residents, equal to 12 percent of the total population in Tulare County, are living with one or more disabilities. Similarly, 12 percent of the population in the tri-county area is living with a disability. The most common disability in the county is independent living disability, followed by ambulatory difficulty (Figure 5-3). Disabilities are most prevalent among senior residents. Approximately 39 percent of residents aged 65 and over are living with a disability (2017-2021 ACS).

Figure 5-3 Disability by Type (Tulare County)



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

Throughout most of the county, less than 20 percent of the population has a disability. Some of the rural areas in the western parts of the county have lower concentrations of persons living with a disability, with less than 10 percent of the population with a disability (Figure 5-4). In eastern parts of the county and several areas within and near the cities of Visalia, Lindsay, and Porterville, more than 20 percent of residents have a disability.

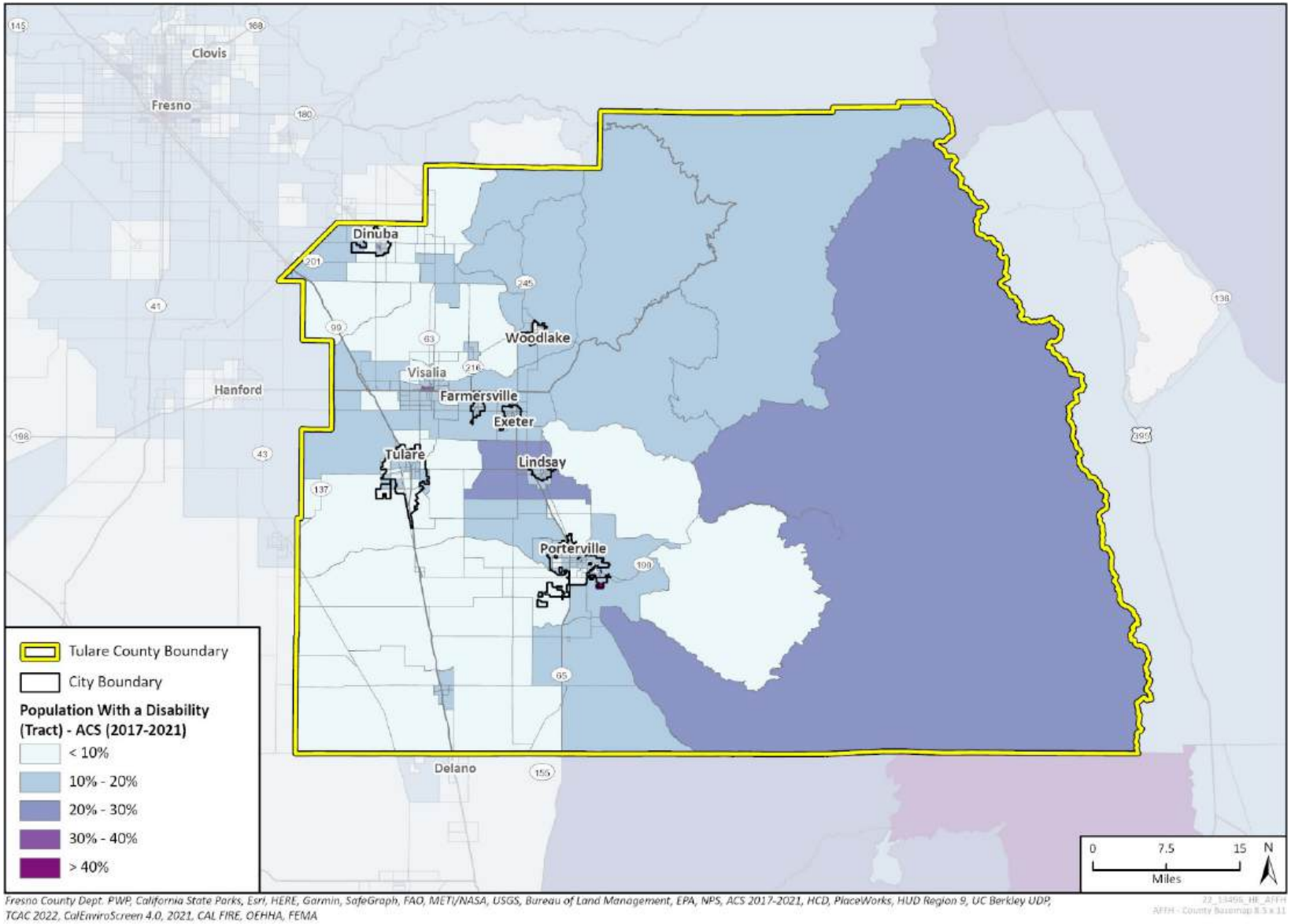
Approximately five percent of the total employed population in the county have one or more disabilities. Nine percent of the unemployed population have one or more disabilities (Table 5-4).

Table 5-4 Employment Status by Disability Status (Tulare County)

Disability Status	Employed 2017-2021 (Percent of Total Employed)	Unemployed 2017-2021 (Percent of Total Unemployed)
No Disability	168,751 95%	18,343 91%
With a Disability	9,424 5%	1,730 9%
Total	**178,175**	**20,073**

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2017-2021 Estimates.

Figure 5-4 Percent of Population with a Disability (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.3 Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location are potentially discriminatory. Single-parent households are protected by fair housing law. A 2016 HUD study on the effects of housing discrimination based on familial status found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.[15] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Tulare County had a total of 139,631 households in 2021. Households with children present comprised approximately 39 percent (54,445 households) of the total households in the county. Married-couple families with children comprised the largest share of households with children (62 percent). Most single-parent households are female single-parent households (70 percent). Single-parent, female-headed households are more likely to rent than own, comprising approximately 18 percent of renter-occupied households but only five percent of owner-occupied households (Table 5-5).

Table 5-5 Tenure by Household Type and Presence of Children (Tulare County)

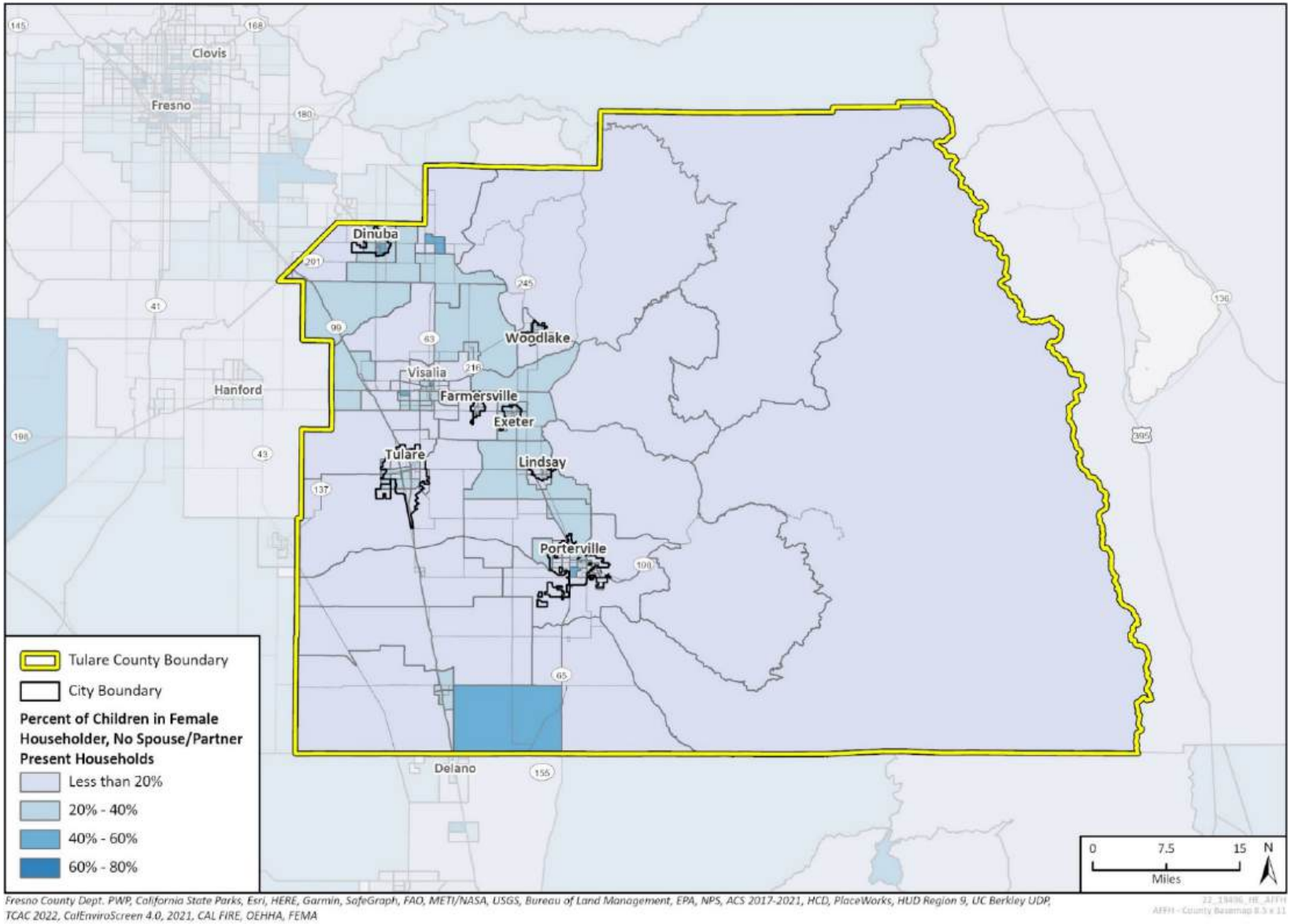
Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	19,967	24.9%	14,029	23.6%
Single-Parent, Male Householder, no Spouse Present	2,366	3.0%	3,711	6.2%
Single Parent, Female Householder, No Spouse Present	3,699	4.6%	10,673	17.9%
Total Households with Children Present	26,032	32.5%	28,413	47.7%
Total Households	**80,125**		**59,506**	

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children, 2017-2021 Estimates.

Urban areas of the county have higher percentages of children residing in female-headed, single-parent households. Areas located in the western part of the county, such as the cities of Visalia, Dinuba, and Porterville, have higher percentages of children residing in female-headed, single-parent households, with between 40 and 60 percent of children in female-headed, single-parent households in some census tracts. In contrast, most rural parts of the county and all of eastern Tulare County has less than 20 percent of children residing in female-headed, single-parent households (Figure 5-5).

[15] HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

Figure 5-5 Female-Headed Households with Children Present, No Spouse/Partner Present (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.4 Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have an actual choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

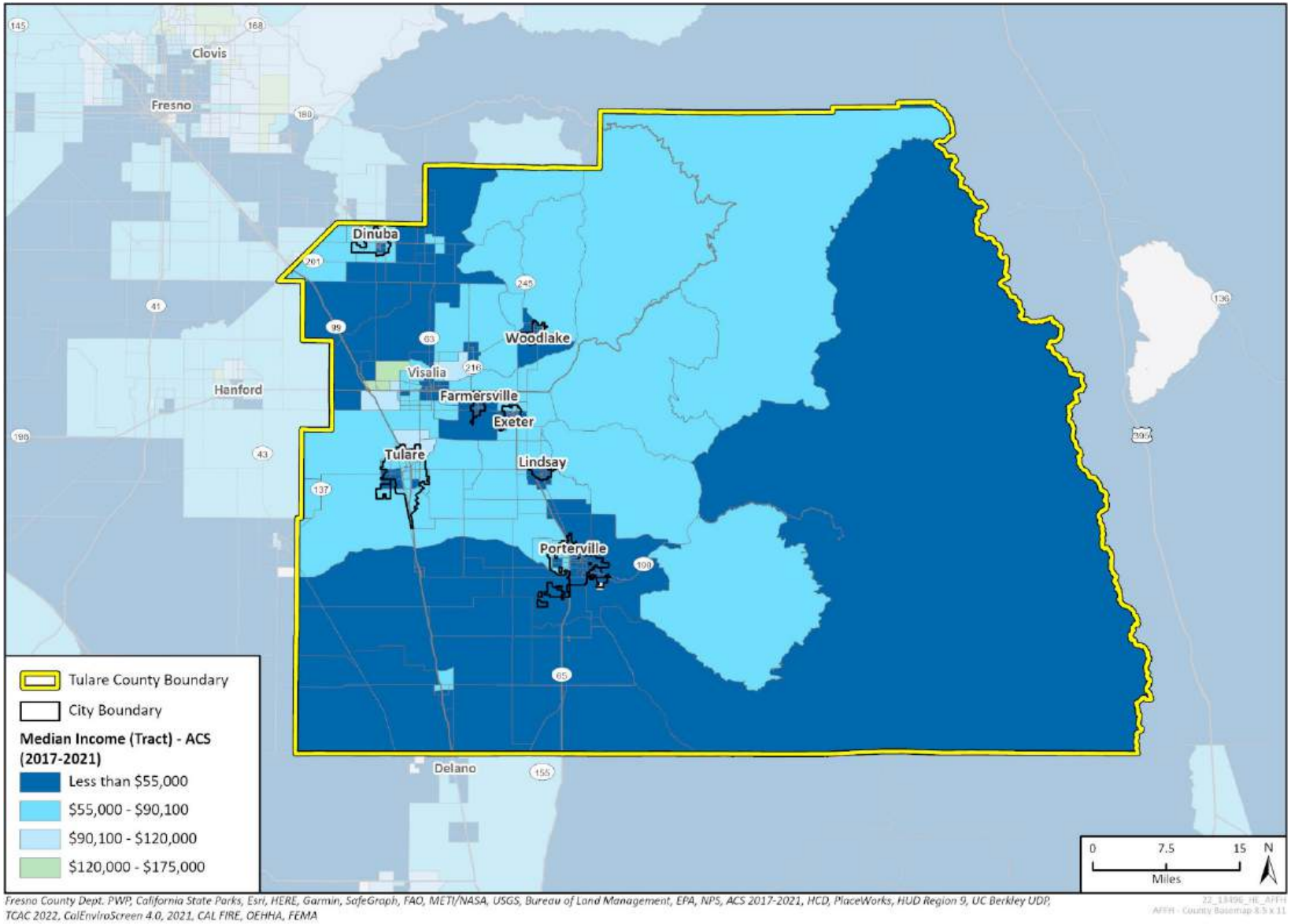
This section identifies household income disparities using data based on median household income and low- or moderate-income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low- or moderate-income is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis are from the HUD Low- and Moderate-Income Summary Data based on the 2011-2015 American Community Survey (most recent available data).[16]

Tulare County has a median household income of $57,394, less than the tri-county median household income of $60,646. Both the county and the tri-county area have a much lower median household income than the state ($90,100), 57 percent lower for the county and 49 percent lower for the tri-county area. Median household income in the county is highest in western and northeastern Visalia and northern Tulare, where median household income is greater than $90,100 (the state median household income in 2021) (Figure 5-6). Throughout the rest of the county, median household income is lower than the 2021 state median income. Census tracts within urban areas of the county and rural areas of northwestern, southern, and eastern parts of the county have the lowest household median incomes in the county (less than $55,000 per year). County lands surrounding the incorporated cities, and County lands in central Tulare County, generally have residents with higher median household incomes and a lower percentage of LMI populations.

LMI populations are prevalent throughout Tulare County, especially in western parts of the county (Figure 5-7). Census tracts in the western part of the county, including the cities of Dinuba, Visalia, Tulare, and Porterville, contain the highest percentage of LMI populations in the county. Central areas of the county and areas west and south of the city of Visalia have the lowest percentage of LMI populations. Geographically, LMI populations overlap with census tracts with greater racial diversity (Figure 5-1) and census tracts that are predominantly Hispanic/Latino (Figure 5-2).

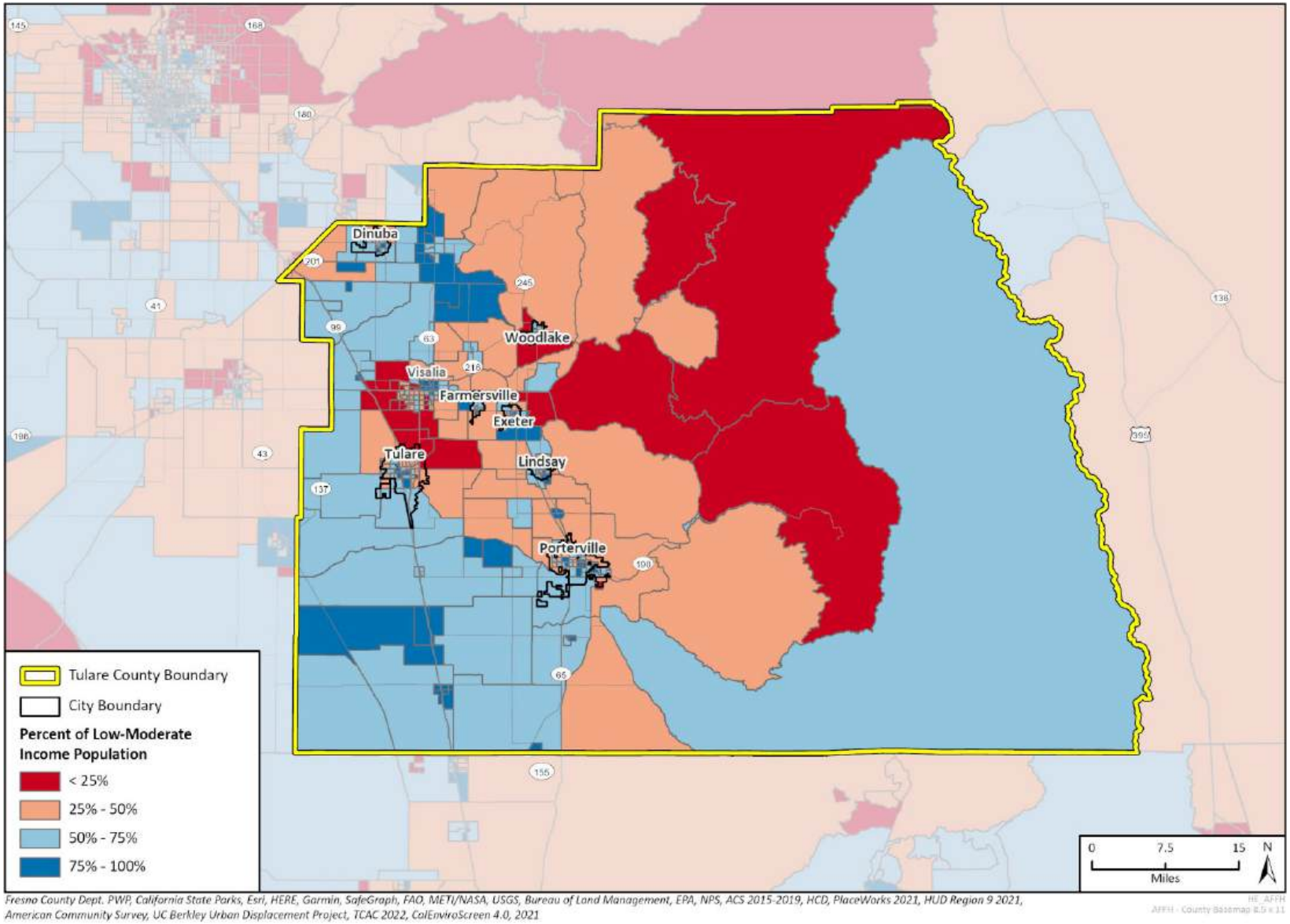
[16] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Figure 5-6 Median Household Income (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-7 Percent of Low- to Moderate-Income (LMI) Population (Tulare County)



Source: AFFH Viewer, 2023

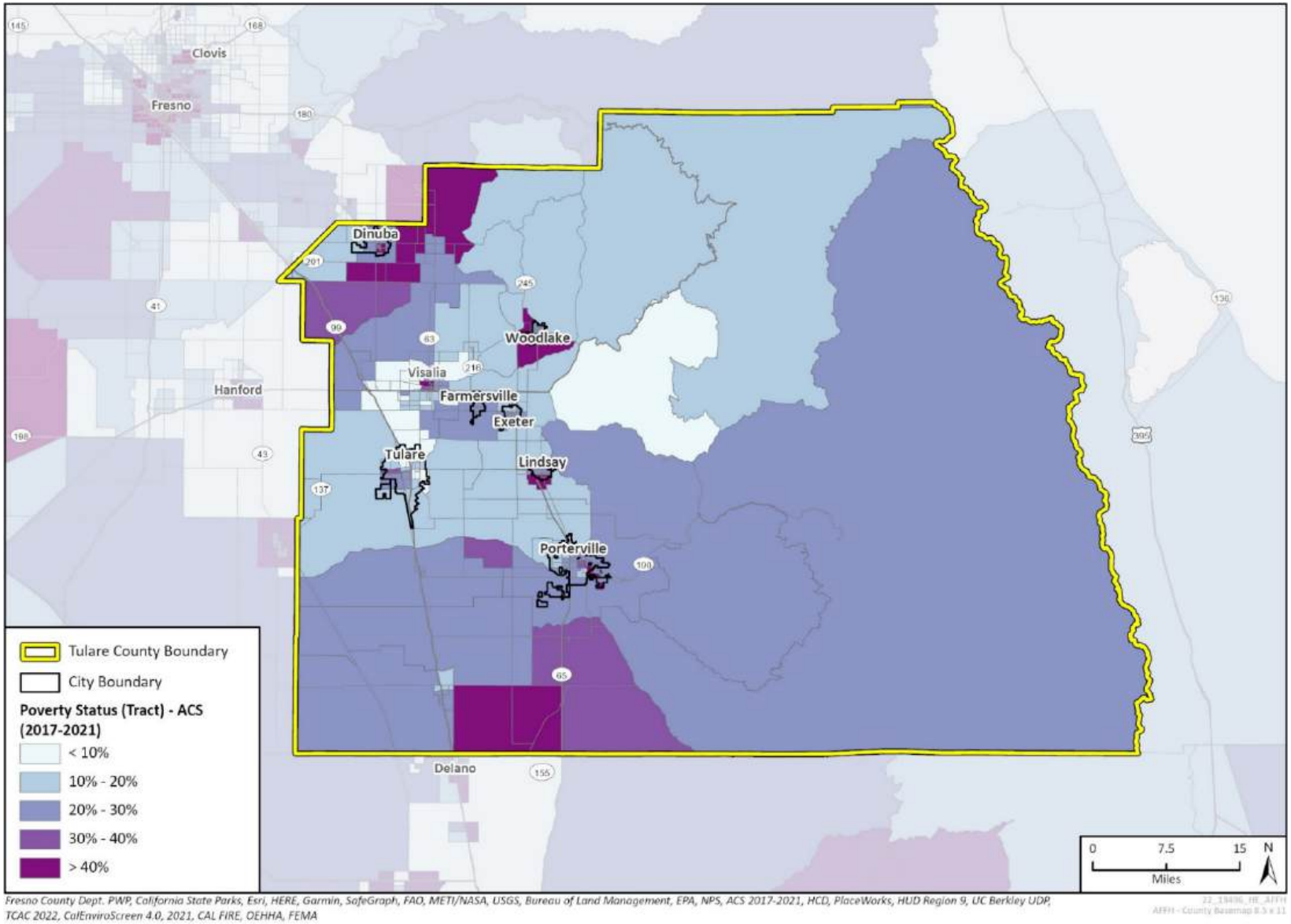
5.5.5 Poverty and Segregation

Poverty rates are high in both rural and more urban areas of Tulare County but are most prevalent in urban as well as rural areas in northwestern and southern parts of the county (Figure 5-8). More than 40 percent of the population in households with incomes below the poverty line in areas northeast and east of Dinuba; southeast of the unincorporated community of Earlimart; and within the cities of Dinuba, Visalia, Lindsay, Woodlake, and Porterville. Areas scattered throughout the western parts of the county have more than 30 percent of the population in households with incomes below the poverty line. Areas of the county with the lowest poverty rates are located within the cities of Visalia and Tulare, and east of the city of Exeter, with less than 10 percent of the population in households with incomes below the poverty line. Areas in the county with a high percentage of residents in households with incomes below the poverty line overlaps with areas that with a predominantly Hispanic/Latino population (Figure 5-2).

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. Areas of high segregation and poverty in Tulare County are concentrated in the western half of the county. This includes rural areas in the northwestern and southwestern part of the county as well as census tracts within the cities of Dinuba, Visalia, Woodlake, Farmersville, Lindsay, Tulare, and Porterville (Figure 5-9). These areas overlap with census tracts with a predominantly Hispanic/Latino population (Figure 5-2).

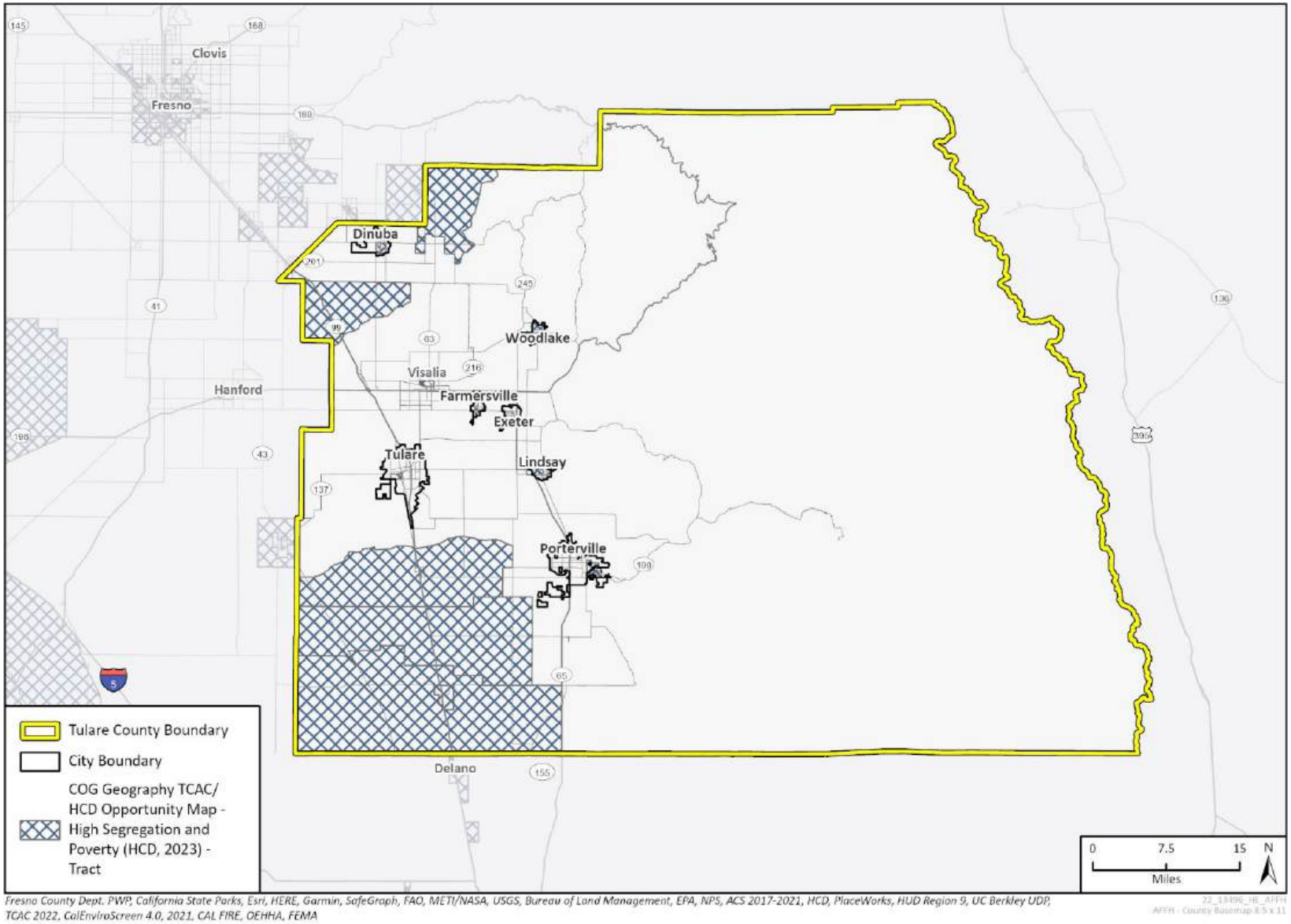
The Othering & Belonging Institute at the University of California, Berkeley works to identify and eliminate the barriers to an inclusive, just, and sustainable society. The Institute's Roots of Structural Racism Project studies the harmful effects of racial residential segregation across the United States, observing a consistent and strong correlation between the degree of racial residential segregation and key life outcomes, such as poverty rates, home values and rents, educational achievement, life expectancy, economic mobility, and more. The Roots of Structural Racism Project developed an interactive mapping tool that illustrates the level of residential segregation by census tract. According to the Othering & Belonging Institute, census tracts in Tulare County range from racially integrated to high levels of segregation (Figure 5-10). Compared to the rest of the tri-county area, Tulare County has fewer areas with a high level of segregation of non-white residents and fewer areas with a high level of segregation of white residents. Areas with high segregation of non-white residents are located in and near the city of Dinuba, while racially integrated areas are concentrated near Farmersville, Exeter, and in the cities of Tulare, Visalia, and Porterville. There is a small area with a high level of segregation of white residents in western Visalia.

Figure 5-8 Poverty Status (Tulare County)



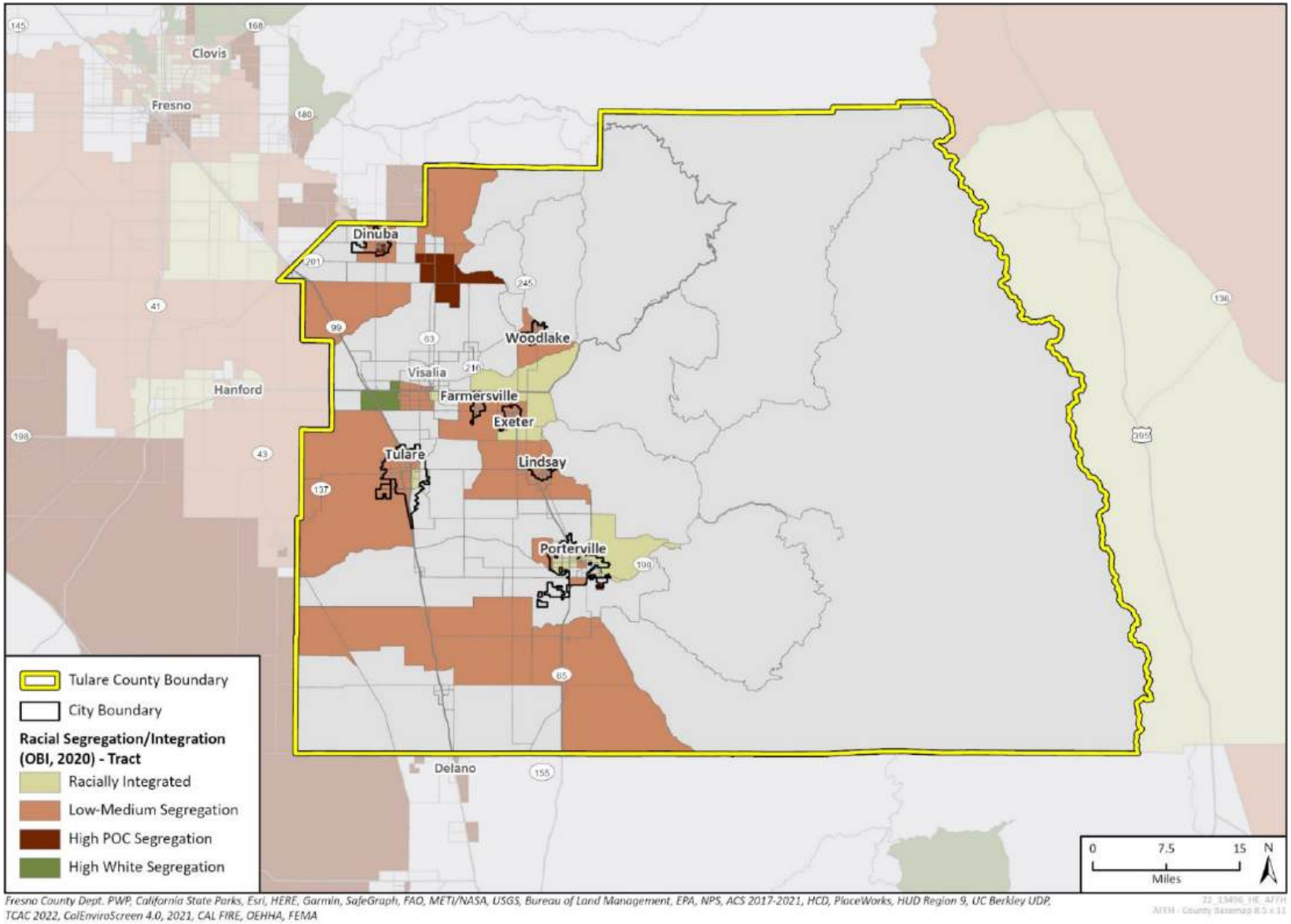
Source: AFFH Viewer 2.0, 2023

Figure 5-9 Areas of High Segregation and Poverty (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-10 Racial Segregation and Integration (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.6 Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAAs) are defined as affluent, white communities.[17] According to a policy paper published by HUD, white residents are the most racially segregated group in the United States typically more affluent than majority non-white communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

HCD's AFFH Data Viewer identifies RCAAs as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region and a household median income 1.5 times higher than the AMI. In the tri-county area, RCAAs are primarily located near the outer edges of the cities of Fresno, Hanford, Visalia, and Tulare. In Tulare County, RCAAs are located in the northern part of the county as well as areas within and outside the city of Visalia and east of the city of Tulare (Figure 5-11). The RCAA located in northern Tulare County is sparsely populated, with a population density of less than 50 people per square mile. RCAAs in Tulare County are predominantly white, except for the RCAA east of the city of Tulare which is predominantly Hispanic/Latino (Figure 5-2) and households primarily have median incomes much greater than the county average of $52,534 (Figure 5-6).

5.6 Disparities in Access to Opportunities

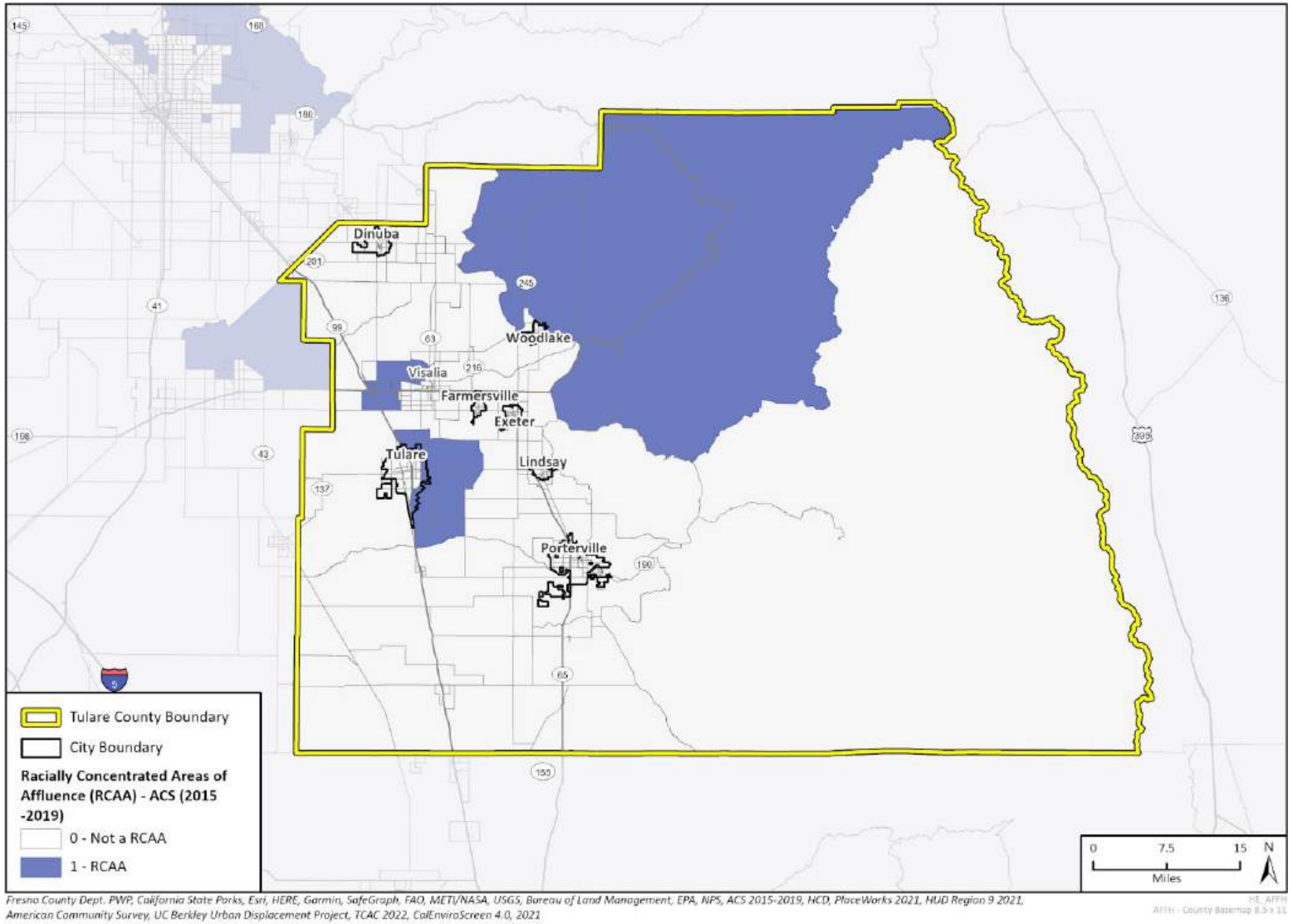
Land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[18] This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

5.6.1 Transit Access and Walkability

Reliable public transit access and active transportation options such as walking, and biking are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

[17] Goatz, Damanio and Williams, 2019. https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf
[18] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 5-11 Racially Concentrated Areas of Affluence (Tulare County)



Source: AFFH Viewer, 2023

The following transit organizations operate throughout Tulare County:

- Tulare County Regional Transit Agency (TCRTA)
  - Tulare County Area Transit (TCaT) fixed route service and Dial-A-Ride
    - Tulare Intermodal Express (TIME)
    - Dinuba Area Regional Transit (DART)
    - City of Porterville Dial-A-COLT
    - Porterville Transit
    - City of Woodlake Dial-A-Ride
  - Microtransit Service
- Visalia Transit fixed route service and Dial-A-Ride
  - V-LINE
- Sequoia Shuttle between Visalia and Sequioa National Park (seasonal July through September)

There are two public transit providers in Tulare County: Tulare County Regional Transit Agency (TCRTA) which operates TCaT, and Visalia Transit managed by the City of Visalia. Both providers offer fixed route bus service and curb-to-curb Dial-a-Ride service for seniors and residents with disabilities. TCRTA was created in 2020 through a Joint Powers Agreement with eight member agencies: the County of Tulare and the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. Local transit providers providing fixed route bus services, such as Dinuba Area Regional Transit (DART), Tulare Intermodal Express (TIME), and Porterville Transit, currently operate under TCRTA. TCRTA also offers on-demand curb-to-curb microtransit services in select communities. Microtransit is a shuttle service that operates similar to Uber and Lyft and uses the Uber app. Communities in Tulare County with access to microtransit service consist of Porterville, Lindsay, Farmersville, Exeter, Tulare, Dinuba, Cutler, Orosi, and Woodlake. Porterville will no longer be a partnership with TCRTA in the next fiscal year.

TRCTA provides Paratransit & Dial-A-Ride Services Paratransit service, a shared-ride, advanced-reservation, origin-to-destination service, is provided to locations within the cities of Dinuba, Porterville, and Tulare. Service is available within ¾ mile of each local fixed route. The service is available to ADA-eligible individuals, as well as seniors (age 65+) and Medicare card holders. ADA-eligible passengers must receive certification through an application process. Paratransit provides same-day service to non-ADA passengers (seniors and Medicare card holders only) on a space available basis. The cities of Exeter and Farmersville currently receive paratransit service from the City of Visalia (Visalia Transit). Paratransit services operate the same hours and days as TCRTA's local fixed route system; service is provided Monday through Saturday from 7:00 am to 7:00 pm, and Sunday from 8:00 am to 5:00 pm. Next day reservations are required and are taken seven days a week.

TCaT operates throughout every city in the county as well as many communities in unincorporated county areas. TCAG provides free and discounted transit fare for Tulare County residents, including members of the military, veterans, and students attending the College of the Sequoias. TCaT provides a fixed route bus service with nine lines between communities in western Tulare County, including the cities of Dinuba, Woodlake, Lindsay, Visalia, Exeter, Porterville, and Tulare. TCaT also offers Dial-A-Ride services to all areas within 0.75 miles of Routes C10 through C90, including to rural locations in Allensworth, Alpaugh, Cutler, Delft Colony, Dinuba, Earlimart, East Orosi, Lindsay, London, Monson, North Patterson Tract, Orosi, Pixley, Richgrove, Seville, Sultana, Teviston, Tipton, Tonyville, Tooleville, Traver, Waukena, and Yettem.

Visalia Transit operates 13 fixed bus routes with connections to the cities of Farmersville, Exeter, and Tulare and the community of Goshen and Dial-A-Ride services throughout Visalia. The V-LINE provides shuttle services between Visalia and Fresno six times per day, seven days a week. The Sequoia Shuttle provides round-trip shuttle service from Sequoia National Park and Visalia. Transit options in eastern and rural areas of the county are very limited.

Regional transit services are provided by DART with a fixed route service connecting Dinuba and Reedley in Fresno County, Kings Area Regional Transit, connecting Visalia and Hansford in Kings County, Greyhound, connecting Visalia and Tulare to Bakersfield in Kern County and Fresno in Fresno County.

TCAG is also a member of the California Vanpool Authority, a service that provides vanpooling vehicles for people who work in places that lack public transit. In Tulare County, there are 95 vans with a total capacity of 624 passengers, that primarily run out of Visalia. The primary employment destinations are correctional facilities in Corcoran and Delano, including California State Prison (Corcoran) and Kern Valley State Prison. Other employment destinations include state, medical, and agricultural employers.[19]

Commuting patterns within the county are characterized by substantial intercity and intercounty travel. Visalia contains a high percentage of the county's jobs and population, and therefore is a major destination and point of origin for commuters. There are more residents commuting outside of Tulare County for work than there are workers commuting into the county. Approximately 61,953 residents commute to outside the county and 55,122 workers commute into the county. The average commute time in Tulare County is 22.5 minutes, which is less than the state average of 29.5 minutes (2017-2021 ACS). According to TCAG's Long Range Transit Plan, travel time by transit between cities is more than double travel time by automobile. The average travel times between cities within Tulare County by automobile is 36 minutes while the average transit travel time is 107 minutes.[20]

Tulare County received an average AllTransit performance score of 4.1 which equates to a low combination of trips per week and number of jobs accessible by transit.[21] Less than one percent of commuters use transit. Tulare County has a higher AllTransit performance score than the tri-county area overall (score of 3.4.). Urban areas in the western part of the county have the greatest access to transit, particularly central areas within the cities of Visalia, Tulare, and Porterville. Smaller cities, such as Exeter, Lindsay, and Woodlake, have less access to transit compared to larger cities in the county. Although Dial-A-Ride services are provided in some rural areas of the county, these areas have the lowest access to transit and the fewest number of transit options.

TCAG also partners with neighboring King County and Fresno County to increase transit access and mobility to residents within the region. TCAG's Cross Valley Corridor (CVC) Plan, approved by the TCAG Board of Directors in 2018, provides a regional strategy to enhance transit connectivity throughout all three counties with a focus on disadvantaged communities that have historically lacked transit access. The CVC targets alternative modes of transportation and reducing reliance on personal vehicles through establishment of regional passenger rail service and expanding regional bus systems. The plan for the rail service is to convert an existing underutilized freight railroad to a passenger railroad between the cities of Porterville and Huron. The CVC Plan also includes actions to improve regional bus systems by creating new transit centers in the center of communities near the railroad. The CVC Plan connects transit in the county to the proposed Hanford station of the future California High Speed Rail system, establishing transit access to other areas of the state.

[19] TCAG. 2017. Tulare County Long Range Transit Plan Final Report. https://tularecog.org/tcag/planning/transit-planning/transit-plans/transit-development-plans-short-and-long-range-transit-plans/tulare-county-regional-long-range-transit-plan/
[20] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[21] AllTransit.Org, 2021. https://alltransit.cnt.org/

TCAG's ongoing and planned transit infrastructure programs designed to improve vehicle and pedestrian safety include road stabilization projects, establishing sidewalks to provide safe routes to school, creating safer highway interchanges, and adding roundabouts to street intersections. TCAG also implements extensive community outreach efforts to educate the community on transportation safety. Through grant funded outreach, TCAG held 66 community events related to transportation safety throughout the county from October 2021 through the end of 2022.

The TCAG 2022 Regional Active Transportation Plan for the Tulare County Region facilitates the county's long-range plan for transportation and contains a list of projects and programs to update and expand the regional active transportation system. The Regional Active Transportation Plan identifies 92 projects to expand bicycle and pedestrian networks throughout the county, most of which are concentrated along state routes, including State Route (SR) 63 and SR 65. Projects include sidewalk installation projects, on-street bike lanes, off-street pedestrian and bicycle trails, street, creek, and railroad-crossings, and safe routes to school. One project consists of a countywide non-infrastructure program to promote local safe routes to school. The plan also includes 31 projects in unincorporated parts of the county, 11 projects in Dinuba, four projects in Exeter, eight projects in Farmersville, four projects in Lindsay, seven projects in Porterville, three projects in the city of Tulare, one project in the Tule River Tribe Reservation, 16 projects in Visalia, and six projects in Woodlake.[22]

5.6.2 Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[23] Therefore, educational attainment is directly linked to income and therefore housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

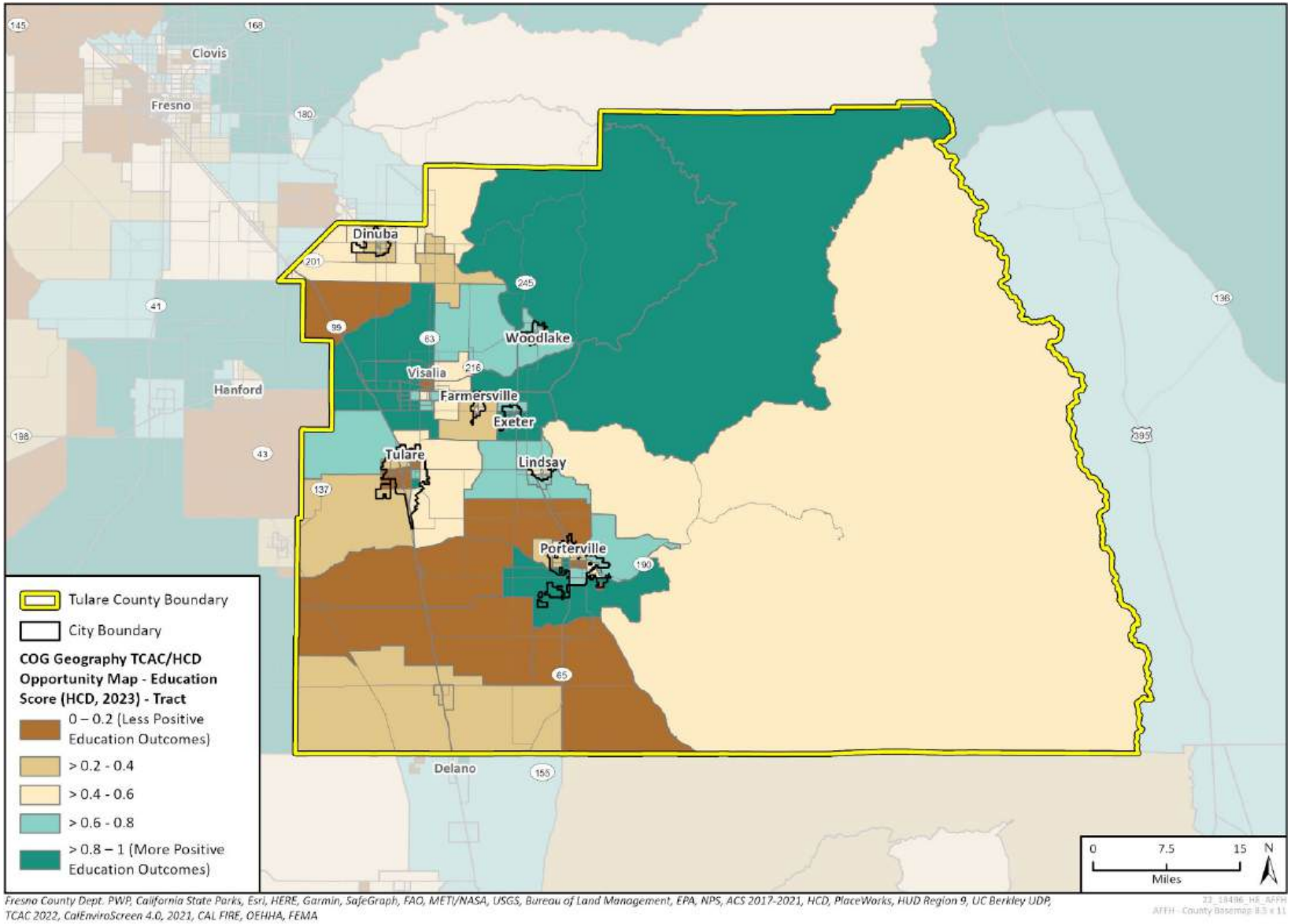
Educational outcomes vary across the tri-county area and Tulare County. Higher educational outcome scores are generally located in proximity to urban areas. Many of the rural parts of the tri-county area have lower educational outcomes. Areas in the northern and northwestern parts of Tulare County and areas east and south of the city of Porterville have more positive education outcomes compared to the rest of the county (Figure 5-12). Areas within the cities of Visalia, Tulare, and Porterville have the least positive education outcomes.

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Tulare County high school graduation rates are highest among Filipino students (100 percent), Asian American students (95 percent), Hispanic/Latino students (88 percent), and white students (88 percent). Comparatively, Black/African American students (82 percent) and American Indian/Alaska Native students (83 percent) have lower graduation rates.

[22] TCAG. 2022. 2022 Regional Active Transportation Plan for the Tulare County Region. https://tularecog.org/sites/tcag/assets/File/TCAG%202022%20RATP_.pdf

[23] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 5-12 TCAC Opportunity Areas – Education Outcomes (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.6.3 Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC opportunity maps, employment participation data from the ACS, and the HUD Jobs Proximity Index. The TCAC economic opportunity maps evaluate several indicators and score each census tract, a higher economic index score reflecting more positive economic outcomes. Scores are based on the following indicators:

- Poverty (the percent of the population with an income above 200 percent of the federal poverty line)
- Adult education (the percent of adults with a bachelor's degree or above)
- Employment (the percent of adults between age 20-64 who are employed in the civilian labor force or armed forces)
- Job proximity (the number of jobs filled with less than a bachelor's degree that fall within a determined radius)
- Median home values (the value of owner-occupied units)

The HUD Jobs Proximity Index measures the accessibility to job opportunities at the census block group level.

TCAC economic opportunities are measured by census tract and compared to other census tracts within the same COG. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes.[24] The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Economic outcomes vary across Tulare County and the tri-county area. More positive economic outcomes in the tri-county area mostly located near urban areas, however less positive economic outcomes are located in both urban and rural areas. In Tulare County, areas with more positive economic outcome scores are located in the northern parts of northwestern areas of the county (Figure 5-13). In comparison, areas within southwestern and parts of northwestern Tulare County, including in the cities of Tulare, Lindsay, Dinuba, and Porterville have less positive economic outcome scores.

Tulare County has a labor force participation rate of 61 percent for persons 16 years and over, comparable to the tri-county area (60 percent). Estimates from the California Employment Development Department show that the average salary in Tulare County in 2021 was $52,126. Occupations with the highest average salaries in Tulare County are management occupations, healthcare practitioners and technical occupations, and legal occupations, all with an average salary of over $100,000 (Table 5-6). Occupations with the lowest salaries include healthcare support occupations, food preparation and serving related occupations, and farming, fishing, and forestry occupations, all with average salaries under $36,000. A large portion of the workforce in the county are employed in industries with lower average salaries. Approximately 14 percent of the employed population work in farming, fishing, and forestry occupations, 11 percent work in transportation and material moving occupations, 10 percent work in office and administrative support occupations, 9 percent work in sales and related occupations, 7 percent work in food preparation and serving related occupations, and 6 percent work in healthcare

[24] MTC, 2021. https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities

support occupations. All of these occupations have salaries less than the average annual wage of $52,126.

Table 5-6 Mean Salary by Occupation (Tulare County)

Occupation	Average Salary
Management Occupations	$110,075
Healthcare Practitioners and Technical Occupations	$102,687
Legal Occupations	$100,698
Architecture and Engineering Occupations	$87,583
Computer and Mathematical Occupations	$84,174
Business and Financial Operations Occupations	$74,485
Educational Instruction and Library Occupations	$70,468
Life, Physical, and Social Science Occupations	$70,251
Protective Service Occupations	$64,358
Community and Social Service Occupations	$58,927
Construction and Extraction Occupations	$58,381
Installation, Maintenance, and Repair Occupations	$55,920
Arts, Design, Entertainment, Sports, and Media Occupations	$53,913
Office and Administrative Support Occupations	$45,393
Production Occupations	$43,019
Sales and Related Occupations	$42,030
Transportation and Material Moving Occupations	$41,182
Building and Grounds Cleaning and Maintenance Occupations	$39,092
Personal Care and Service Occupations	$37,824
Healthcare Support Occupations	$35,947
Food Preparation and Serving Related Occupations	$34,572
Farming, Fishing, and Forestry Occupations	$32,451
All Occupations	$52,126

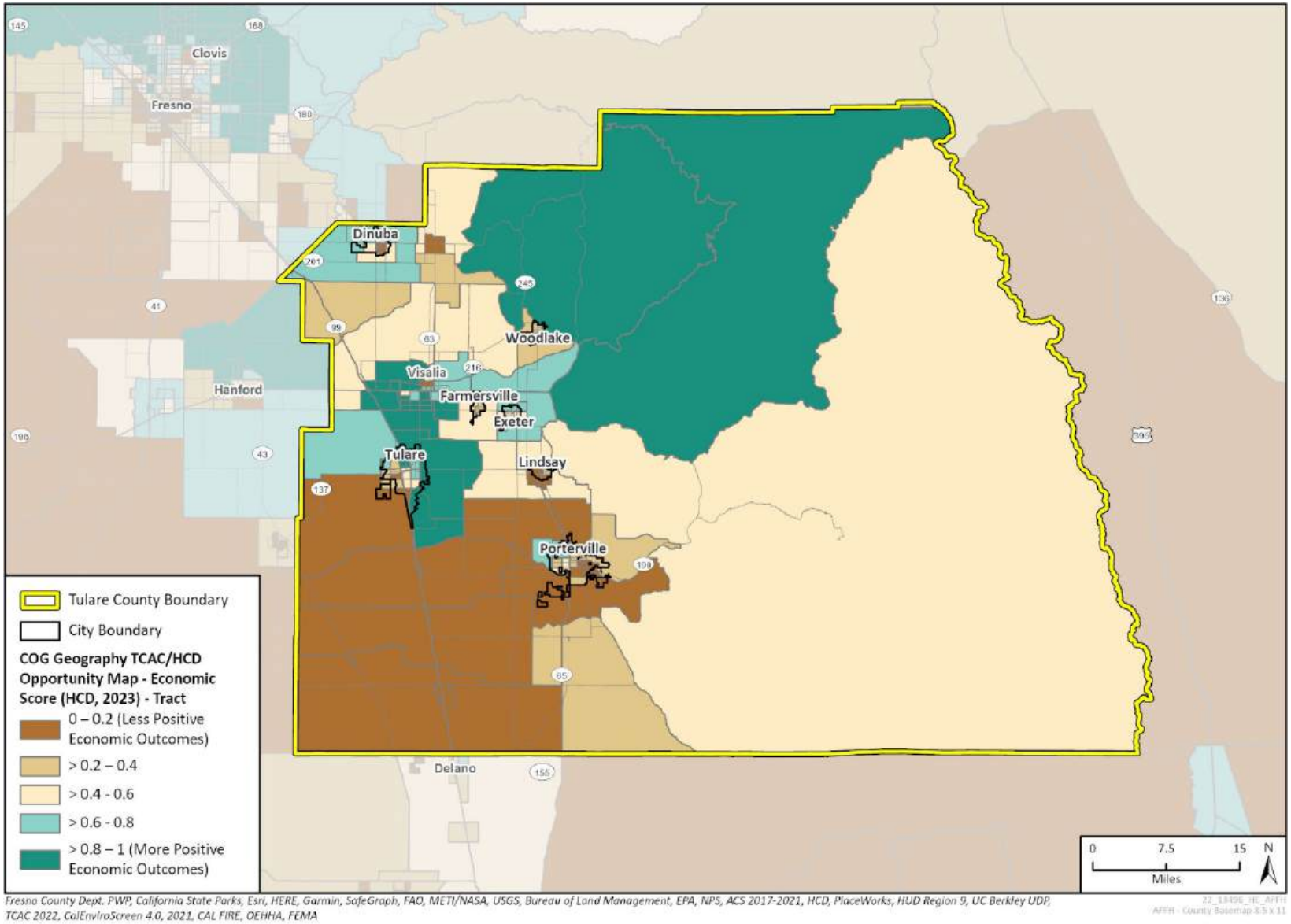
Source: California Employment Development Department, Occupational Wage data, 2022

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD's Jobs Proximity Index utilizes origin-destination employment statistics to examine the distance from a given neighborhood to all job locations in the region and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the region, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.[25]

Major employers in Tulare County include Kaweah Delta Health Care, Sierra View District Hospital, Walmart Distribution Center, and College of the Sequoias, which are all located in the cities of Visalia and Porterville.

[25]HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

Figure 5-13 TCAC Opportunity Areas - Economic (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.6.4 Healthy and Safe Housing Environment

Healthy Environment in AFFH addresses disparities in access to environmentally healthy neighborhoods by protected class groups. An assessment of environmentally healthy neighborhoods can include air and water quality, safety, environmental hazards, social services, and cultural institutions. Recent California laws (Assembly Bill (AB) 1550, Senate Bill (SB) 535 and SB 1000) emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, according to HUD, means ensuring that people have equal access to safe and healthy housing. HUD requires all entitlement jurisdictions to conduct reviews under the National Environmental Protection Act to determine if a proposed project creates adverse impacts due to environmental conditions. It furthers the requirement that human health deserves equal protection for all people regardless of race, color, national origin, or income. Under Executive Order 12898, Federally assisted projects may also target funding to communities that have disproportionately high and adverse human health impacts on minority and low-income populations due to environmental conditions.[26]

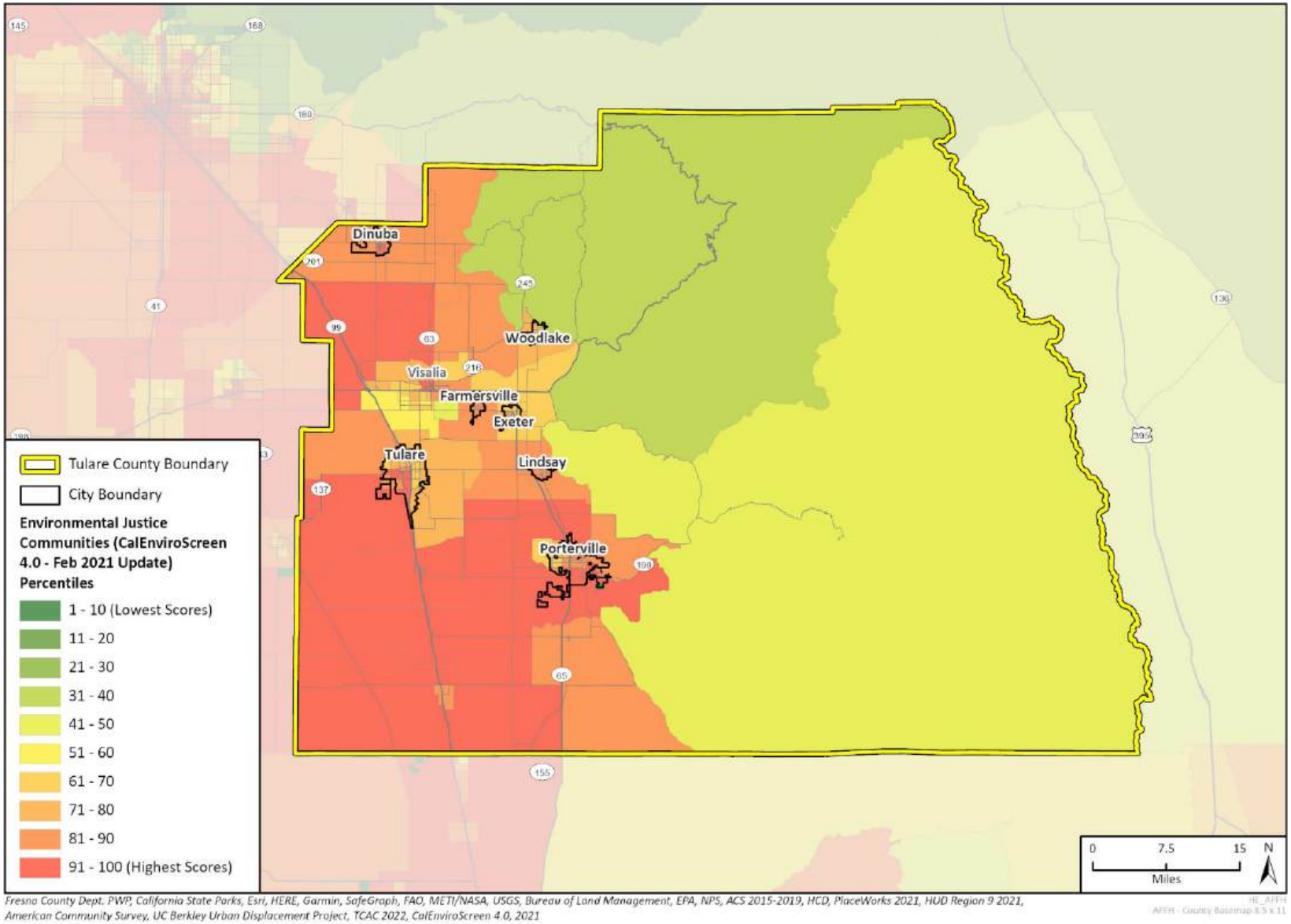
The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from the San Joaquin Valley Air Pollution Control District, monitored chemical releases into the air or water table from Environmental Protection Agency, HUD socio-economic indicators, etc.).The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores as compared to other California census tracts (shown as percentiles) are disproportionately burdened by pollution and are more vulnerable to related effects.

CalEnviroScreen identifies the degree to which communities are considered burdened by pollution. In the tri-county area, the eastern portion of Fresno County has a lesser pollution burden, while the western portion of Fresno and Tulare Counties and all of Kings County, including most urban areas, have greater pollution burden. CalEnviroScreen identified higher pollution burden in western Tulare County and lower pollution burden in northern and eastern Tulare County (Figure 5-14). Pollution burden in western Tulare County is high due to ozone, particulate matter smaller than 2.5 micrometers in diameter, pesticide use, and groundwater threats. Pollution burden caused by drinking water contaminants and solid waste sites is high throughout the county. Similar to the CalEnviroScreen map, the TCAC opportunity map indicates environmental outcomes in the western portion of the county are generally less positive and the environmental outcomes in the eastern portion of the county are the most positive (Figure 5-15).

Like the majority of the western part of the tri-county area, most of western Tulare County is considered a disadvantaged community under SB 535. Disadvantaged communities are low-income areas that are disproportionately affected by environmental pollution and other hazards (Figure 5-16). Disadvantaged communities include census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen. SB 535 disadvantaged communities in Tulare County include both rural and urban areas. All cities in western Tulare County contain SB 535 disadvantaged communities. There are no SB 535 disadvantaged communities in eastern Tulare County.

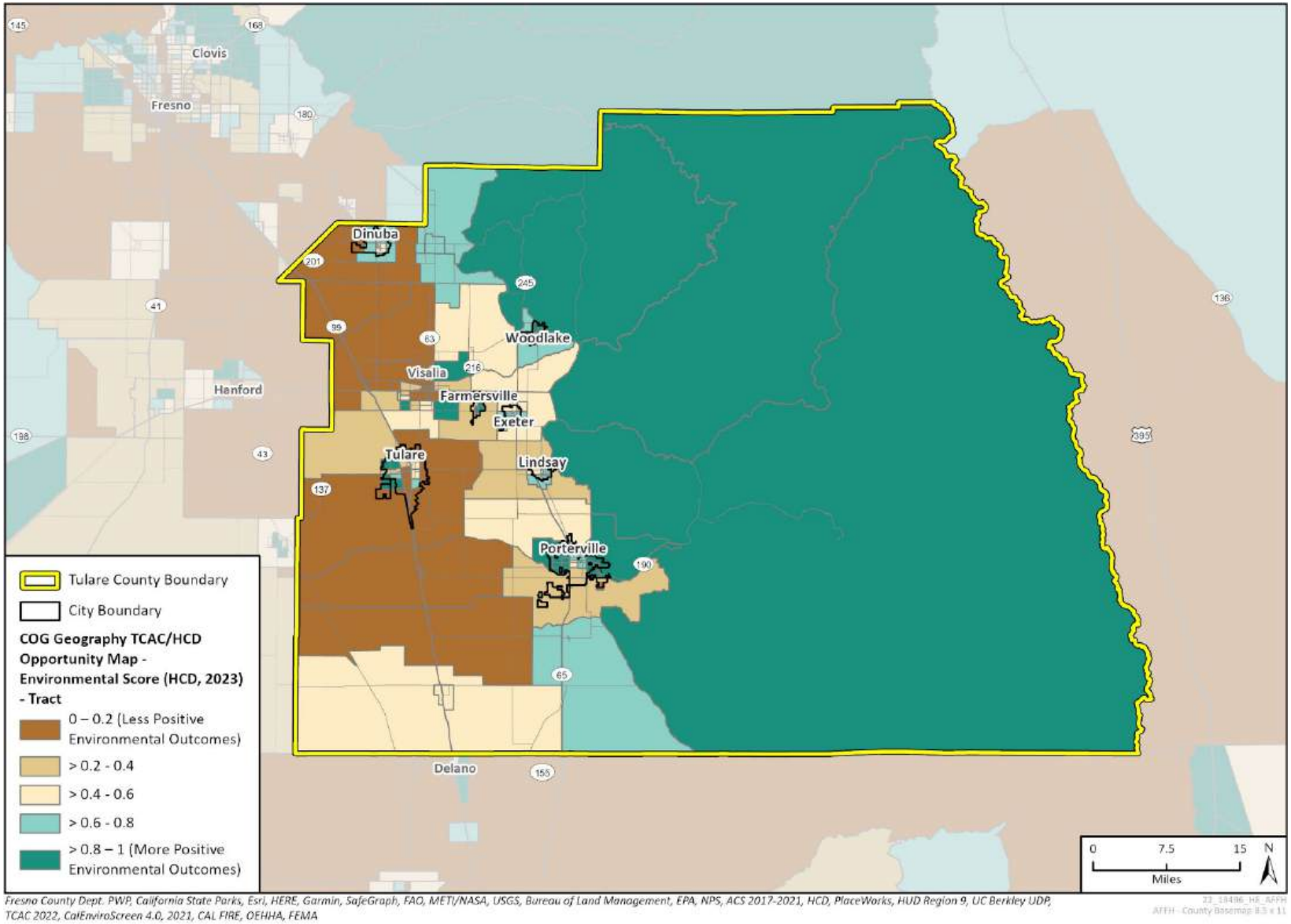
[26] HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/

Figure 5-14 CalEnviroScreen 4.0 Percentile Scores (Tulare County)



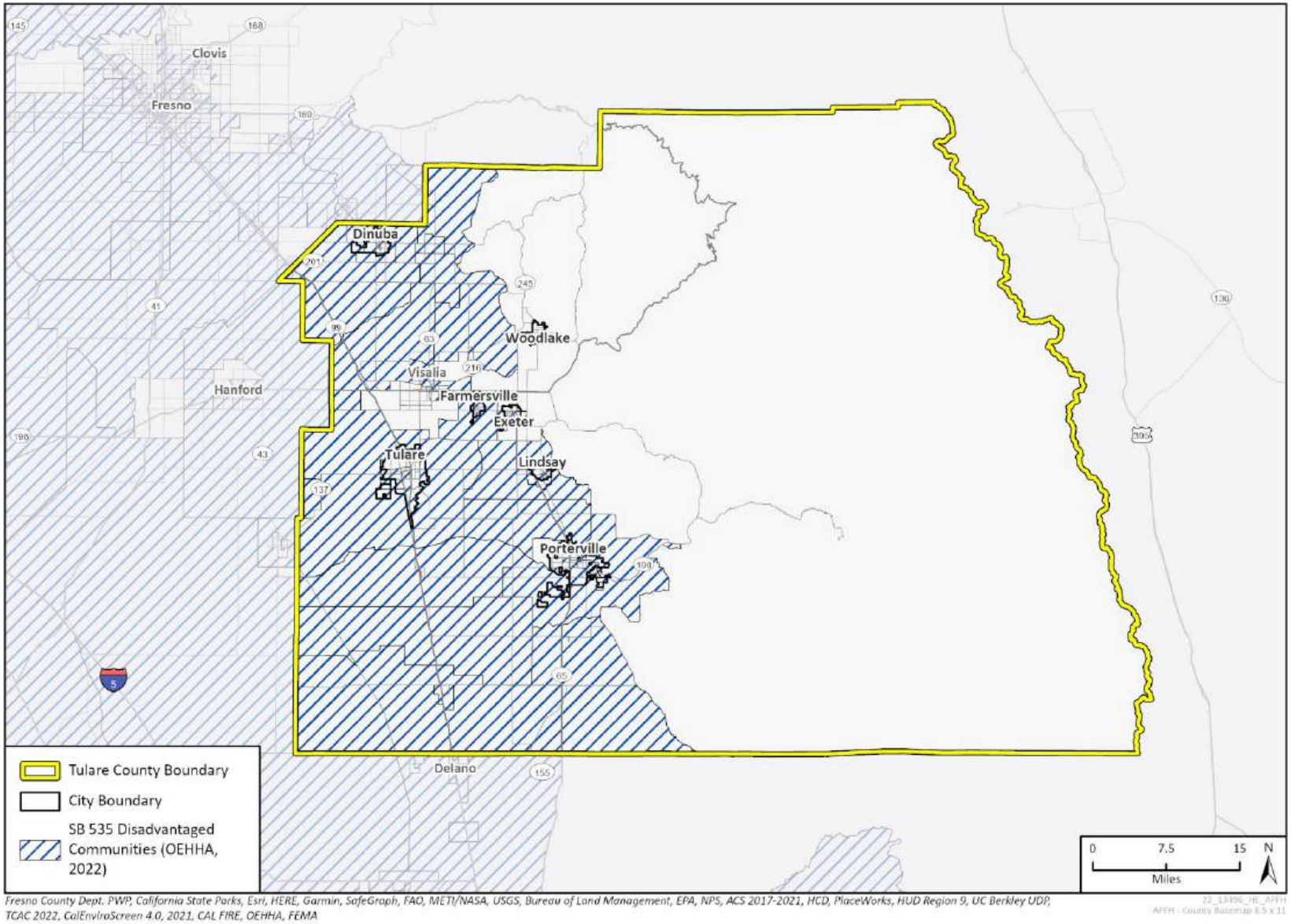
Source: AFFH Viewer, 2023

Figure 5-15 TCAC Opportunity Areas - Environmental (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-16 SB 535 Disadvantaged Communities (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.7 Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs, this section reviews data on housing cost burden and severe housing cost burden, overcrowding, homelessness, and substandard housing conditions. Information for this section relies on the HUD CHAS data.

5.7.1 Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered "cost burdened," and households spending over 50 percent on housing costs are considered "severely cost burdened." The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems.

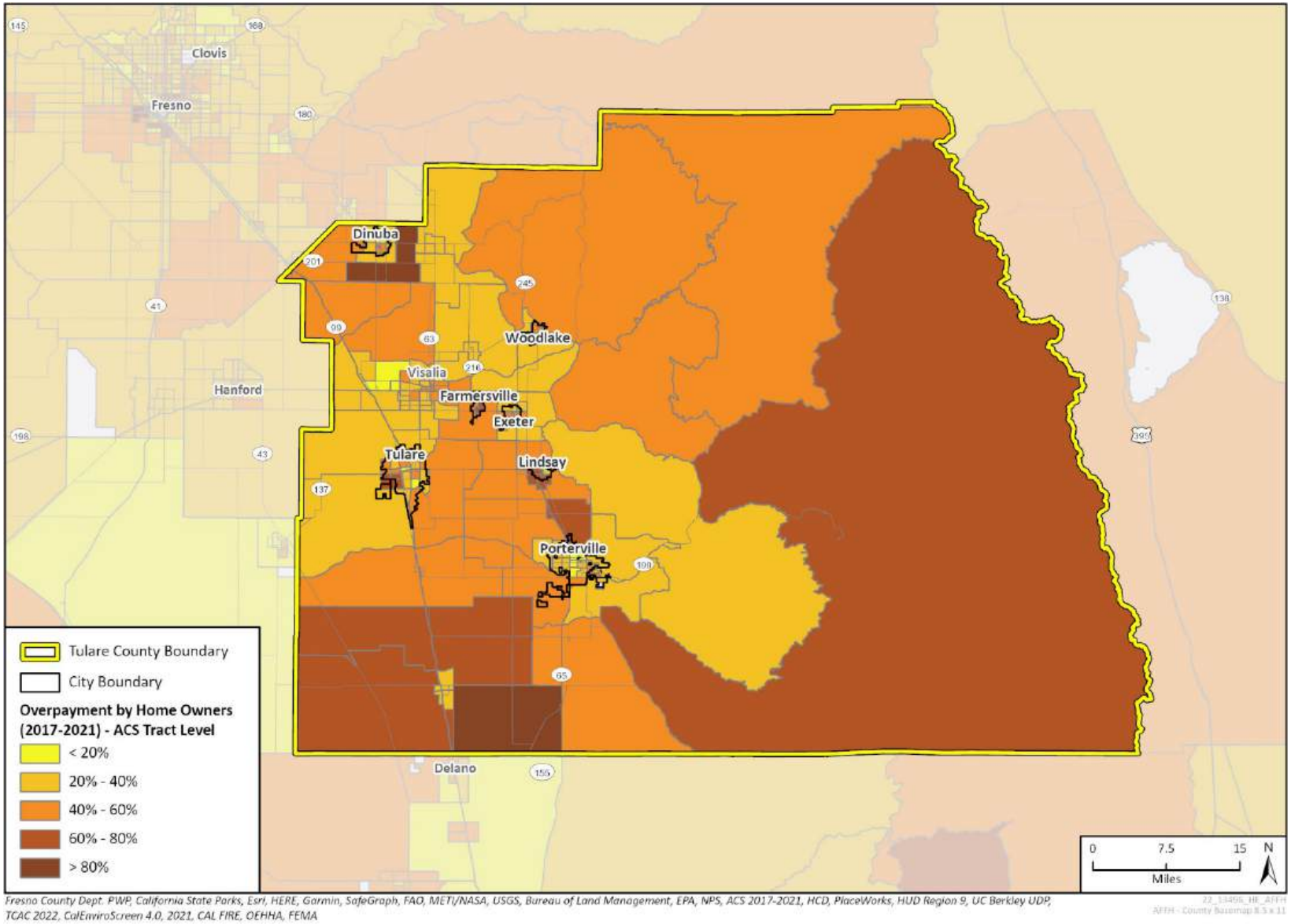
Cost burden (spending more than 30 percent of household income on housing costs) among homeowners and renters is a widespread issue across most of the tri-county area, especially throughout Tulare County, southwest Kings County, southeast Fresno County, and in and near the city of Fresno. Approximately 29 percent of owner households in Tulare County are cost burdened, and 50 percent of renter households are cost burdened (2015-2019 CHAS). Cost burden by homeowners in Tulare County is lowest in and surrounding the cities of Visalia, Porterville, Tulare, and Lindsay where less than 20 percent of homeowner households are cost burdened (Figure 5-17). Areas south of the cities of Dinuba and southeast of the community of Earlimart have the highest rates of cost burden among homeowners, greater than 80 percent. For renter households, between 40 and 60 percent of households are cost burdened throughout most of the county (Figure 5-18). Some of the highest rates of overpayment by renters occur in more urban areas, including the cities of Visalia, Porterville, and Tulare, where more than 80 percent of renters are cost burdened. In areas north and south of Porterville, in and west of Dinuba, in Lindsay, and south of the community of Terra Bella between 60 and 80 percent of renter households are cost burdened as well.

5.7.2 Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families where there are five or more people per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

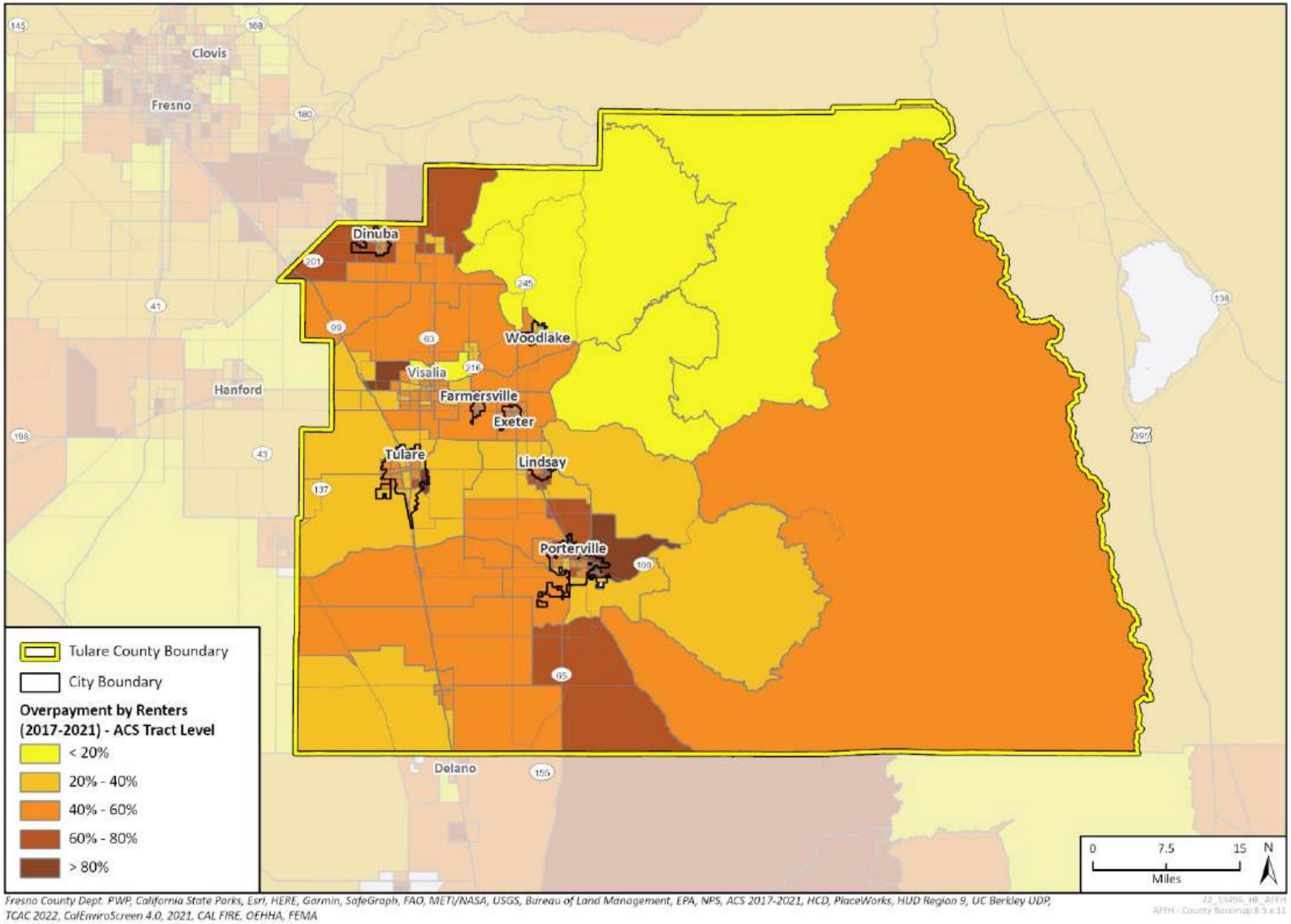
Some large households may not be able to accommodate high-cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit.

Figure 5-17 Overpayment by Home Owners (Tulare County)



Source: AFFH Viewer, 2023

Figure 5-18 Overpayment by Renters (Tulare County)



Source: AFFH Viewer 2.0, 2023

Not only is overcrowding a potential fair housing concern, but it can also potentially strain electrical systems in older housing that have not been updated or contribute to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Tulare County has 30,158 large households (households with five or more people), approximately 22 percent of total households (2017-2021 ACS). A higher percentage of renter households (24 percent) were considered large households compared to owner households (20 percent). The percentage of large households is slightly higher in Tulare County than the tri-county area (19 percent).

Approximately 10 percent of the population in Tulare County and the tri-county area lives in overcrowded housing and 2 percent of the population lives in severely overcrowded housing in Tulare County and 4 percent in the tri-county area. Overcrowded housing is concentrated in the western half of Tulare County, closer to urban areas such as the cities of Visalia, Tulare, and Porterville and in northwestern and southwestern parts of the county (Figure 5-19). In the northwestern and southwestern parts of the county and parts of Visalia, Tulare, and Porterville over 20 percent of households were experiencing overcrowding. In the eastern half of the county, approximately one to two percent of households experienced overcrowding.

5.7.3 Housing Problems

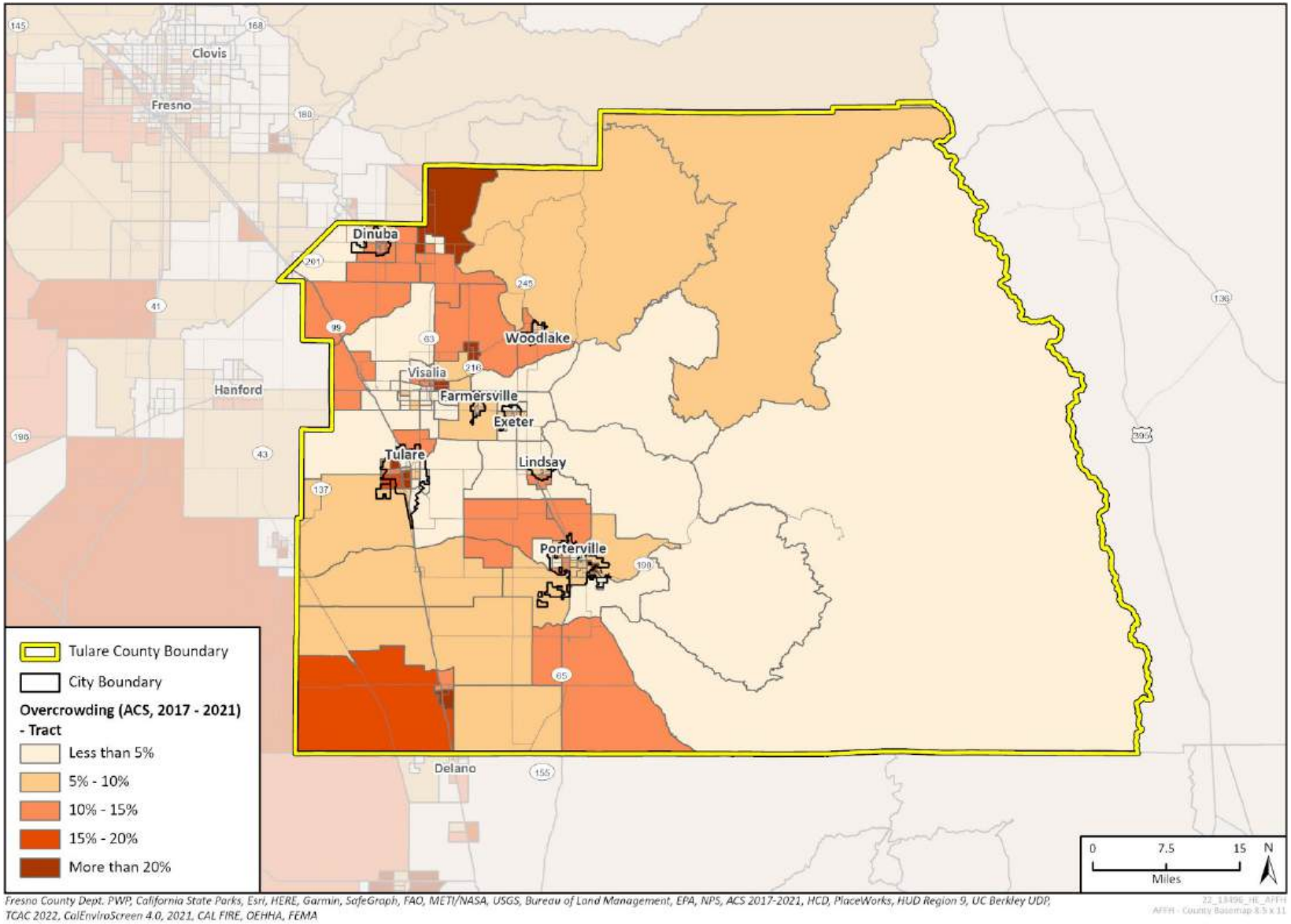
HUD considers housing units to be “standard units” if they are in compliance with local building codes. Many federal and State programs use the age of housing as a factor to determine a community’s housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions such as asthma.

According to federal law, “housing problems” refers to any of four housing issues: cost burden and severe cost burden, overcrowding, and substandard housing conditions. Substandard housing is defined as a housing unit lacking complete plumbing or kitchen facilities.

Housing problems are prevalent among households in Tulare County and the tri-county area. In both the county and tri-county area, approximately 44 percent of total households are experiencing housing problems and 26 percent of households are experiencing severe housing problems. Tulare County has approximately 1,399 substandard housing units which comprise approximately 1 percent of the total occupied units in the county. Of the 1,399 substandard units, approximately 29 percent lack complete plumbing facilities and 71 percent lack complete kitchen facilities.

More than half of Tulare County’s housing stock (61 percent) was constructed prior to 1990 and is more than 30 years old. These units are potentially in need of repair and modernization improvements.

Figure 5-19 Overcrowded Households (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.7.4 Persons Experiencing Homelessness

According to the Kings and Tulare County 2023 point-in-time (PIT) count, 1,470 persons experiencing homelessness were recorded in the two counties, representing a 16 percent increase since 2022.[27] In Tulare County alone, 1,053 persons experiencing homelessness were recorded in 2023, an increase from 922 persons recorded in 2022. Factors contributing to the increase in homelessness include new PIT methodology, potential increase in the number of persons experiencing homelessness who were living in their vehicles which is more difficult to count, and large efforts by some jurisdictions to disperse homeless encampments which makes accurate PIT count challenging.

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The majority of homeless individuals identified in Tulare County (74 percent of homeless individuals, 779 persons) were unsheltered. Approximately 41 percent of persons experiencing homelessness in Tulare County were located in the city of Visalia, 28 percent were located in the city of Porterville, and 27 percent were located in the city of Tulare. This is an overrepresentation of the percentage of homeless residents, as Visalia is home to 30 percent of the county's population, Porterville has 13 percent, and Tulare has 15 percent.

The 2023 PIT found that 41 percent of the persons experiencing homelessness in Tulare County had a disability. In comparison, only 12 percent of the county's total population are living with a disability. Most persons experiencing homelessness identified as white (70 percent), seven percent identified as Black/African American, and nine percent identified Native American/Alaskan Native. Approximately 49 percent of persons identified experiencing homelessness in Tulare County were Hispanic/Latino. Of the homeless residents surveyed in Tulare County, 42 percent identified mental disability as a barrier to housing, 40 percent identified substance use as a barrier to housing, and one percent identified HIV/AIDS as a barrier to housing.

The Tulare County Task Force on Homelessness advises and assists the Tulare County Health and Human Services Agency to address homelessness throughout the community. The Task Force coordinates existing local services and programs and is comprised of members of various cities and agencies throughout the region.

[27] Kings/Tulare Homeless Alliance. 2023. Point in Time. https://static1.squarespace.com/static/579939fd197aea7457647213/t/64a857428433be7864d92c61/1688754006079/FINAL_2023+PIT+Report.pdf

The Task Force contracted Home Base to develop a plan to address homelessness in Tulare County, named "Pathway Home: Responding to Homelessness in Tulare County." The plan was unveiled to the public in December of 2019. Pathway Home presents five overriding goals to address homelessness:

1. Increase access to permanent housing
2. Increase access to services to support exits from homelessness
3. Expand services for subpopulations with special needs
4. Preventing homelessness for those at risk
5. Strengthening public engagement and community partnerships

Pathway Home includes measurable metrics for each goal and outlines specific strategies to reach these metrics. Altogether, the strategies in the report work toward establishing 400 new permanent supportive housing opportunities, 115 new low-barrier shelter beds, reduce chromic homelessness by 10 percent, and reduce first time homelessness by 25 percent by 2025. Pathway Home works to centralize the countywide homelessness response strategy to avoid duplation of efforts and effectively utilize resources.

5.7.5 Farmworkers

As discussed in Chapter 2, *Regional Housing Needs Assessment*, more than half of the farmworker population resides in unincorporated Tulare County, with the remainder distributed throughout the cities. Farmworker wages tend to be low, approximately $34,560 per year for full-time work. Farmworkers' health and livelihood are susceptible to environmental conditions including floods, drought, pesticide exposure, and limited medical and housing services. [28]

According to the 2017 USDA Census of Agriculture, 52 percent of farms in Tulare County hire farm labor, and 91 percent are family farms. Farmworkers tend to be male, be between 35 and 64 years of age, and work on farms that grow forage, corn, oranges, grapes, or almonds, or raise livestock.[29] Farm labor in Tulare County is divided between seasonal and permanent labor, due to the type of crops raised and the high percentage of dairy farming. It is likely that many farmworker households are comprised of both farmworkers and non-farmworkers who may be employed in other types of work. While no survey of farmworker housing is available for Tulare County, farmworker households are typically limited in housing options due to limited income, limited supply near job locations, overcrowding, and poor housing conditions. According to the National Agricultural Workers Survey (2019-20), 30 percent of farmworkers live in crowded dwellings, migrant workers live in crowded dwellings with greater frequency than settled workers, and unauthorized workers were nearly twice as likely as authorized workers to live in crowded dwellings.[30]

The Housing Authority of Tulare County (HATC) offers a farm labor housing program that provides housing to very low, low, and moderate-income families with two to nine members who have current

[28] Visalia Times Delta. 2022. In rural California, farmworkers fend for themselves for health care: 'We have a right to survive'. https://www.visaliatimesdelta.com/story/news/local/california/2022/12/08/rural-california-san-joaquin-valley-central-valley-farmworkers-fend-for-themselves-health-care/69713358007/

[29] USDA Census of Agriculture. 2017. Tulare County profile. https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/California/cp06107.pdf

[30] National Agricultural Workers Survey. 2022. Findings from the National Agricultural Workers Survey (NAWS) 2019-2020: A Demographic and Employment Profile of United States Farmworkers. Research Report No. 16. January 2022. https://www.dol.gov/sites/dolgov/files/ETA/naws/pdfs/NAWS%20Research%20Report%2016.pdf

farm labor income. Under this program, HATC rents over 400 units to non-migratory farm workers for very low amounts and offers rental assistance when needed. [31]

5.7.6 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[32]

One measure of displacement risk is whether a community is deemed "sensitive." The UDP designates communities as sensitive if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics: the share of renters is above 40 percent, the share of people of color is above 50 percent, the share of very low-income households that are severely rent burdened is above the county median, the percent change in rent is above the county median for rent increases.

The UDP has identified several census tracts in western Tulare County that are considered at risk of displacement, including in the cities of Dinuba, Visalia, Tulare, Lindsay, Farmersville, and Porterville (Figure 5-20). These census tracts are predominantly Hispanic/Latino (Figure 5-2) with a higher percentage of LMI residents (Figure 5-7). Two census tracts, one in the city of Visalia and the other in the town of Cutler, have an elevated risk of displacement for very low-income households.

5.8 Local Area Knowledge

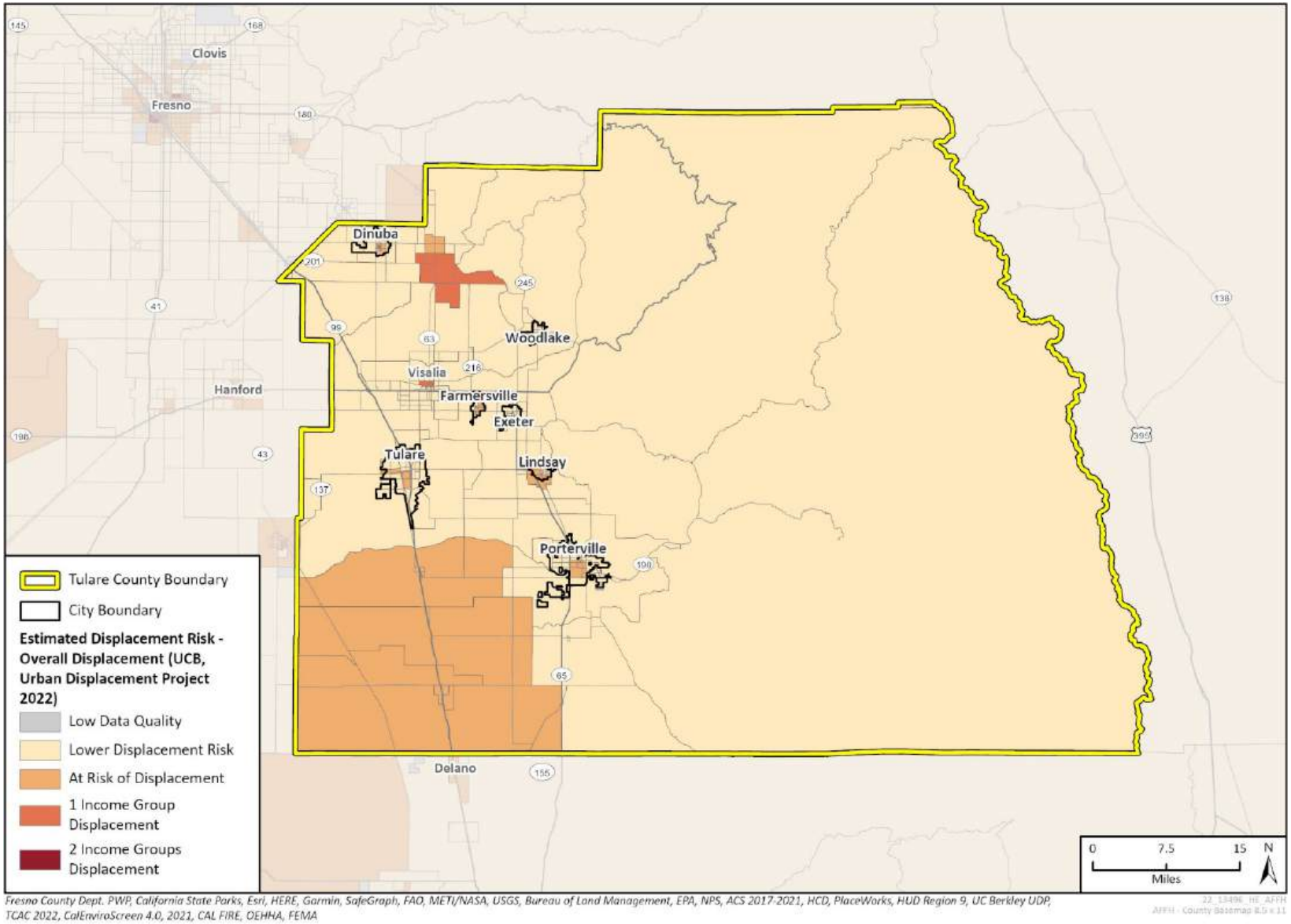
5.8.1 Historic Patterns of Segregation

Patterns of racial segregation are the byproduct of local and federal policies, private housing discrimination, and community prejudice. To understand present challenges to fair housing, it is necessary to review the history of actions that have led to regional patterns of segregation.

The first inhabitants in the San Joaquin Valley and Tulare County were the Yokut-speaking tribes, composed of approximately 50 groups who spoke various dialects. Mexican ranches and American settlers gain prominence in the 1800s and raised animals. After the U.S. annexed California in 1848, the federal government sold vast tracts of land to the Southern Pacific Railroad Company as well as large-scale timber, ranching, and farming interests, ignoring and overriding the property rights of Mexican and indigenous landholders. Many Native American tribes were forced to give up their land and live on reservations.[33] When gold was discovered in 1848, thousands of prospectors came to the San Joaquin Valley and with them, they brought diseases that quickly decimated the Native American population.[34]

[31] Housing Authority of Tulare County, https://www.hatc.net/farm-labor.php?nbl=RP accessed June 2023.
[32] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[33] PolicyLink. Facing History, Uprooting Inequality: A Path to Housing Justice in California. https://www.policylink.org/sites/default/files/pl_report_calif-housing_101420a.pdf
[34] Tule River Indian Tribe of California. 2018. Tule River History. https://tulerivertribe-nsn.gov/history/

Figure 5-20 Displacement Risk (Tulare County)



Source: AFFH Viewer 2.0, 2023

Chinese and Japanese immigrants, originally brought to California by the Gold Rush and later to work on the Southern Pacific Railroad, began to work as farm laborers throughout the San Joaquin Valley. However, resentment towards Chinese and Japanese immigrants, especially by jobless white residents, led to farms recruiting Black/African Americans from the southern U.S. to replace them as farm laborers. Many Black/African Americans began by working in the fields and vineyards and eventually transitioned from farm labor to living in the cities and towns.[35] Racist sentiment from white residents permeated all aspects of life in the region. In the mid-1920s, Tulare County was a major bastion of the racist organization known as the Ku Klux Klan, which terrorized and subverted the political and civic rights of non-white residents.[36]

In the 1930s, nearly half a million people migrated to Southern California from across the United States during what was known as the "Dust Bowl." Many of these people moved to California in hopes of working in the agricultural industry, but were forced to take temporary and transient work, leaving them with little choice but to form makeshift camps near roadsides and ditches, without access to housing, clean water, and sanitation. These conditions reinforced existing desires by the white population, generally, for economic and racial segregation, leaving migrant farmworkers without access to medical treatment and education. When World War II created a need for manufacturing labor, many of the white "Dust Bowl" workers relocated to other cities in California, such as San Francisco, Los Angeles, and San Diego, leaving a gap in farm labor.[37] Japanese, Punjabi, and Filipino people, as well as Black/African Americans from cotton regions, filled the void. Japanese residents, however, were forcibly relocated to internment camps from 1942 to 1946.[38]

In 1942, the federal government initiated the Bracero program, which enabled growers to replenish their labor supply with workers imported from Mexico. While the Bracero program ended in 1964, growers continue to rely on Mexican nationals to work California's lucrative "factories in the fields." Migrants today confront multiple social, environmental, and access issues, including affordable, safe, and sanitary housing.[39]

Increasingly after the first World War, to circumvent the US Supreme Court ban on outright racial zoning, local governments implemented other forms of exclusionary zoning that avoided direct mention of race but kept low-income people of color out by marshalling land use regulations against them. Through residential zoning that mandates larger parcel sizes for single-family homes, typically unaffordable to people of color, wealthier households established and maintained mostly white neighborhoods throughout California. The federal government subsidized white homeownership and wealth-building and excluded people of color.

Throughout the state, but particularly concentrated in inland areas, cities have used their annexation power to reinforce patterns of racial exclusion and segregation. Since the 1960s, as cities expanded and selectively annexed land, they deliberately bypassed and grew around communities of color in unincorporated neighborhoods, the very places people of color were relegated to by restrictive covenants. This selective annexation process has left hundreds of disadvantaged unincorporated places,

[35] Michael Eissinger. 2009. The Transplantation Of African Americans And Cotton Culture To California's Rural San Joaquin Valley During The Nineteenth And Twentieth Centuries. https://meissinger.com/uploads/3/4/9/1/34919185/transplantation_of_african_americans_and_cotton_culture_to_californias_rural_san_joaquin_valley.pdf

[36] Newell G. Bringhurst. 2000. The Ku Klux Klan in a Central California Community: Tulare County During the 1920s and 1930s. Southern California Quarterly Vol. 82, No. 4 (Winter 2000), pp. 365-396 (32 pages)

[37] Christy Gavin, California State University, Bakersfield. California Odyssey: Dust bowl migration archives. https://www.csub.edu/library/_files/DB_files/OkieHealth.pdf

[38] History.com. Japanese Internment. https://www.history.com/topics/world-war-ii/japanese-american-relocation

[39] Christy Gavin, California State University, Bakersfield. California Odyssey: Dust bowl migration archives. https://www.csub.edu/library/_files/DB_files/OkieHealth.pdf

disproportionately of color, without the most basic elements of a healthy, safe community, such as utilities, sanitation, safe drinking water, and other critical community services. Restrictive covenants, exclusion, and racial violence pushed Black/African American and low-income people of color to settle outside of towns. In places throughout the San Joaquin Valley and on the edges of cities such as Fresno, Bakersfield, Stockton, Tulare, and Modesto, such communities of color were left unincorporated and without access to incorporated areas' tax revenues or infrastructure.[40] Exclusionary post-war development started moving further from city centers, and within time, these communities often created their own civic and utility districts, which redistributed investment away from cities, in a movement known as "White Flight."

Across the United States, redlined and marginalized communities faced a higher propensity for environmental hazards that affects current populations. Residents of historically redlined neighborhoods located in cities with oil and gas production have disproportionately high exposure to oil and gas wells, compared to higher graded neighborhoods. Exposure disparities have implications for community environmental health, as the presence of active and abandoned (i.e., postproduction) wells have been shown to contribute to ongoing air pollution.

State Route (SR) 99, which was constructed in phases in the 1920s and runs through the Central Valley, continues to provide the transportation route for residents between cities in the area as well as economic transportation linkages to other parts of the state. Large warehouse distribution centers have been built in the southern end of the valley and northern part of the valley because of quick access to SR 99 and Interstate 5 (I-5) and the availability of a large and relatively low-wage employment base. Truck and vehicle traffic has contributed to high rates of air pollution. Intensive agriculture and dairy farming in the region have also contributed to pollution due to pesticide use and fertilizer runoff.

The agricultural industry continues to play a large role in the economy and development patterns of Tulare County. Small, predominantly Hispanic/Latino communities were once home to thousands of Black/African American farm workers, and today remain isolated from other areas of the county. Areas such as these have high rates of poverty and experience disproportionately high pollution burden.[41] Incorporation and annexation has continued to be a disparity issue in the county, where incorporated municipalities tend to have more control over land use, decision-making, infrastructure budgeting, and the ability to address environmental concerns.

5.8.2 Community and Stakeholder Input

A series of stakeholder interviews was conducted with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Information on community outreach is provided in Chapter 1, *Introduction and Community Engagement*. In these interviews, community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, less populated rural areas have vastly fewer amenities and housing resources.

According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, state housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable

[40] PolicyLink. Facing History, Uprooting Inequality: A Path to Housing Justice in California. https://www.policylink.org/sites/default/files/pl_report_calif-housing_101420a.pdf
[41] Jose Del Real. 2019. How Racism Ripples Through Rural California's Pipes. https://www.nytimes.com/2019/11/29/us/water-racism-california.html

housing and supportive housing for previously homeless residents and discrimination based on HCV use. It was noted that the regional PIT count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, one way that cities can address housing needs is by fostering strong relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

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Planning Commission Staff Report

Department: PUBLIC WORKS | March 4, 2025

To: Planning Commission

From: Karl Schoettler, City Planning Consultant

Subject: Public hearing for adoption of 2023-2031 Dinuba Housing Element

RECOMMENDATION

It is recommended the Planning Commission vote to approve the Housing Element by adopting Resolution No. 1157

EXECUTIVE SUMMARY

The Housing Element is a component of the Dinuba General Plan and establishes policies and programs to facilitate the production of safe and decent housing for all income categories of Dinuba's population, from 2023 to 2031.

OUTSTANDING ISSUES

None.

DISCUSSION

The attached document is the Draft 2023-2031 Dinuba Housing Element. The Housing Element is part of the General Plan and establishes policies and programs to facilitate housing for all income groups in Dinuba during the planning period (2023 to 2031).

The Housing Element is a unique part of the General Plan in that the State of California has oversight and approval authority. The State does not have approval over other parts of the General Plan (land use, circulation, open space elements, etc.).

In recent years, State legislation has made preparation of the Housing Element much more complicated and time consuming. For that reason, Dinuba has teamed up with 7 of the other cities in Tulare County to have Rincon Consultants prepare a “Multi-Jurisdictional Housing Element”. The other cities are Exeter, Farmersville, Lindsay, Porterville, Tulare and Woodlake.

In addition to ensuring housing opportunities for residents, the adoption of a Housing Element is critical for certain grants the City routinely seeks for various programs and projects. If the City does not have an adopted Housing Element it can jeopardize receipt of these grants. At the present time the City is seeking a Community Development Block Grant (CDBG) for the installation of a major new sewer line. For this reason, the Housing Element is being presented for adoption by the Planning Commission and later by the City Council – so the grant application is not jeopardized. It is likely that additional revisions will be required by the State, and these will be brought forward for adoption by the Planning Commission and City Council.

A draft of the Housing Element has already been submitted to the State for review, and the State submitted a long list of comments and edits. The consultant has recently completed responses to the State and will now be entering another round of review with the State (and likely more comments and edits). However, the State recommended the City adopt the “Draft” Housing Element to enable review of the CDBG grant to proceed - that as long as the City has adopted the Draft Housing Element it should not jeopardize the grant application. Accordingly, a "red-line" copy of the current draft of the Housing Element is attached to this report.

The Housing Element is divided into two main sections – the local Dinuba Housing Element and the Tulare County

Regional Housing Element. The Planning Commission will be most interested in the local Dinuba portion of the Housing element, and the following is a summary of the chapters and topics that are covered in this section:

Chapter 1: Public Participation. This section details the efforts made in Dinuba to inform the public of the Housing Element update and engage the community in the development of the Housing Element.

Chapter 2: Housing Needs. This chapter provides an individual assessment of housing needs for the City of Dinuba. This section summarizes demographic, employment, and housing characteristics.

Chapter 3: Housing Constraints. Chapter 3 analyzes constraints to the development of adequate and affordable housing, including market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

Chapter 4: Housing Resources. This section documents the methodology and results of a Site Inventory analysis conducted to demonstrate the availability of land and utilities to meet the City's housing allocation (the State-assigned number of new housing units the City should facilitate from 2023-2031). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Dinuba are also discussed in this chapter.

Chapter 5: Affirmatively Furthering Fair Housing. This section of the Housing Element analyzes issues relating to fair housing in the City of Dinuba. This analysis is based on the directives from State Assembly Bill (AB) 686.

Chapter 6: Review of Past Accomplishments. To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the consultant reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance.

Chapter 7: Housing Plan. This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City. Once the Housing Element is adopted, the City will need to make a diligent effort to implement these programs on an ongoing basis.

Dinuba Housing Unit Assignment

A key part of the housing element is the assignment of the number of new dwellings that should be built in Dinuba during the planning period (2023-2031). Known as the Regional Housing Needs Allocation (RHNA) this assignment is shown in Table A4-1 in Chapter 4 of the Housing Element (repeated below). The table shows that a total of 1,588 units should be built during the planning period. The table further breaks down the units by income category. The table shows the "Above Moderate" category warrants the highest number (43.7%) of dwellings, while the "Extremely Low" category is assigned the lowest number of units.

Table A4-1 Dinuba 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	178	11.2%
Very Low (30 to 50% of AMI)	209	13.2%
Low (51 to 80% of AMI)	238	15.0%
Moderate (81% to 120% of AMI)	268	16.9%
Above Moderate (> 120% of AMI)	695	43.7%
Total	**1,588**	**100.0%**

As each year passes the City is required to review building permit records for units that were constructed, and assign them to an income category. This data is then reported to the State.

REGIONAL HOUSING ELEMENT

The Regional section of the Housing Element analyzes housing trends throughout the County and common to all the Cities. Chapters contained in this section include:

Chapter 1: Introduction and Community Engagement. This chapter introduces the Housing Element, including

methodology and information sources and also efforts to publicize the Housing Element effort.

Chapter 2: Regional Housing Needs. This section provides a comprehensive assessment of the region's housing needs as the basis for preparing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Tulare County.

Chapter 3. Regional Housing Constraints Analysis. This chapter analyzes actual or potential constraints to the provision of housing that affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels.

Chapter 4. Regional Housing Resources. This chapter provides an analysis of development trends in Tulare County that is used to inform the available land ("Site Inventories") for the seven jurisdictions covered under the Housing Element. This chapter also includes an overview of the financial and administrative resources available to support continued development, preservation, and rehabilitation of housing in the jurisdictions throughout Tulare County.

Chapter 5. Regional Affirmatively Furthering Fair Housing Analysis. This chapter includes an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of a jurisdiction's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions

Conclusion

As noted above, it is expected that additional changes to the Housing Element will be necessitated (based on comments by the State) and so additional drafts of the Housing Element will be presented for adoption. Again, the purpose of this first adoption is to enable the City's CDBG grant application to proceed.

FISCAL IMPACT

Preparation of the Housing Element has been funded by the Tulare County Association of Governments (TCAG).

PUBLIC HEARING

A public hearing notice was published at least ten days before the Planning Commission's hearing.

ATTACHMENTS:

Description

A. Resolution No. 1157
B. Dinuba Housing Element
C. Regional Housing Element

RESOLUTION NO. 1157

BEFORE THE PLANNING COMMISSION
CITY OF DINUBA, COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA RECOMMENDING ADOPTION OF THE 2023-2031 DINUBA HOUSING ELEMENT AND ADOPTION OF AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE 2023 FOCUSED DINUBA GENERAL PLAN UPDATE.

WHEREAS, the City of Dinuba (the "City") has prepared an Update to the Dinuba Housing Element, consistent with Government Code Sections 65583 and 65588; and

WHEREAS, the Housing Element is a part of Dinuba's General Plan and is the City's policy document to ensure that safe and decent housing is available for all income groups in the community, and

WHEREAS, the City has conducted efforts to publicize input and comment on the Housing Element, and

WHEREAS, consistent with the California Environmental Quality Act (CEQA) the City has also prepared an Addendum to the Final Environmental Impact Report for the 2023 Focused Dinuba General Plan Update (State Clearinghouse No. 2006091107), which evaluated the Housing Element's potential impacts on the environment. The Study found that adoption and implementation of the Housing Element would not have any impacts beyond those identified and acknowledged in the Final Environmental Impact Report, and

WHEREAS, a public hearing was published ten days prior to the Planning Commission's public hearing on the Housing Element Update and Environmental Addendum, and

WHEREAS, the Planning Commission accepted public testimony and reviewed the Planning Department's staff report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that the following findings are hereby considered and adopted regarding the Housing Element Update and Environmental Addendum.

1. The Housing Element will not have any significant impacts on the

environment beyond those identified and acknowledged in the Final Environmental Impact Report prepared for the 2023 Focused Dinuba General Plan update (State Clearinghouse Number 2006091107).

2. A public hearing was held on the Housing Element Update and environmental finding by the Planning Commission.

3. The Housing Element Update will ensure that Dinuba meets its housing obligations as detailed in Government Code Section 65583.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends adoption of the 2023-2031 Dinuba Housing Element, and the environmental finding by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Planning Commission member _____ , second by Planning Commission member _____ at a regular meeting of the Dinuba Planning Commission on the 4th day of March, 2025, by the following role call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Secretary, Dinuba Planning Commission

City of Dinuba 2023-2031 Housing Element

Tulare County Regional Housing Element

prepared by

City of Dinuba
Planning Division
405 East El Monte Way
Dinuba, California 93618
Contact: Karl Schoettler, 4Creeks, Inc.

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

July 2024

RINCON CONSULTANTS, INC. SINCE 1994

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A1 Public ParticipationIntroduction and Community Engagement

This appendix of the Housing Elementsection details housing conditions, needs, and constraints in the efforts made in Dinuba to inform the public of the Housing Element update and engage the community in the development of the Housing Element. The information in this appendix is supported by the regional analysis contained in Chapters 1 through 5.Community engagement was also conducted at a regional level, these efforts are described in Chapter 1, *Regional Introduction and Community EngagementPublic Participation*.

A1.1 Relationship to Other General Plan Elements

State law requires the Housing Element to be consistent with all other elements of the jurisdiction's general plan. The policies and implementation programs in this Housing Element are consistent with the policies and implementation programs in all other elements of Dinuba's General Plan. If during the implementation of this Housing Element any inconsistencies are identified, the City would amend General Plan to maintain internal consistency.

A1.2 Organization of the Housing Element

This appendix for Dinuba consists of the following seven sections:

1. **Chapter A1: Introduction and Community Engagement:** This section introduces Dinuba's jurisdiction-specific components of the Housing Element and details the community input specific to the city.
2. **Chapter A2: Housing Needs Assessment:** This section reviews the existing and projected housing needs in Dinuba and presents a profile of socio-demographic information for the city, including population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs for seniors, farmworkers, homeless individuals, large households, and female-headed households with children.
3. **Chapter A3: Housing Constraints Analysis:** This section identifies and addresses governmental and non-government impediments to housing production, maintenance, and improvements across all income levels.
4. **Chapter A4: Housing Resources:** This section provides resources and an inventory of adequate sites that are suitably zoned and available to be developed with housing to meet Dinuba's fair share of the Regional Housing Needs Allocation (RHNA) during the planning period.
5. **Chapter A5: Affirmatively Furthering Fair Housing Analysis:** This section identifies and seeks to eliminate factors that contribute to the continuation of residential segregation and exclusion in Dinuba, including public and private policies and practices that restrict housing choice and housing mobility.
6. **Chapter A6: Review of Past Accomplishments:** This section reviews the goals, policies, and programs of the 5th cycle Housing Element and compares projected outcomes with actual achieved results.

~~7. **Chapter A7: Housing Plan:** This section provides a statement of the community's goals, policies, and quantified objectives designed to maintain, preserve, improve, and develop housing within Dinuba. It includes quantified objectives for new construction, rehabilitation, and conserved units by income category (e.g.,) very low, low, moderate, and above-moderate) to make sure that Dinuba's existing and projected housing needs are met, consistent with the RHNA. This section also presents specific actions with measurable metrics and timelines that Dinuba will employ to address the identified fair housing issues.~~

~~A1.3~~A1.1 Community Engagement

Each participating jurisdiction deployed a diverse range of public outreach methods to solicit input from stakeholders and community members including interviews, surveys, a project-specific website, community events, and public meetings. The City of Dinuba collaborated with the other participating jurisdictions to compile a list of local stakeholders and organizations that provide affordable housing, market rate housing, homeless and other non-profit services, economic development services, and other community services in Dinuba. These entities were included in all notifications associated with the Housing Element update, including the project website, community events, housing survey, and release of the public draft Housing Element. Detailed information on the public engagement program and copies of community engagement materials are provided in Chapter 1, *Regional Introduction and Public Participation~~Community Engagement~~*.

~~A1.3.1~~A1.1.1 Public Noticing

In addition to the outreach conducted for the project described in Chapter 1, *Regional Introduction and Public Participation~~Community Engagement~~,* Dinuba utilized the following notification method during the Housing Element update process to engage a diverse array of community members:

- Posts to the City's Facebook and the City's website announcing the housing needs survey and availability of the draft Housing Element for public review.

~~A1.3.2~~A1.1.2 City Council Presentation

On February 28, 2023, City staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline.

~~A1.3.3~~A1.1.3 Community Workshops

The City of Dinuba held a virtual workshop on May 30, 2023, to help inform the Housing Element and to introduce new Housing Element goals and requirements to the community. Information on the workshop content is available in Chapter 1, *Regional Introduction and Public Participation~~Community Engagement~~*.

Flyers advertising the workshop were posted on the City's website. Two participants attended the workshop. Key findings from the workshops are as follows:

- Affordable housing for individuals with disabilities is crucial, particularly because their incomes are typically limited to Supplemental Security Income and must cover all expenses.
- Housing must be in a safe and pleasant environment, allowing residents to take pride in their homes.

- Working with city governments to adapt housing is challenging for persons with disabilities. Special needs and adaptations include wheelchair accessibility, ground-floor placement, ramps, elevators, accessible showers, and widened hallways.
- There is a high demand for single occupancy affordable housing options, as evidenced by frequent requests from case managers.
- The construction of a new high school in the industrial zone of the city at Kamm and Alta Avenues in fall 2024 may spur residential and community development.

~~A1.3.4~~A1.1.4 Stakeholder Interviews

A series of virtual stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom as part of community engagement efforts for the Multi-Jurisdictional Housing Element. During the stakeholder interviews, there was no discussion of housing issues specific to Dinuba. However, many of the issues discussed on a regional level are relevant to Dinuba. Information on the interviews is available in Chapter 1, *Regional Introduction and Public Participation~~Community Engagement~~*.

~~A1.3.5~~A1.1.5 Public Comment Survey

The City of Dinuba collaborated with the Tulare County Association of Governments and the other participating jurisdictions on the release of an online survey about housing needs to help inform the Housing Element. Information on the survey and input on a regional level is available in Chapter 1, *Regional Introduction and Public Participation~~Community Engagement~~*.

This section summarizes information collected from survey respondents who noted that they reside in Dinuba:

- Respondents selected “affordability,” “quality and size of housing,” and “close to work and/or school” as most important when seeking housing.
- Overall, most respondents selected “cost of quality housing” as the largest barrier to securing desirable housing. Respondents also identified the low supply of housing and lack of rent-restricted housing as barriers to housing.
- The most urgent housing issues are affordability of desired housing, availability of desired housing, and homelessness.
- The housing assistance programs most beneficial to Dinuba residents are homebuyer loan counseling services, rental assistance or housing choice vouchers (HCVs), and housing assistance for residents with special needs. Respondents also cited home rehabilitation assistance as a beneficial program to assist with housing needs.
- “Housing with three or more bedrooms” was ranked as most needed in the region followed by “housing with one or two bedrooms.”
- One-third of respondents were interested in developing Accessory Dwelling Units (ADUs) on their existing or future property. No respondents claimed to have an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents across jurisdictions expressed the need for median-income housing, “higher end” housing, and non-low-income housing to keep families in the region.

~~A1.3.6~~A1.1.6 Response to Community Input

During community outreach, community members identified the following overarching themes regarding housing in the region. A summary of how the Housing Element addresses each theme is below.

Need for more housing options for both renters and buyers at all income levels.

How addressed: The City will encourage housing development and diversification of the City's housing stock to create additional housing for households of all income levels through implementation of the following programs:

- Housing Plan Program 2 ensures that adequate sites at appropriate densities remain available during the planning period. This program directs the City to maintain an inventory of available vacant and prospective sites for housing development. Additionally, this program will support the City's RHNA goals to support housing options for all income levels.
- Housing Plan Program 5 directs the City to encourage the production of ADUs as an affordable housing option through permit streamlining, increasing awareness of available ADU resources, generating an ADU permitting checklist, and adopting pre-approved ADU plans. In addition, the City will prepare a report to identify strategies and implement a pilot program to advocate for ADUs as an affordable housing option for lower- and moderate-income households.
- Housing Plan Program 6 requires the City to update its Zoning Code to facilitate a variety of housing types. The City will review and revise development standards, including those related to allowed land uses in various zones, parking, parkland dedication, development, and objective design standards. The City will also revise the Zoning Code to allow Single-Room Occupancy Housing (SRO) housing, streamline the permitting process, and ensure ministerial permitted processes for multifamily and affordable housing development. Additionally, the Zoning Code will be amended to comply with the state density bonus law and reasonable accommodation requirements and to comply with state law and remove barriers for the development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.

Need for financial assistance for low-income families who rent, including rental assistance, rent-restricted housing, and HCVs.

How addressed: The City will coordinate with local service providers and agencies that operate assistance programs for low-income households to spread awareness of available financial resources through implementation of the following programs:

- Housing Plan Program 11 directs the City to assist in the development of housing to meet the needs of extremely low, very low- and low-income households by connecting residents to HCVs, which grants voucher holders a fixed subsidy that the Housing Authority pays directly to the landlord, and to public housing, which provides assistance to low-income families and individuals. This program also offers support from Self-Help Enterprises, which expands funding for financial assistance programs.
- Housing Plan Program 14 directs the City to coordinate with Fair Housing Council of Central California (FHCCC) and other fair housing nonprofit organizations to provide fair housing and tenant/landlord services. Additionally, this program directs the City to coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of available housing resources and fair housing assistance.

Need for housing for special needs populations including people experiencing homelessness.

How addressed: The City will continue to work with local non-profit and private developers to pursue funding and facilitate the production of affordable and special needs housing through implementation of the following programs:

- Housing Plan Program 1 directs the City to collaborate with other jurisdictions in the region to address housing and homeless issues in Tulare County by pursuing funding opportunities partnering with the Kings/Tulare Homeless Alliance, and supporting development of emergency shelters, low barrier navigation centers, and transitional and supportive housing.
- Housing Plan Program 6 directs the City to amend the Zoning Code to remove constraints for the development of SRO housing, ADUs, residential care facilities, and emergency shelters. Additionally, the Zoning Code will be amended to comply with state laws related to density bonus, and reasonable accommodation requirements, development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.
- Housing Plan Program 8 directs the City to expand housing opportunities for households of all income levels by removing constraints to the development of affordable housing and market-rate housing development, such as offering density bonus provisions, waiving development fees, and streamlining the permitting process. This program also encourages the City to pursue funding at the local, regional, state, and federal levels to support the development of affordable housing, housing for special needs, and support service projects.
- Housing Plan Program 11 directs the City to continue partnerships with community-based organizations and agencies including Self-Help Enterprises and the Tulare County Housing Authority to provide the community with information regarding financial assistance programs and connect low-income residents with housing assistance resources.

Need for housing rehabilitation services.

How addressed: The City will encourage the rehabilitation of housing units, utilizing various programs and community partnerships to support funding, and spread awareness of rehabilitation efforts through implementation of the following programs:

- Housing Plan Program 10 directs the City to coordinate with community-based organizations such as Self-Help Enterprises to fund rehabilitation efforts. Additionally, this program encourages the City to expand its Housing Rehabilitation Program by applying for additional funding for the Homebuyer Rehabilitation Program prioritizing Downtown, Southeast and Southwest Dinuba, as well as publishing resources on homeowner rehabilitation assistance on the City's website.

~~A1.3.7~~A1.1.7 Public Review of the D~~d~~raft Housing Element

The draft Housing Element was available for public review for 31 days from June 6 to July 7, 2024. The draft Housing Element was posted on the regional project website (https://tulareregionalhousingelement.rinconconsultants.com~~/~~) ~~. The City posted the draft Housing Element~~and on the City's website. ~~and t~~The City publicized the availability of the draft Housing Element by posting on the City's social media platforms and through an email blast to the project stakeholder list. Physical copies of the draft Housing Element were made available at City Hall and the Public Works Department. No public comments were received on the draft Housing Element.

A1.1.8 Revised Draft Housing Element

The draft Housing Element was submitted to HCD on July 29, 2024. The draft Housing Element was revised per HCD comment letter received October 24, 2024.

On December 13, 2024, prior to resubmitting ~~the~~a revised draft to HCD, the City conducted additional outreach to persons and organizations that develop affordable housing and/or serve lower-income and special needs groups in the city. The City sent a questionnaire to the following organizations:

- Housing Authority of Tulare County
- Self-Help Enterprises
- Habitat for Humanity
- The Pacific Companies
- San Joaquin Valley Homes
- Castlerock Communities
- Smee Homes
- D.R. Horton
- Landmark Builders Group, Inc.
- Salt + Light Works
- Woodside Homes
- Ennis Builders and Realtors
- HHSA TulareWORKs
- Kings/Tulare Area Agency on Aging
- Kings/Tulare Homeless Alliance
- CASA Tulare County
- Central California Environmental Justice Network
- Central Valley Air Quality Coalition
- Central Valley Regional Center
- Community Services Employment Training (CSET)
- Community Water Center - El Centro Comunitario Por El Agua
- Down Syndrome Association of Central California
- FoodLink Tulare County
- Kings/Tulare Area Agency on Aging
- Leadership Council for Justice and Accountability
- United Way of Tulare County/211
- Uplift Family Services
- Pacific West Communities
- Tulare Health and Human Services Agency
- Employment Development Department
- County of Tulare Health and Human Services Agency
- HUD - VASH
- Tulare County Public Defender
- Tulare County HHSA Mental Health
- Congressman David G. Valadao - 22nd District
- Tulare County Veterans Service Officer
- Tulare County Special Education Local Plan Areas (SELPA)
- LAFCo Tulare County
- Tulare County Regional Transit Agency
- Tulare County Economic Development Corporation
- Valley Community Small Business Development Center (SBDC)
- County of Tulare Economic Development Corporation
- Workforce Investment Board of Tulare County
- Proteus, Inc.

- Fair Housing Council of Central California
- Family Services of Tulare County
- Dinuba Woman's Club
- Central Valley Health Network (CVHN)
- Kiwanis Bilingual Club of Dinuba
- Dinuba Chamber of Commerce

The City also sent the questionnaire to the 25 individuals who signed up to receive updates and information on the Housing Element update via the project website. The City received feedback from Self-Help Enterprises (SHE), summarized in the points below:

- There is a long wait for households to obtain affordable housing, signifying ~~the~~a lack of affordable housing in the community.
- Household overcrowding is a major issue due to high rental and purchase housing and lack of available units to rent or own.
- There are homeless residents with few or no options for permanent supportive housing.
- Some landlords are reluctant to rent to households with housing choice vouchers (HCVs).
- People who work in Dinuba ~~often~~sometimes seek housing in other communities such as Cutler and Orosi due to lack of affordable housing and higher-wage employment in Dinuba.
- Transportation options and parks are deficient in the city.
- There is a lack of housing options in the city for housing in good condition and that is affordable for most city residents.
- The City should proactively work with SHE and other affordable housing developers to locate sites, streamline permitting and entitlements, and pursue funding designed to assist in the construction and management of affordable housing ~~space~~. However, it is acknowledged that the lack of staff resources to proactively seek resources to build new housing is a challenge.
- The City should concentrate on locating properties that meet the HCD definition of "infill" (existing development on 75 percent of perimeter), are in "high opportunity areas" as defined by TCAC and HCD~~,~~ and are in close proximity to amenities and services. Increasingly, the primary funding streams to develop affordable rental housing, including the ~~Low Income~~Low-Income Housing Tax Credit (LIHTC) and various programs of HCD, are providing competitive advantage to projects planned on "high or highest resource" sites.
- A significant portion of the available acreage in the adequate sites inventory should have minimum parcel sizes of 2.5 to 3 acres (and larger if onsite storm drainage is required.) Affordable housing projects generally require the development of 50 units or more to be financially feasible.
- Important funding streams for affordable housing either require or competitively favor projects where the ~~c~~City is a co-applicant.
- The availability of sewer, water, and dry utilities proximate to the site is helpful for the development of affordable housing.

The City responded to this input regarding the need for more affordable housing by shortening the timeline for creation of the Housing Development Toolkit, outlined in Housing Plan Program 8, from December 2025 to August 2025. ~~for developing the Housing Development Toolkit from December 2025 to August 2025.~~ The Toolkit, which will be published on the City's website, will outline a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development ~~(see Housing Plan Program 8 in Chapter A7, *Housing Plan*)~~. Publishing the Toolkit will provide information to housing developers who are interested in developing affordable

housing in the city and provide more certainty during initial steps. Moving up the deadline for this action will allow housing developers to be able to access this information more quickly.

Additionally in Housing Plan Program 8, the City added the action to annually coordinate with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas and pursue funding designed to assist in the affordable housing space.

In response to input received on affordable housing on large sites, the City added the following incentive in Housing Plan Program 2: offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory. The City also added several actions in Housing Plan Programs 9 and 11 to streamline and support the development of housing for lower-income and special housing needs groups, including farmworkers.

To address the input that transportation access in the city is limited, the City added the following action to Program 1 in the Housing Plan: ~~c~~Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons.

A2 Housing Needs Assessment

This chapter provides an individual assessment of housing needs for the City of Dinuba. This section summarizes demographic, employment, and housing characteristics. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD). This data is primarily sourced from the United States (U.S.) Census, the California Department of Finance (DoF), and American Community Survey (ACS) 2016-2020 5-year estimates. The data contained throughout this chapter may differ from the data included in Chapter A5, *Affirmatively Furthering Fair Housing*, due to the availability of data at the time of drafting. Tables and figures also include comparable data for Tulare County and the state where it is found most useful.

A2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents' age and income, employment trends, and other factors influence the type of housing needed and the community's ability to afford housing. The following section analyzes the city of Dinuba's population characteristics and trends.

A2.2 Population Growth

Table A2-1 analyzes population change from 2000 to 2020. Dinuba experienced an increase in population of 27.4 percent from 2000 to 2010, and 14.5 percent from 2010 to 2020. This was significantly higher than both countywide and statewide population growth during each time period.

Table A2-1 Population Change (2000 - 2020)

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Dinuba	16,844	21,453	24,563	27.4%	14.5%
Tulare County	368,021	442,179	463,955	20.2%	4.9%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

A2.3 Age Characteristics

Table A2-2 shows population by age group and each group's percentage of the total population. The age groups include preschool (under five years), school-age students (five to 17 years), college-age students (18 to 24 years), young adults (25 to 44 years), middle-aged adults (45 to 64 years), and seniors (65 years and over). In Dinuba, the largest age group is the young adult category, representing 29.8 percent of the total population, which is similar to the county (26.9 percent) and state (24.9). The second largest age group in Dinuba is school-age students at 26.8 percent. The smallest population by age is seniors at 7.1 percent, which is lower than the county (11.4 percent) and the state (14.4 percent).

Table A2-2 Population by Age Group (2020)

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Dinuba	2,282	6,561	2,501	7,288	4,099	1,724	24,455
Percent	9.3%	26.8%	10.2%	29.8%	16.8%	7.1%	
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
California	2,409,082	6,547,559	3,724,239	11,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

A2.4 Race and Ethnicity

Table A2-3 shows race and ethnicity data for residents in Dinuba, Tulare County, and California. In Dinuba, a majority of the population identifies as Hispanic/Latino (any race) at 86.9 percent, considerably higher than countywide (65.1 percent) or across the state (39.1 percent). The second largest racial/ethnic group is white (not Hispanic) representing 9.8 percent of the total population in Dinuba. This percentage is lower than Tulare County (27.8 percent) and the state (36.5 percent).

Table A2-3 Population by Race and Ethnicity

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/ Latino (any race)	Total Population:
Dinuba	399	21,255	335	78	2,388	24,455
Percent of Population	1.6%	86.9%	1.4%	0.3%	9.8%	
Tulare County	11,505	301,919	15,857	5,923	128,751	463,955
Percent of Population	2.5%	65.1%	3.4%	1.3%	27.8%	
California	1,713,595	15,380,929	5,743,983	2,142,371	14,365,145	39,346,023
Percent of Population	4.4%	39.1%	14.6%	5.4%	36.5%	

*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: *U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.*

A2.5 Economic Characteristics

Employment

Understanding employment and occupation patterns can provide insight into present housing needs. Table A2-4 shows employment by industry. Agriculture, forestry, fishing and hunting, and mining are the most common industries in Dinuba, representing 20.9 percent of the jobs held by Dinuba residents. This is higher than the countywide total of 15.6 percent and the statewide total of 2.1 percent. The second largest industry in Dinuba is educational services, health care, and social assistance with 20.2 percent. Countywide, the largest industry is educational services, health care, and social assistance with 21.6 percent.

Table A2-4 Employment by Industry (2020)

	Dinuba	Percent	Tulare County	Percent	California	Percent
Agriculture, Forestry, Fishing And Hunting, And Mining	2,022	20.9%	28,627	15.6%	394,290	2.1%
Educational Services, And Health Care And Social Assistance	1,951	20.2%	39,809	21.6%	3,960,265	21.2%
Retail Trade	955	9.9%	20,382	11.1%	1,942,421	10.4%
Manufacturing	887	9.2%	15,074	8.2%	1,676,497	9.0%
Arts, Entertainment, And Recreation, And Accommodation And Food Services	768	7.9%	15,326	8.3%	1,894,858	10.2%
Wholesale Trade	636	6.6%	6,000	3.3%	514,234	2.8%
Transportation And Warehousing, And Utilities	541	5.6%	9,021	4.9%	1,028,818	5.5%
Other Services, Except Public Administration	443	4.6%	8,228	4.5%	952,302	5.1%
Professional, Scientific, And Management, And Administrative, And Waste Management Services	386	4.0%	12,541	6.8%	2,581,266	13.8%
Public Administration	374	3.9%	10,691	5.8%	850,479	4.6%
Construction	334	3.5%	10,863	5.9%	1,190,537	6.4%
Finance And Insurance, And Real Estate, And Rental And Leasing	229	2.4%	5,252	2.9%	1,118,253	6.0%
Information	145	1.5%	2,062	1.1%	542,674	2.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

According to the California Bureau of Labor Statistics, the unemployment rate in Dinuba as of September 2024 is 10.2 percent, which is lower than the long-term average of 12.25 percent over the previous two years. Since 2020, Bureau data indicates that unemployment rates have decreased significantly in Dinuba and California. Dinuba's unemployment rate is higher than Tulare County as a whole (9.3 percent) ~~but~~and is higher than the statewide average (5.3 percent).

Table A2-5 shows the major employers in Tulare County, ~~together with~~ the number of employees, and type of industry. The majority of large employers are located in the City of Visalia, which is the county's largest city and the County seat. The largest employer in Dinuba is Valley Labor Svc Inc (500-999 employees), ~~which is~~ a staffing agency, specializing in providing temporary and permanent labor solutions for various industries. The City does not anticipate any significant changes in employment trends and is not aware of any new large-scal~~e~~e employers ~~coming~~planning on relocating to Dinuba during the planning period.

Table A2-5 Major Employers in Tulare County (2024)

Employer Name	Number of Employees	Location	Industry
Adventist Health Tulare	250-499	Tulare	Hospitals
Eagle Mountain Casino	500-999	Porterville	Casinos
Kings Canyon National Park	250-499	Springville	National Parks/Preserves
Land O'Lakes Indl Cheese	250-499	Tulare	Cheese Processors (mfrs)
Latino Farm Labor Svc	500-999	Visalia	Contractors
Monrovia Nursery Co	500-999	Woodlake	Nurseries-Plants Trees & Etc-Wholesale
Porterville Developmental Ctr	500-999	Porterville	Hospitals
Prima Wawona	500-999	Cutler	Fruits & Vegetables-Growers & Shippers
Saputo Cheese USA Inc	500-999	Tulare	Cheese Processors (mfrs)
Sierra View Medical Ctr	500-999	Porterville	Hospitals
Solid Waste Collection	250-499	Tulare	Public Works Department
Sun Pacific	250-499	Exeter	Fruits & Vegetables-Growers & Shippers
Tulare City	500-999	Tulare	General Government Support
Tulare County Child Care Prgm	500-999	Visalia	Child Care Service
Tulare County Lake Patrol	250-499	Visalia	Government Offices-County
Tulare County Ofc of Edu Sicon	1,000-4,999	Visalia	Schools
Tulare County Parks & Rec Dept	250-499	Visalia	Parks
Tulare County Resource Mgmt	250-499	Visalia	Government Offices-County
Tulare Joint Union High Sch	500-999	Tulare	Schools
Tulare Local Healthcare Dist	500-999	Tulare	Health Care Management
US Cotton Classing Office	250-499	Visalia	Government Offices-Federal
Valley Labor Svc Inc	500-999	Dinuba	Services NEC
Visalia Public Works Admin	250-499	Visalia	Public Works Department
Walmart Distribution Ctr	1,000-4,999	Porterville	Distribution Centers (whls)
Yokuts Coffee House	500-999	Porterville	Full-Service Restaurant

Source: California Employment Development Department, Major Employers in Tulare County. Accessed 2024
https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000107

Table A2-6 shows the employment estimates, average hourly wage and average annual wage for employment industries in the Visalia-Porterville Metropolitan Statistical Area (MSA) as of May 2023 (latest available data). The occupations offering the lowest wages are food preparation and serving related, healthcare support, and farming, fishing, and forestry. Occupational groups offering the highest wages include management, legal, and healthcare practitioners, and technical.

The largest percentage of employed civilians in Dinuba are in the health care, agriculture and farming, fishing, and forestry, and retail industries. While healthcare practitioners have a higher average higher annual salary ($107,806) than the metropolitan area mean annual wage ($57,034), healthcare support worker average salary ($36,900) is approximately 65 percent of the mean annual wage, similar to the mean annual wage for those employed in farming, fishing, and forestry ($36,962) and food service ($36,192). Educational workers earn a mean annual wage of $75,358, which is higher than the metropolitan area mean annual wage.

Table A2-6 Occupational Employment and Wages by Major Occupational Group, Visalia-Porterville Metropolitan Area (2023)

Major Occupational Group	Mean Hourly Wage	Mean Annual Wage
Total, all occupations	$27.42	$57,034
Management	$57.62	$119,850
Business and financial operations	$38.37	$79,810
Computer and mathematical	$45.34	$94,307
Architecture and engineering	$44.10	$91,728
Life, physical, and social science	$36.30	$75,504
Community and social service	$29.58	$61,526
Legal	$55.64	$115,731
Educational instruction and library	$36.23	$75,358
Arts, design, entertainment, sports, and media	$28.97	$60,258
Healthcare practitioners and technical	$56.44	$117,395
Healthcare support	$17.99	$37,419
Protective service	$31.43	$65,374
Food preparation and serving related	$17.40	$36,192
Building and grounds cleaning and maintenance	$19.96	$41,517
Personal care and service	$19.33	$40,206
Sales and related	$22.12	$46,010
Office and administrative support	$23.98	$49,878
Farming, fishing, and forestry	$17.77	$36,962
Construction and extraction	$30.86	$64,189
Installation, maintenance, and repair	$28.55	$59,384
Production	$22.63	$47,070
Transportation and material moving	$21.47	$44,658

Source: U.S. Bureau of Labor Statistics. Occupational Employment and Wages in Visalia-Porterville (May 2023) https://www.bls.gov/regions/west/news-release/occupationalemploymentandwages_visalia.htm

A household with two income earners in the agricultural sector or food service sector may average an annual household income at or under $74,000. In a household of four persons, this household would be considered low-income according to the 2022 HUD guidelines. As discussed in Section A.2-19 Housing Affordability, a low-income household of four can afford to pay approximately $1,007 in monthly rent before it would be considered to be overpaying for housing ~~costs~~. The median monthly rent for a three-bedroom unit in Dinuba is $1,900. Therefore, it is likely that a household with two income earners employed in food service or agriculture would need subsidized housing. According to a 2024 report by the California Housing Partnership, renters in Tulare County need to earn 1.4 times the minimum wage to afford the average asking rent, equal to an annual income of $46,884. Medical assistants, retail salespersons, and farmworkers, which are common employee types in Dinuba, typically earn a salary that does not meet that threshold.[1]

[1] California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf

A household with one person employed in the education sector would ~~likely~~ earn an annual household income of around $75,000, which for a household of four would be considered low-income. With two earners, the household would be considered above--moderate -income. Single-earner households in Dinuba, even with employment in a relatively higher annual wage industry, are likely to need subsidized housing. Special housing needs households such as single-parent households and farmworkers are likely to be unable to afford appropriately- sized market-~~based~~rate rental units in Dinuba.

Income Definitions and Income Limits

The state and federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (see Table A2-7). According to HUD, the AMI for a four-person household in Tulare County was $80,300 in 2022.

Table A2-7 HUD Income Limits by Person per Household (dollars)

Household Size:	1	2	3	4	5	6	7	8
Acutely Low	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000	$14,950	$15,900
Extremely Low	$16,350	$18,700	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630
Very Low	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200	$48,300	$51,450
Low Income	$43,650	$49,850	$56,100	$62,300	$6,730	$72,300	$77,300	$82,250
Median Income	$56,200	$64,250	$72,250	**$80,300**	$84,730	$93,150	$99,550	$106,000
Moderate Income	$67,450	$77,100	$89,700	$96,350	$104,050	$111,750	$119,450	$127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022

HCD uses the income categories shown in Table A2-8 to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

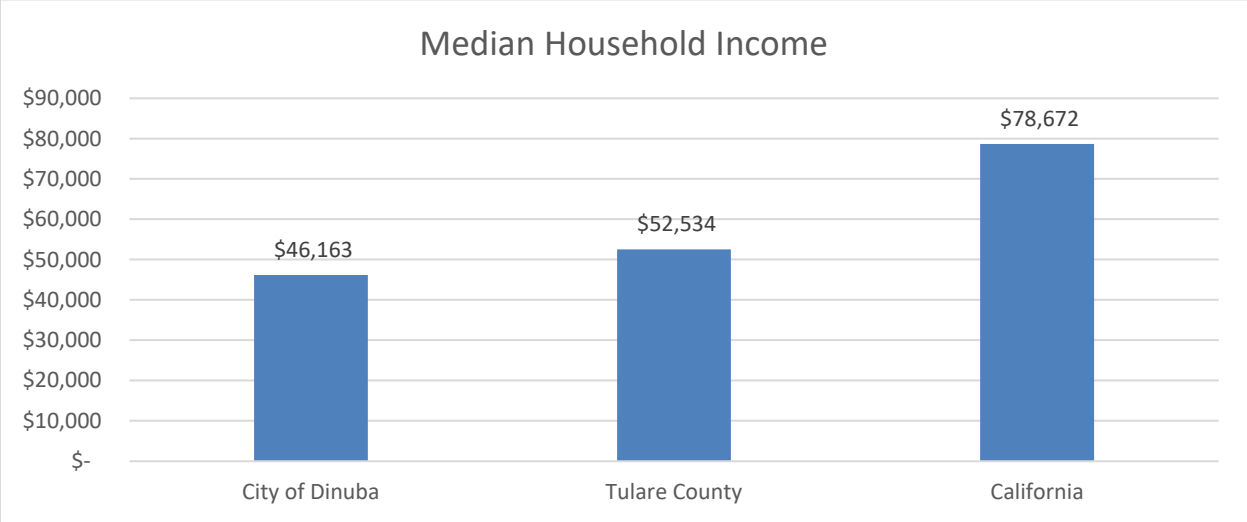
Table A2-8 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure A2-1 shows median household income in Dinuba as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in Dinuba was $46,163 in 2020, which was lower than in Tulare County ($52,534) and significantly lower than the statewide median household income ($78,672).

Figure A2-1 Median Household Income



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table A2-9 compares the median household income by race in 2020. In Dinuba, Asian American households had the highest median income at $71,058, followed by white at $67,706. Hispanic/Latino households had the third highest median income of $43,426, significantly lower than Asian American and white households. Black/African American households had the lowest median income across the state and county; however, data for this category is not available for Dinuba due to the low number of Black/African American households.

Table A2-9 Median Household Income by Race/Ethnicity (dollars)

Jurisdiction	White, alone	Black or African American, alone	American Indian and Alaskan Native, alone	Asian, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic /Latino, Any Race
Dinuba	$69,706	N/A	N/A	$71,058	N/A	$38,438	$32,457	$43,426
Tulare County	$64,453	$44,708	$37,632	$67,396	N/A	$47,520	$62,159	$46,063
California	$90,496	$54,976	$60,182	$101,380	$81,682	$59,287	$76,733	$62,330

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

A2.6 Overpayment and Housing Cost Burdens

Table A2-10 lists the number of households overpaying (spending more than 30 percent of income on housing) for housing by tenure. Generally, renters are more affected by overpayment than owners. As shown, 49.1 percent of renter-occupied households are overpaying in Dinuba, which is higher than the county average and lower than the state average.

Table A2-10 Overpayment by Tenure

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying
Dinuba	1,049	1,464	2,513
Percent	31.1%	49.1%	
Tulare County	23,773	28,894	52,667
Percent	30.0%	48.4%	
California	2,237,292	3,019,235	5,256,527
Percent	31.0%	51.5%	

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25070

Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD provides information on cost burden based on the HUD Area Median Family Income (HAMFI). This data is included in Table A2-11 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data identifies the level at which cost burdened households are overpaying for housing. In Dinuba, 38.4 percent of households are cost burdened , similar to the county and state. Further, 16.8 percent of households are spending more than 50 percent of their income on housing (severe cost burden), which is less than in the county and state.

Table A2-11 Cost Burdened Households

Jurisdiction	Cost Burden <= 30%	Cost Burden >30% to <=50%	Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Dinuba	3,760	1,332	1,039	44	6,175
Percent	60.9%	21.6%	16.8%	0.7%	100.0%
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.7 Household Characteristics

Table A2-12 provides information on household types. Of the 6,354 households in Dinuba, 3,240 are married-couple households with or without children, and 413 are cohabitating couple households with or without children. Over half the total households in Dinuba and Tulare County are married-couple households.

Table A2-12 Households by Type

	Married-Couple Household			Cohabitating Couple Household			Total
Jurisdiction	Total	Children	No Children	Total	Children	No Children	Households
Dinuba	3,240	1,686	1,554	413	305	108	6,354
Percent	51.0%	26.5%	24.5%	6.5%	4.8%	1.7%	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

A2.8 Large Households

Table A2-13 provides information on large households (households with five or more people) by tenure. As shown, 29 percent of households in Dinuba consist of five or more people, which is greater than both the county and state averages of 21.3 and 13.7 percent respectively. In Dinuba, renter-occupied 5-person households (7.7 percent of total households), renter-occupied 6-person households (7.2 percent) and owner-occupied 5-person households (6.6 percent) make up the largest percentage of large households, while renter-occupied 7-or-more person households make up the smallest percentage of large households. Additionally, both Dinuba and Tulare County have higher percentages of owner-occupied 6- and 7-person households than the California average of 13.7 percent.

Table A2-13 Large Households by Tenure

Jurisdiction	Total Large Households	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Dinuba	1,841	416	173	189	486	457	120
Percent	29.0%	6.6%	2.7%	3.0%	7.7%	7.2%	1.9%
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

A2.9 Overcrowding

Table A2-14 provides information on overcrowding (more than one persons per room) by tenure in Dinuba. There are 952 overcrowded households in the city, of which 258 are owner-occupied households and 694 are renter-occupied.

Table A2-14 Overcrowding Severity by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied		
	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Dinuba	3,375	161	97	2,979	580	114
Percent		4.8%	2.9%		19.5%	3.8%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

A2.10 Special Needs Groups

Special needs populations include individuals with a disability, elderly, large households, single-parent households, farmworkers, and individuals experiencing homelessness. These groups often have housing needs that can make it difficult for members of these groups to locate suitable housing. The following subsections identify and discuss these special housing needs groups.

Seniors

Table A2-15 identifies senior households in Dinuba, Tulare County, and California. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied categories. There are far more owner-occupied senior households in Dinuba (631 total), than renter-occupied senior households (260 total), which is similar to the county and state. As shown, 62.4 percent of senior owner-occupied households and 71.9 percent of senior renter-occupied households are comprised of seniors between the ages of 65 and 74.

Table A2-15 Senior Households by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied		
	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Dinuba	394	132	105	187	51	22
Percent	62.4%	20.9%	16.6%	71.9%	19.6%	8.5%
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007

Table A2-16 shows the housing cost burdens by elderly family type and tenure in Dinuba based on data extracted through HUD's CHAS (CHAS data defines senior or elderly as age 62 and over, as opposed to the American Community Survey that reports seniors as age 65 and older). Based on data in this table, of all elderly persons in lower-income categories (less than or equal to 80 percent HAMFI), approximately 20 percent of all senior-owner households and 60 percent of all senior-renter households in Dinuba are housing cost burdened.

Table A2-16 Housing Cost Burden by Elderly Family Type and Tenure

	Owners		Renters		
	Elderly Family	Elderly Non- family	Elderly Family	Elderly Non- family	Total
Household Income <= 30% HAMFI Extremely Low-Income					
TOTAL HOUSEHOLDS <= 30% HAMFI	19	50	33	60	162
Number w/ Cost Burden <= 30%	4	10	4	25	43
Number w/ Cost Burden > 30% to <= 50%	-	25	4	15	44
Number w/ Cost Burden > 50%	15	15	25	20	75
Percent with Cost Burden >30% HAMFI	79%	80%	88%	58%	73%
Household Income > 30% to <= 50% HAMFI Very Low-Income					
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	40	60	90	40	230
Number w/ Cost Burden <= 30%	10	35	20	20	85
Number w/ Cost Burden > 30% to <= 50%	30	15	35	-	80
Number w/ Cost Burden > 50%	-	10	35	20	65
Percent with Cost Burden >30% HAMFI	75%	42%	78%	50%	63%
Household Income > 50% to <= 80% HAMFI Low-Income					
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	134	35	49	30	248
Number w/ Cost Burden <= 30%	95	35	15	30	175
Number w/ Cost Burden > 30% to <= 50%	35	-	4	-	39
Number w/ Cost Burden > 50%	4	-	30	-	34
Percent with Cost Burden >30% HAMFI	29%	0%	69%	0%	29%
Household Income > 80% to <= 100% HAMFI					
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	75	10	-	-	85

	Owners		Renters		
	Elderly Family	Elderly Non- family	Elderly Family	Elderly Non- family	Total
Household Income > 100% HAMFI					
TOTAL HOUSEHOLDS > 100% HAMFI	**240**	**75**	**10**	**4**	**329**
Total Income <80% HAMFI and Cost Burden > 30%	149		188		337
Percent Income <80% HAMFI and Cost Burden > 30%	20.2%		59.5%		32.0%
GRAND TOTAL HOUSEHOLDS	**508**	**230**	**182**	**134**	**1,054**

Elderly family constitutes 2 persons with either or both age 62 and over.

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2015-2019 estimates, Table 7, accessed 2023. https://www.huduser.gov/portal/datasets/cp.html

Resources for Senior-Headed Households

Table A2-17 contains an inventory of the 168 senior rental units in Dinuba. As shown in Table A2-16, there are 314 total senior rental-occupied households, of which 188 are lower income. Based on this data, there is a 20-unit deficiency of available units for lower-income senior renter households.

Table A2-17 Inventory of Senior Housing

Housing Development	Address	Number of Units	Description
Haden Apartments	315 E Tulare St, Dinuba, CA 93618	24	Rental units for seniors or individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
El Monte West Apartments	999 W El Monte Way, Dinuba, CA 93618	40	Family and senior housing.
Emperor Estates Senior Apartments	350 North M St, Dinuba, CA 93618	61	Rental units for residents 55 years and older
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for seniors disabled individuals.
Total units:		**168**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Table A2-18 provides information for Dinuba Senior Centers, which offers activities and programs for all seniors (age 55 and over). The organization offers luncheon events, private meeting room rentals, weekly activities, a local newsletter, and a broad range of senior resource information. The Cutler-Orosi Senior Center is a senior center in the nearby community of Cutler that offers a similar range of services and resources.

Table A2-18 Senior Resource Centers (Dinuba)

Organization	Phone	Address
Dinuba Senior Center	559.591.2450	437 N. Eaton Ave., Dinuba, CA 93618
Cutler-Orosi Senior Center	559.528.6108	12691 Ave 408, Cutler, CA 93615

Source: CSET.org, https://www.cset.org/senior-services?rq=senior%20centers accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including seniors, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Persons with Disabilities (including Developmental Disabilities)

Table A2-19 identifies the number of residents with one or more disabilities. In Dinuba, 4.4 percent of the total population has one type of disability, while 3.8 percent report two or more disabilities. The total share of population with a disability is smaller in Dinuba than the county and state averages. Among those with a disability, 53.9 percent have one disability, while 46.1 percent have two or more types of disability.

Table A2-19 Population by Number of Disabilities

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Dinuba	24,355	1,071	915	22,369
Percent		4.4%	3.8%	91.9%
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table A2-20 summarizes the population with a disability by age. In Dinuba, residents 65 years and older make up the largest population of disabled individuals at 29.1 percent of the total population. This percentage is lower than the countywide average of 41.0 percent and the statewide average of 34.2 percent. Residents under 18 years old age account for the smallest percentage of those with a disability at 3.9 percent.

Table A2-20 Disability by Age for the Total Population

Jurisdiction	Total	Under 18 Years	18 to 64 Years	65 Years and Older
Dinuba	24,355	345	1,160	481
Percent		3.9%	8.4%	29.1%
Tulare County	459,748	6,680	25,918	21,162
Percent		4.7%	9.8%	41.0%
California	38,838,726	306,806	1,944,580	1,895,565
Percent		3.4%	8.0%	34.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108

Table A2-21 identifies residents with a developmental disability by age. In Dinuba, the majority of residents with a developmental disability are under 18 years old, which is consistent with both the state and county.

Table A2-21 Developmental Disability by Age

Jurisdiction	Under 18 Years	18 Years and Older	Total Population with a Developmental Disability
Dinuba	194	132	326
Tulare County	3,201	3,071	6,272
California	192,384	185,353	377,737

Source: DDS Quarterly Consumer Report, December 2021.

Table A2-22 includes data summarizing the housing location of residents with developmental disabilities. ~~A majority of~~ 385 residents with a developmental disability in Dinuba live in the home of a parent, family member, or guardian ~~(385 individuals)~~. An additional 47 residents live in an independent/ supported living facility, 29 residents live in community care facilities, 11 residents live in intermediate care facilities, and fewer than 11 residents live in foster/family homes. Many individuals with a disability, including developmental disability, live on a small, fixed income, limiting their ability to pay for housing. Individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing that has been (or can be) specially adapted to address accessibility issues and include on- or off-site support services, including inpatient/outpatient day-treatment programs.[2]

Table A2-22 Developmental Disability by Residence

Residence Type	City of Dinuba	Tulare County	California
Home of Parent/Family/Guardian	300	4,652	309,381
Independent/Supported Living	16	389	27,881
Community Care Facility	<11	526	23,728
Intermediate Care Facility	0	93	6,188
Foster/Family Home	<11	76	8,288
Other	0	27	4,792
Total	**>316**	**>5,763**	**380,258**

Source: California Department of Developmental Services, DDS Quarterly Consumer Report, January 2022.

The Supplemental Security Income (SSI) program, administered by the U.S. Social S~~s~~ecurity Administration, ~~shows~~provides monthly payments to people with disabilities and older adults who have little or no income or resources, and is a proxy for the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2021, 14,228 SSI recipients in Tulare County were receiving benefits because they were blind or disabled[3].

Resources for Persons with Disabilities

Table A2-23 identifies 46 rental units for residents with a disability in Dinuba. There are 1,641 residents over 18 years old with a disability in the city (Table A2-20). Therefore, there is a need for additional housing for residents with a disability. Tulare County provides In-Home Supportive Services (IHSS) ~~I~~which

[2] HCD. 2024. People with Disabilities, Including Developmental Disabilities. https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities#:~:text=Individuals%20with%20mental%2C%20physical%2C%20and,with%20HIV/AIDS%2C%20etc.

[3] Source: U.S. Social Security administration. SSI Recipients by State and County, 2021. https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2021/ca.html
Note: Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.~~)~~

pays for services that enable aged, blind, and disabled individuals to continue living safely in their own homes and avoid or delay the need for nursing home care.[4] Additionally, the Porterville Developmental Center (50 miles from Dinuba) provides residential services for individuals 18 years or older who have serious medical and/or behavior problems for which appropriate services are not currently available through community resources.[5]

Table A2-23 Inventory of Housing for People with Disabilities

Housing Development	Address	Number of Units	Description
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
North Park Apartments	1655 N Crawford Ave, Dinuba, CA 93618	3	Rental units for disabled individuals.
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for disabled individuals.
Total Units		**46**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including those with a disability, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Large Households

Table A2-13 above provides information on large households by tenure, while Table A2-14 examines overcrowding severity by tenure. As shown in these tables, there are 1,841 large households in Dinuba, 57.7 percent of which are renter-occupied while 43.4 percent are owner-occupied.

Resources for Large Households

Table A2-24 compares the number of large households to the number of large units. Units with five or more rooms provide housing options for large households and reduce overcrowding. As shown, there are 40 units in Dinuba with five or more bedrooms but more than 1,841 large households, leaving a resource gap of more than 1,800 units. Extending the analysis to include units with four or more bedrooms (1,427), the remaining resource gap is 414 units.

Table A2-24 Housing Units for Large Families

Total Occupied Housing Units	Total Large Households	Renter-Occupied Large Households	Units with 4 Bedrooms	Units with 5 or more Bedrooms	Total Units with 4 or More Bedrooms
Dinuba	1,841	1,063	1,387	40	1,427

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Tables B25042, B25009.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including large households, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

[4] Tulare County. 2024. In-Home Supportive Services. https://tchhsa.org/eng/human-services/in-home-supportive-services-ihss/
[5] California Dept. of Developmental Services. 2024. https://www.dds.ca.gov/services/state-facilities/porterville-dc/

Female-Headed Households

Table A2-25 identifies single female-headed households with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Dinuba has 1,910 single female-headed households with their own children under 18, representing 30.1 percent of total households. This percentage is greater than in the county (24.3 percent) and the state (26.2 percent).

Table A2-25 Single Female-Headed Households

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Dinuba	6,354	1,910	30.1%
Tulare County	139,044	33,727	24.3%
California	13,103,114	3,430,426	26.2%

Notes: Single Female-Headed Households with own children under age 18, does not include unrelated dependents.
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table A2-26 compares female-headed households with children by poverty status. In Dinuba, 43.2 percent of female-headed households earn an income below the poverty line. This percentage is higher than countywide (36.3 percent) and statewide (21.5 percent).

Table A2-26 Female-Headed Family Households with No Spouse Present, by Poverty Status

	City of Dinuba	Percent	Tulare County	Percent	California	Percent
Below Poverty Line	752	43.2%	8,689	36.3%	364,236	21.5%
Above Poverty Line	987	56.8%	15,222	63.7%	1,329,038	78.5%
Total	**1,739**		**23,911**		**1,693,274**	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

Table A2-27 summarizes female-headed family households with no spouse present by poverty status and tenure in Dinuba. Of the 752 female-headed family households with incomes below the poverty level, the majority (614 households, 81.6 percent) are renters, while 138 own their home.

Table A2-27 Female-Headed Family Households with No Spouse Present, by Poverty Status and Tenure, City of Dinuba

	Total	Renter-Occupied	Owner-Occupied
Below Poverty Line	752	614	138
Above Poverty Line	987	436	551
Total	**1,739**	**1,050**	**689**

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Resources for Single-Parent and Female-Headed Households

Lower-income female-headed households can access existing affordable housing options in the city and through the County's Housing Choice Voucher (HCV) program. Tulare County Community Services Employment Training (CSET) operates family resource centers located in the city of Tulare and Earlimart that provide families with access to services ranging from nutrition and health education to housing and utility assistance to employment training. Each resource center has established partnerships and referral

processes with local agencies, food pantries, and the faith-based community, to provide assistance quickly.

Core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource and referrals to partner agencies, family health and wellness, home visitation and child development services.

Table A2-28 provides information on resources for single parents located throughout Tulare County and available to all Dinuba residents.

Table A2-28 Single-Parent Resources

Organization	Phone	Address
Tulare County Resource Center	559.684.1987	304 E. Tulare Ave., Tulare, CA 93274
Earlimart Family Resource Center	661.849.2960	176 N. Front St., Earlimart, CA 93219
CalWORKS Child Care Program	559.624.8100	1845 North Dinuba Boulevard, Visalia, CA

Source: Tulare County CSET, https://www.cset.org/ accessed June 2023.
Tulare County Family Resource Center Network, http://www.tcfrcn.org/ accessed June 2023.
California Department of Social Services, *CalWORKS Child Care Program*, https://www.cdss.ca.gov/calworks-child-care accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including single-parent female-headed households, by pursuing funding to facilitate affordable housing development.

Extremely Low-Income Residents

Table A2-29 identifies extremely low-income households by tenure in Dinuba. Renter-occupied households make up a larger percentage of total extremely low-income households with 82.0 percent. There are 996 extremely low-income households in Dinuba, comprising 15.7 percent of total households in the city.

Table A2-29 Extremely Low-Income Households by Tenure

	Income <=30% HAMFI		
Jurisdiction	Owner-Occupied	Renter-Occupied	Total
Dinuba	179	817	996
Percent	18.0%	82.0%	15.7% of total households

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table A2-30 summarizes cost burdens among extremely low-income households in Dinuba. As shown, 150 of 179 extremely low-income owner-occupied households and 734 of 817 extremely low-income renter-occupied households are experiencing a housing cost burden of over 30 percent of the household income.

Table A2-30 Extremely Low-Income Households Overpaying by Tenure

	Owner-Occupied			Renter-Occupied			
Jurisdiction	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden>50%	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden>50%	Total ELI Households
Dinuba	29	25	125	83	184	550	996
Percent	2.9%	2.5%	12.6%	8.3%	18.5%	55.2%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Analyzing the overlap between special needs groups and extremely low-income households can provide a deeper understanding of each population. The CHAS dataset used to analyze extremely low-income households above also provides data on senior households, householders with a disability and large households. Table A2-31 compares total extremely low-income households among the total population, seniors, and residents with a disability. As shown, among the 996 extremely low-income households, 162 are senior households, 385 are households where the householder has at least one disability, and 214 are large households.

Table A2-31 Extremely Low-Income Households

	Total	Senior Households	Householders with a Disability	Large Households
Dinuba	996	162	385	214
Percent	100%	16.3%	38.7%	21.5%

Source: US Housing and Urban Development, CHAS 2015-15 (5-Year Estimates), Tables 6 and 7.

The CHAS dataset does not include data for female headed households; however, as shown in Table A2-27, there are 752 female-headed family households with incomes below the poverty line.

Resources for Extremely Low-Income Households

Table A2-32 includes an inventory of affordable housing in Dinuba. As shown, there are 768 affordable units in the city. These units serve households making less than 80 percent of the AMI. Based on the identified need (996 extremely low-income households) there is a need for additional units affordable to extremely low-income households in the city.

Table A2-32 Inventory of Public Assisted Complexes, Dinuba

Name	Address	City	Zip	Affordable Units
College Park Apartments	1850 South College Avenue	Dinuba	93618	53
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39

Name	Address	City	Zip	Affordable Units
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63
Garden Estates	1400 South Green	Dinuba	93618	43
West Northway Apartments	245 W. Northway	Dinuba	93618	38
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43

Source: California Housing Partnership, 2023.

To address the needs of extremely low-income households, the City will implement Housing Plan Program 8 to support affordable housing development and remove constraints to, and support the development of, housing types that may fit the needs of extremely low-income residents, such as supportive housing.

The Housing Authority of Tulare County (HATC) provides assistance to lower and moderate-income families in need of housing through the HCV program throughout the county. The HATC currently administers approximately 700 public housing units, 3,100 HCV units, and 860 units of local, non-traditional housing.[6] According to the HATC, 122 households use HCVs in Dinuba. When accounting for both housing units affordable to low-income households and HCVs, there is a resource gap of 106 extremely low-income households in need of housing assistance in Dinuba.

Table A2-33 summarizes resources available for extremely low-income residents of Dinuba. The HATC offers rental assistance for low-income families. Open Gate Ministries provides rental and utility assistance to low-income Dinuba residents.

To meet the needs of extremely low-income households, the City will implement Housing Plan Program 11 to connect extremely low-income households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan Program 8 to support the development of affordable housing for residents with special needs, including extremely low-income households, by implementing permit streamlining, offering regulatory concessions and incentives for affordable housing for extremely low-income households, and pursuing funding to facilitate affordable housing development.

Table A2-33 Extremely Low-Income Resources

Organization	Phone	Address
Housing Authority of Tulare County: Dinuba	559.591.4286	1435 College Avenue Dinuba, CA
Open Gate Ministries	559.734.7921	511 N. K Street Dinuba, CA

Source: Housing Authority of Tulare County, https://www.hatc.net/contact.php accessed June 2023.
Open Gate Ministries, https://opengatedinuba.com/ accessed June 2023.

Farmworkers

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmers and farmworkers are the cornerstone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and industries that process, transport, and distribute food to consumers. Farmworker households are often compromised

[6] U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare accessed June 2023.

of extended family members or single male workers. Farmworkers make up the majority of the agricultural labor sector and include individuals whose primary income is earned through either seasonal or permanent agricultural labor.

Migrant farmworkers as a group consist of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and ~~who~~ are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, and includes more than half of all farmworkers in the state. Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower. Providing migratory or seasonal farmworkers with affordable shelter has long presented a problem. Traditionally, growers offered some level of shelter to workers, yet the availability of grower-offered housing has dramatically decreased over the last twenty years. While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Increasingly, farmworkers are living in cities on a year-round basis, especially in existing single family rental units in older neighborhoods that offer relatively low-cost housing and its central location in relation to farmland.

According to a study conducted by the University of California, Merced, farmworker households frequently experience high poverty rates, severe overcrowding, and poor housing conditions, with a majority renting and living in substandard environments due to their typically lower incomes and face a disproportionate need for more affordable housing. These housing issues, combined with the demanding and poorly compensated nature of farmwork, often lead to negative health outcomes and exacerbate respiratory and infectious diseases.[7]

In Tulare County, the average wage for persons employed as farmworkers in 2024 is $17.42 per hour, or $36,228 annually.[8] As discussed in Section A2.5, this salary is considered low-income and insufficient to afford the average asking market rent in Dinuba without incurring a housing cost burden.

The U.S. Department of Agriculture (USDA) provides countywide farmworker population data generated through the Census of Agriculture. The most recent Census of Agriculture data (2017) identified 23,233 farmworkers in the county.[9]

Table A2-34 provides ACS data for the total farmworker population in Dinuba and Tulare County in 2020. Dinuba had 2,022 farm workers in 2020, representing 7.1 percent of the total farmworker population in the county.

[7] Farmworker Health in California. UC Merced. August 2022. https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf?_gl=1*1rg0e9w*_ga*MTU3Njc2MDMzNS4xNzA4OTk2Nzgx*_ga_TSE2LSBDQZ*MTcwODk5Njc4MC4xLjAuMTcwODk5Njc4MC42MC4wLjA.

[8] [8] California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf

[9] U.S. Department of Agriculture, *2017 Census of Agriculture*, https://www.nass.usda.gov/AgCensus/ accessed June 2023.

Table A2-34 Farmworker Population (2020)

Jurisdiction	Farmworkers
Dinuba	2,022
Percent	7.1%
Total Tulare County	28,627

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

The USDA Census of Agriculture reported the presence of 1,800 farms with a total of 20,531 workers in Tulare County in 2017 (see Table A2-35). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table A2-35 Farmworkers in Tulare County by Days Worked (2022)

Farm Type	Number of Farms	Number of Workers
150 Days or More (Year-Round)		
Small Farms (fewer than 10 workers per farm	941	2,628
Large Farms (10 or more workers per farm)	395	9,812
Subtotal	**1,336**	**12,440**
Fewer than 150 Days (Seasonal)		
Small Farms (fewer than 10 workers per farm)	810	2,216
Large Farms (10 or more workers per farm)	195	5,875
Subtotal	**1,005**	**8,091**
Total	**2,341**	**20,531**

Source: USDA. 2022 Census of Agriculture - County Data. https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf

Resources for Farmworkers

A privately-operated farm worker housing project called Collegeville Farm Workers provides housing for approximately 40 to 50 workers in the city. Additionally, the HATC operates 191 housing units at the Linnel Farm Labor Center, located on Walnut Avenue and Road 156, about 20 miles from Dinuba. La Puente apartments is located on North Bridge Street in Visalia and provides an additional 15 units for farmworkers. The HATC requires low-income farm worker families to pay 30 percent of their adjusted gross income towards rent. Any additional rent is paid for by the USDA Rural Development program. As reported in Table A2-34 above, there were more than 2,000 farmworkers living in Dinuba in 2020. Accounting for affordable housing units, HCVs, and nearby farmworker housing, there is a resource gap of 926 units affordable to farmworkers in Dinuba. Additionally, farmworkers often face access barriers to housing and assistance programs due to language differences.

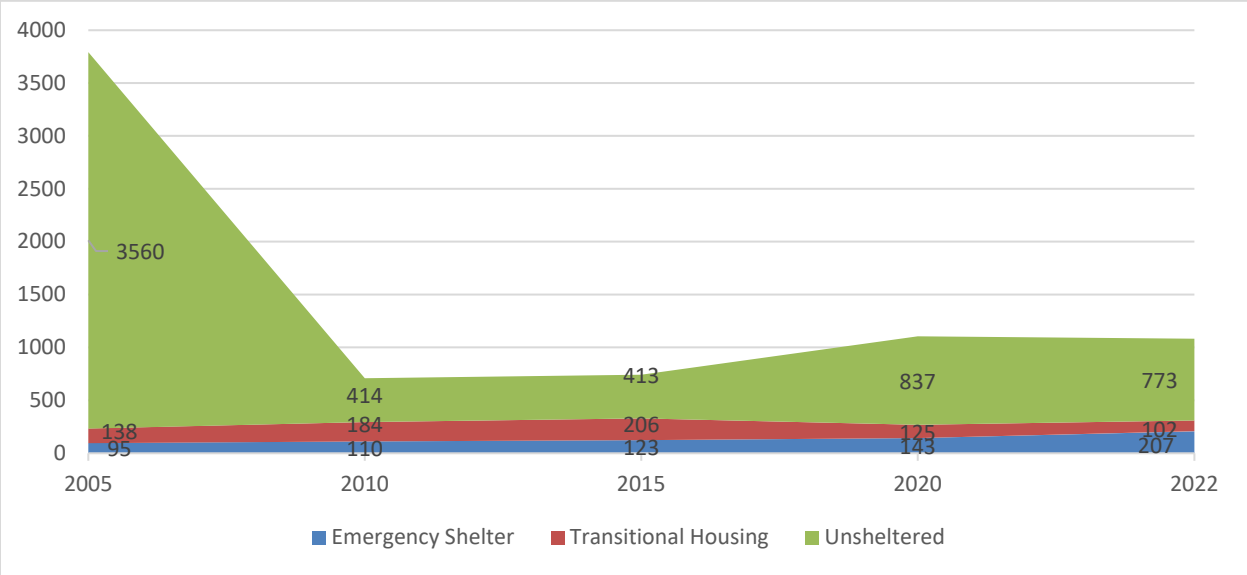
Currently, farm employee housing with six or fewer employees is allowed in the AN, RA, R, and RM zoning districts, and farm employee housing up to 36 beds in group quarters or up to twelve units or spaces designed for use by a single family or household is allowed in the AN zone.

To address the needs of farmworkers, the City will implement Housing Plan Programs 6 and 8 to support affordable housing development and remove constraints to development of housing types that may fit the needs of farmworkers, such as employee housing.

Persons Experiencing Homelessness

Figure A2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

Figure A2-2 Homelessness by Type Over Time, Households, Kings/Tulare CoC



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

CoC data identifies persons experiencing homelessness by type and race across the regions CoC for the year 2020. Among those counted, 92 percent identified as white, nine percent as Black/African American, and seven percent as American Indian or Alaska Native. Regarding ethnicity, 45 percent identify as Hispanic/ Latino (of any race).

The Kings Tulare Homeless Alliance conducted a Point-in-Time count in 2023. Data from the Point-in-Time count is reported for Porterville, Visalia, Tulare, and the balance of the county. Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions, including Dinuba. Table A2-36 identifies those counted in 2023.

Table A2-36 Homelessness by Type (2023)

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Balance of County, including Dinuba	5	0	31	36
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434

Source: Kings/Tulare Homeless Alliance, *2023 Point in Time Report,* July 7, 2023.

Resources for Persons Experiencing Homelessness

Emergency shelters for up to six persons are currently a permitted use in Dinuba in the C-2 zone. Emergency shelters are also allowed by use permit in the RM zone.

There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. Additional shelters are available in Visalia about 20 miles south of Dinuba. Visalia Rescue Mission provides 50 beds to men 18 years and older and 40 beds to women and children. The City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

To address the needs of homeless individuals, the City will implement Housing Plan Programs 1 and 6 to support the development of shelter housing and supportive services for people experiencing homelessness.

A2.11 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Dinuba to identify how well the current housing stock meets the needs of current and future residents.

A2.12 Housing Growth

Table A2-37 summarizes the growth in the housing stock in Dinuba by providing the total number of units constructed each decade from 1980 and 2020. The largest growth rate occurred between 2000 and 2010 with a 25.7 percent change during this 10-year period. Between 1980 and 2010, the housing stock grew by at least 20 percent each decade. Between 2010 and 2020, however, production slowed. During this time, the number of housing units in the city grew by 11.7 percent.

Table A2-37 Total Housing Units Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	3,182	3,836	4,670	5,868	6,552
Percent Change		+20.6%	+21.7%	+25.7%	+11.7%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B25001.

A2.13 Housing Type and Tenure

Table A2-38 identifies the total housing units by type in Dinuba, Tulare County, and California. In Dinuba, single-family detached homes comprise the majority of the housing stock, with 69.8 percent of total units. This percentage is less than the county average (75.0 percent) but more than the statewide average (57.7 percent). The second most common housing type are 5-to-9-unit complexes, providing 9.0 percent of the total units in the city.

Table A2-38 Total Housing Units by Type

Jurisdiction	Total	1 unit, Detached	1 unit, Attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 to 49 units	50 or more units	Mobile Home	Boat, RV, Van, etc.
Tulare County	6,552	4,571	152	200	367	589	354	54	80	180	5
Percent		69.8%	2.3%	3.1%	5.6%	9.0%	5.4%	0.8%	1.2%	2.8%	0.1%
Dinuba	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table A2-39 indicates housing units by tenure. In Dinuba, 53.1 percent of units are owner-occupied compared to 46.9 percent renter-occupied. This percentage is similar to the county (57.1 percent owner-occupied) and the statewide average (55.3 percent).

Table A2-39 Housing Units by Tenure

Jurisdiction	Total	Owner-Occupied	Renter-Occupied
Dinuba	6,354	3,375	2,979
Percent		53.1%	46.9%
Tulare County	139,044	79,353	59,691
Percent		57.1%	42.9%
California	13,103,114	7,241,318	5,861,796
Percent		55.3%	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.14 Vacancy Rate

Table A2-40 provides data on vacancy status by type for all vacant units. Vacant units comprise approximately three percent of total units. Of the total vacant units in Dinuba, units for rent make up the largest percentage of total vacant units. These units make up 46 percent of total vacant units in the city, greater than both the county average (14 percent) and statewide average (20.6 percent). Compared to the county and state, the city has far fewer vacant units for seasonal, recreational, or occasional use. In Dinuba, 5.6 percent of vacant units fall within this category, compared to 27.2 percent in the county and 34.1 percent statewide.

Table A2-40 Vacancy Status by Type for Total Vacant Units

Jurisdiction	Total	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Dinuba	198	91	-	35	-	11	-	61
Percent		46.0%	0.0%	17.7%	0.0%	5.6%	0.0%	30.8%
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004

A2.15 Housing Unit Size

Table A2-41 provides housing unit size data for Dinuba, Tulare County, and California. In Dinuba, three-bedroom units (49.2 percent) are the most common housing type, followed by two-bedroom (22.0 percent) and four-bedroom units (21.8 percent). This is similar to the statewide housing unit size trend; however, there is a notably larger percentage of three-bedroom units in Dinuba and Tulare County when compared to the state.

Table A2-41 Housing Unit Size

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedrooms
Dinuba	6,354	122	277	1,399	3,129	1,387	40
Percent		1.9%	4.4%	22.0%	49.2%	21.8%	0.6%
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.16 Age and Condition of Housing Stock

Table A2-42 provides data on the total occupied housing units by year built. Dinuba saw the most growth between 1970 and 1979. During this period, 1,289 units were constructed, representing 20.3 percent of the housing stock. Similarly, growth trends for Tulare County and California indicate that the largest percentage of units were constructed in the 1970s, with 20.3 percent in Tulare County and 17.5 percent in California. Notably, more than half (51.6 percent) of the housing stock in Dinuba was built prior to 1980 and is more than 40 years old.

Table A2-42 Total Occupied Housing Units by Year Built

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Dinuba	6,354	316	454	884	885	538	1,289	469	643	470	406
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	11.0%	11.1%	15.1%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Table A2-43 provides information on substandard housing units. In Dinuba, there is a larger percentage of units lacking kitchen facilities (0.4 percent of total units) compared to units lacking plumbing facilities (0.2 percent). This is similar to both the state and county. By comparison, Dinuba substandard housing units comprise a lower percent of total units (0.6 percent) compared to the county average (1.1 percent) and statewide average (1.6 percent).

The City's ~~The City's Code Enforcement Division estimates that approximately 10 percent of units require major rehabilitation and fewer than five percent of units citywide are beyond the point of repair.~~ Planning and Code Enforcement divisions estimate that five percent of housing units (318 units) are dilapidated, 12 percent (762 units) are in need of major repair, and 20 percent (1,272 units) in need of minor repairs. Concentrated areas of substandard housing in the city are in southeast and southern portions of the city, which are older neighborhoods closest to the downtown core area. Enforcement staff regularly distribute information about the City's home rehabilitation program to property owners undergoing enforcement.

Table A2-43 Substandard Housing Units

Jurisdiction	Total Housing Units	Lacking Plumbing Facilities	Lacking Kitchen Facilities
Dinuba	6,354	15	27
Percent		0.2%	0.4%
Tulare County	139,044	481	971
Percent		0.4%	0.7%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049

As described in Chapter A7, Program 10, the City will continue to support housing assistance providers that offer housing rehabilitation assistance for owner-occupied households by applying for funding opportunities and expanding awareness of available rehabilitation programs.

A2.17 Housing Costs

Median Home Sale Price

Table A2-44 provides information on the median housing value in Dinuba and comparable jurisdictions from 1980 to 2020. As shown, prices rose steadily from 1980 to 2000, before experiencing a large increase in value from 2000 to 2010. Median home values increased by 105.2 percent during this period. Increases in value have slowed since 2010, with growth between 2010 and 2020 at 7.0 percent. Each jurisdiction listed in the table experienced a similar pattern of growth in home values, including an extreme spike in value between 2000 and 2010. Porterville is the only jurisdiction listed that saw a decrease in value during any decade (0.6 percent decrease between 2010 and 2020). According to Zillow analytics, the typical value for single-family homes in Dinuba (within the 65th to 95th percentile range) as of October 2024 (latest available data) is $340,461.[10] No information was available for condos.

[10] Zillow.com. 2024. Housing Data. https://www.zillow.com/research/data/

Table A2-44 Median Housing Value Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent Change		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent Change		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent Change		36.4%	58.0%	95.0%	14.9%
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent Change		45.9%	38.5%	107.8%	17.0%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent Change		35.4%	30.2%	98.7%	-0.6%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Housing Rents

According to the 2016-2020 ACS, the median gross rent in Dinuba was $963 per month (Table A2-45) This was slightly lower than the median for the county at $974 and significantly lower than the state average of $1,586.

Table A2-45 Median Gross Rent, 2020

	City of Dinuba	Tulare County	City % of County	California	City % of State
Median Gross Rent	$963	$974	98.9%	$1,586	60.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-46 below provides data on median gross rent from 1980 to 2020. Median gross rent has grown from $214 per month in 1980 to $963 in 2020. Between 2000 and 2010, rents in the city grew by 57.2 percent. From 2010 to 2020, rents grew at a slower rate of 25.6 percent.

Table A2-46 Median Gross Rent Over Time, Dinuba

	1980	1990	2000	2010	2020
Median Gross Rent	$214	$376	$488	$767	$963
Percent Change		75.7%	29.8%	57.2%	25.6%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-47 provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for 2022 and 2023 in Dinuba. Rental prices for 1-2-bedroom units were lower in Dinuba than the county average but higher for 3-4-bedroom units.

Table A2-47 Median Rent by Number of Bedrooms

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Dinuba	N/A	$795	$1,000	$1,900	$2,200
Tulare County	$660	$850	$1,425	$1,800	$1,995
California	$1,643	$1,964	$1,996	$2,349	$2,785

Source: Zumper.com, Rental data, 2022 and 2023, accessed June 2023.

A2.18 Distribution of Owner-Occupied Units

Table A2-48 compares data on the number of owner-occupied housing units by race in Dinuba, Tulare County, and California. In Dinuba, most owner-occupied units are occupied by residents that identify as white (67.6). This rate is lower than in Tulare County (73.6 percent) and slightly higher than in California (66.7 percent).

Considering ethnicity, 79 percent of owner-occupied units are occupied by Hispanic/Latino residents of any race. This percentage is higher than in Tulare County (48.8 percent) and California (24.0 percent).

Table A2-48 Owner-Occupied Units by Race

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/ Latino of any Race
Dinuba	2,281	8	45	68	4	561	408	2,665
Percent	67.6%	0.2%	1.3%	2.0%	0.1%	16.6%	12.1%	79.0%
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

A2.19 Housing Affordability

Table A2-49 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment) for Dinuba. A summary of each income category's ability to pay for housing is provided below the table.

Table A2-49 Housing Affordability Matrix – Dinuba (2022)

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person (Studio)	$13,849	$346	$181	$121	$165	$61,306
2-Person (1 BR)	$15,584	$390	$202	$136	$188	$68,382
3-Person (2 BR)	$17,310	$433	$227	$151	$206	$75,436
4-Person (3 BR)	$19,045	$476	$263	$167	$213	$82,512
5-Person (4 BR)	$24,548	$614	$298	$215	$316	$103,393
Very Low Income (30-50% AMI)						
1-Person	$23,082	$577	$181	$202	$396	$102,177
2-Person	$25,973	$649	$202	$227	$447	$113,971
3-Person	$28,849	$721	$227	$252	$494	$125,727
4-Person	$31,741	$794	$263	$278	$531	$137,520
5-Person	$34,094	$852	$298	$298	$554	$143,601
Low Income (50-80% AMI)						
1-Person	$36,930	$923	$181	$323	$742	$163,483
2-Person	$41,557	$1,039	$202	$364	$837	$182,353
3-Person	$46,159	$1,154	$227	$404	$927	$201,164
4-Person	$50,786	$1,270	$263	$444	$1,007	$220,032
5-Person	$54,551	$1,364	$298	$477	$1,066	$229,762
Median Income (80-100% AMI)						
1-Person	$46,163	$1,154	$181	$404	$973	$204,354
2-Person	$51,946	$1,299	$202	$455	$1,097	$227,941
3-Person	$57,699	$1,442	$227	$505	$1,215	$251,455
4-Person	$63,483	$1,587	$263	$555	$1,324	$275,040
5-Person	$68,189	$1,705	$298	$597	$1,407	$287,203
Moderate Income (100-120% AMI)						
1-Person	$55,396	$1,385	$181	$485	$1,204	$245,225
2-Person	$62,335	$1,558	$202	$545	$1,356	$273,529
3-Person	$69,239	$1,731	$227	$606	$1,504	$301,746
4-Person	$76,179	$1,904	$263	$667	$1,641	$330,048
5-Person	$81,827	$2,046	$298	$716	$1,748	$344,643

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.

2. Affordable housing costs are 30 percent of gross household income.

3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.

4. Taxes, insurance, private mortgage insurance, and homeowners' association dues are calculated at 35 percent of monthly affordable cost.

5. Affordable home price assumes a 30-year fixed mortgage with a 7 percent interest rate and 10 percent down payment.

6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. Extremely low-income households have an annual income of $13,849 or below for a one-person household and $24,548 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Dinuba. After deductions for utilities, an extremely low-income household can afford to pay approximately $165 to $316 in monthly rent. Given the cost of housing, extremely low-income households could not afford to purchase a home, as the affordable home price for extremely low-income households ranges from $61,306 to $103,393 depending on household size.

Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to $23,082 for a one-person household and up to $34,094 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between $102,177 and $143,601, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately $396 to $554 in monthly rent, depending on household size. Given the cost of housing in Dinuba, very low-income households could not afford to purchase a home or rent an adequately sized unit.

Low-income Households

Low-income households earn between 51 and 80 percent of the county AMI – up to $36,930 for a one-person household and up to $54,551 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between $163,483 and $229,762, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately $742 to $1,066 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Median-Income Households

Median-income households earn between 80 and 100 percent of the county's AMI – up to $46,163 for a one-person household and up to $68,189 for a five-person household in 2022. The affordable home price for a moderate-income household range from $204,354 to $287,203. After deductions for utilities, a one-person median-income household could afford to pay up to $973 in rent per month and a five-person low-income household could afford to pay as much as $1,407. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Moderate-Income Households

Moderate-income households earn between 100 and 120 percent of the county's AMI – up to $55,396 for a one-person household and up to $81,827 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is $245,225 for a one-person household and $344,643 for a five-person family. Moderate-income households in Tulare County could afford to purchase a median priced home; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between $1,204 and $1,748 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Workforce Housing

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (Tulare County, that range is $50,580 to $101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of $84,300 could afford monthly rent of $1,845 for a three-bedroom housing unit and a home purchase price of $304,998 without being burdened by housing costs. As noted in Table A2-48, the average monthly rental price for a three-bedroom unit is $1,720, just below the affordable rent for the AMI for the county.

As noted in Table A2-4, the salary for the largest number of workers located in Tulare County (educational services, healthcare and social assistance) receives an annual median income of approximately $52,534. At this median income level, a household of two would be considered low-income; if there were two children or dependents, then that household would be considered a low-income household.

Cost Burden

Table A2-50 and Table A2-51 identify cost-burdened households by tenure overtime in Dinuba. There has been a decrease in the number of owner-occupied cost-burdened households from 974 households in 2010 to 611 in 2020. Cost-burdened renter-occupied households show different results, indicating noticeable increases during the same time period, from 914 in 2010 to 1,277 in 2020.

Table A2-50 Cost Burdened Owner-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	211	254	546	974	611
Percent		20.4%	115.0%	78.4%	-37.3%

Note: Data are not inflation-adjusted to current 2023 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Table A2-51 Cost Burdened Renter-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	293	563	560	914	1,277
Percent		92.2%	-0.5%	63.2%	39.7%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

CHAS data provided by HUD provides information on cost burden by income category based on the HAMFI. This data is included in Table A2-52 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data gives insight into which income categories are currently experiencing costs burdens in the city. As shown, households with income less than 50 percent of HAMFI experience a high rate of cost burden, including 874 of 996 extremely low-income households and 910 of 1,230 very low-income households. Most of the extremely low- and very low-income households experiencing cost burden are renters. However, low-income, median-income, and moderate-income households with cost burdens are more likely to own their home.

Table A2-52 Cost Burden by Income and Tenure

Row Labels	Owner-occupied	Renter-occupied	Grand Total
Household income is <= to 30% of HAMFI (extremely low income)	**179**	**817**	**996**
Housing cost burden is **<=** to 30%	29	83	112
Housing cost burden > 30% but <= to 50%	25	184	209
Housing cost burden is > 50%	125	550	675
Income is greater than 30% but <= to 50% of HAMFI (very low income)	**490**	**740**	**1,230**
Housing cost burden is **<=** to 30%	170	150	320
Housing cost burden is > 30% but <= to 50%	165	440	605
Housing cost burden is > 50%	155	150	305
Income is > 50% but <= to 80% of HAMFI (low income)	**748**	**649**	**1,397**
Housing cost burden is **<=** to 30%	484	450	934
Housing cost burden is > 30% but <= to 50%	250	169	419
Housing cost burden is > 50%	14	30	44
Income is > 80% <= to 100% of HAMFI (median income)	**280**	**225**	**505**
Housing cost burden is **<=** to 30%	215	225	440
Housing cost burden is > 30% but **<=** to 50%	65	0	65
Housing cost burden is > 50%	0	0	0
Income is greater than 100% of HAMFI (moderate income)	**1,555**	**448**	**2,003**
Housing cost burden is **<=** to 30%	1,525	429	1,954
Housing cost burden is > 30% but **<=** to 50%	30	4	34
Housing cost burden is > 50%	0	15	15
Grand Total	**3,252**	**2,879**	**6,131**

US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.20 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation database are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

- **High Risk:** affordable housing units that are at risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Table A2-53 shows assisted units in Dinuba by estimated affordability end date. As shown, there are 768 assisted units in the city, and none are at risk of conversation by 2033. The USDA verified that the 38 units in West Northway Apartments have an affordability covenant as a stipulation of a loan that expires in 2035. Since 2035 is close to the 10-year analysis timeframe required by HCD, and it is uncertain that the affordability covenant will be extended after the expiration of the loan, a fiscal analysis for replacement or preservation of these units is provided below.

Costs of Replacement Versus Preservation

To understand the significance if these 38 at-risk units are lost from the supply of affordable housing, it is critical to identify the cost of construction of new regulated housing to replace these at-risk units if they are converted to market-rate units, as well as to compare this cost to the potential costs to preserve these units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in Chapter A3, *Housing Constraints*. The typical cost of construction for below market-rate housing in Tulare County in 2022 was $337,540 per unit. Based on this per unit cost, the total cost to replace the 38 high-risk affordable units with new construction would be approximately $12.8 million.

Another option to preserve the units at risk is to transfer the ~~at-risk~~ units to nonprofit ownership. Transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies. Under AB 1521, there are ~~proscribed~~prescribed steps for owners of deed-restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units.

Nonprofit organizations are usually committed to maintaining the long-term affordability of low-income housing and may be eligible for a variety of affordable housing programs. A list of qualified entities is provided in Chapter 2, *Regional Housing Needs Assessment*. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A cursory survey of older apartment buildings sold in Dinuba and similar nearby cities conducted in November 2024 indicates a price range of $63,545 to $230,835 per unit, with an average sales price of $131,229 per unit.[11] At this sales price, the cost for the 38 at-risk units would be approximately $5~~.0~~ million.

The cost of preserving these units is much less than the cost of new construction. As shown in Table Table A2-49, the amount a lower-income household of four can afford to pay for housing annually without a housing cost burden is $1,066 per month. The median market rent for a three-bedroom unit in the city is $1,900 monthly. Based on the difference between the affordable rent and current market rate, the cost of preserving such a unit is approximately $834 per month, or $10,008 per year. Using this total, the cost of preserving the 38 units would be approximately $308,304 per year. However, the City does not have a ~~rental subsidy~~ program to provide such subsidies.

[11] Homes.com. 2024. https://www.homes.com/tulare-county-ca/multi-family-homes-for-sale/

The City will implement Program 9 to preserve restricted affordable housing developments that are at risk of converting to market-rate uses during the planning period. The City will monitor all regulated affordable units and maintain annual contact with property owners regarding the status of these units.

Funding Sources for Assisted Housing

There are a variety of funding sources for affordable housing, preservation, and rehabilitation from federal, state, and local sources. HCD and HUD administers grants which can assist developers, local governments, and non-profits in constructing housing units. Local resources that support affordable housing are described in the Housing Constraints analysis.

Permanent Local Housing Allocation (State)

The 2017-18 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate, and distribute directly to cities, funds for new affordable housing production. The Building Homes and Jobs Act (Senate Bill 2, Atkins 2017) established a permanent source of funding for affordable housing through a $75 fee on real estate document filings. In 2023, the City received an entitlement from the resulting program "Permanent Local Housing Allocation" in the amount of just under $230,897 from filing fees during calendar year 2022.

Affordable Housing and Sustainable Communities Program (State)

The statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions, and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City planning staff will continue to work with their colleagues in various departments to best position affordable housing and sustainable infrastructure planning to align with this program. Additionally, staff will continue seeking partnerships with area technical assistance programs, affordable housing developers, and area transit agencies to collaborate in an application for funding when a viable and competitive housing and transportation development is ready to move forward.

State Low Income Housing Tax Credits (State)

The federal government through the Internal Revenue Service enacted the Low Income Housing Tax Credit Program in 1986. This program has been the largest producer of affordable multifamily rental housing since its inception. Each state has a financing agency that administers the LIHTC Program, and in California that is the Tax Credit Allocation Committee (TCAC). Institutional investors or syndicates are incentivized to invest in long term affordable rental housing projects to receive tax credits. Nonprofit and private developers are eligible to apply for State LIHTC for acquisition, new construction and/or rehabilitation of affordable rental housing.

Table A2-53 Inventory of Public Assisted Complexes – Dinuba

Name	Address	City	Zip	Affordable Units	Total Units	Active Funding Source(s)	Estimated Affordability End Year/Date	Risk Level
College Park Apartments	1850 South College Avenue	Dinuba	93618	53	54	LIHTC[1]	2052	Low
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28	36	LIHTC	2055	Low
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79	80	LIHTC; HCD	2058	Low
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75	76	LIHTC; HUD; USDA	2059	Low
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80	81	LIHTC; HCD	2062	Low
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56	57	LIHTC; USDA	2064	Low
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61	62	LIHTC; HCD	2067	Low
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47	48	LIHTC; HCD	2067	Low
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39	40	LIHTC; USDA	2069	Low
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39	40	LIHTC; HUD	2072	Low
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63	64	LIHTC	2075	Low
Garden Estates	1400 South Green	Dinuba	93618	43	44	LIHTC; USDA	2076	Low
West Northway Apartments	245 W. Northway	Dinuba	93618	38	38	USDA	~~2039~~2035*	Moderate
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24	24	LIHTC; HCD	12/10/2047	Low
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43	44	LIHTC; HCD	6/5/2074	Low

Note: All locally assisted or restricted developments may not be included in this list.

[1] Low-Income Housing Tax Credit (LIHTC) program

*Although the California Housing Partnership records indicate that the affordability end year is 2039, the USDA verified that the affordability covenant stipulated by the USDA loan will expire in 2035.

Source: California Housing Partnership, 2023.

HOME

The HOME program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For Dinuba, HOME funds are made available on an annual, competitive basis through HCD's HOME Investment Partnerships Program. Approximately $1,000,000 or more is available to develop and support affordable multifamily rental housing, owner-occupied housing rehabilitation, and home ownership affordability. Dinuba uses HOME funds primarily for first-time homebuyers (down payment assistance), owner-occupied rehabilitation, and rental-rehabilitation. The City has also done some multifamily acquisition/rehabilitation.

CDBG Funding (Locally controlled federal funds)

The City is considered a non-entitlement city, as it has a population of under 50,000, a criterion defined by HUD for agencies seeking assistance with CDBG funds. The City was awarded approximately $1,000,000 from the State administered HUD funds in 2022. Dinuba utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities. Additionally, CDBG funds support public facilities and infrastructure including $250,000 for the South El Monte neighborhood Revitalization Plan in 2021, $3.5 million for the North Dinuba Infrastructure Improvements Project in 2020, and $3.0 million for the Kern Street Storm Drain Project in 2019.

Homebuyer Assistance Program (Local)

The City of Dinuba's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The Program is designed to provide the additional financing needed to keep a first mortgage payment affordable. The program provides a zero percent deferred loan payment, due after the term of the primary loan years, plus an additional 15 years, and requires a minimal one percent down payment. Participation in the program requires completion of a free homebuyer education course and that the household income falls below annual income thresholds.

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A3 Housing Constraints Analysis

Constraints to the development of adequate and affordable housing include market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

According to Government Code Section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of the housing elements update. Where constraints to housing production are related to the City's regulations or land use controls, the City must identify appropriate programs to mitigate these constraints, particularly ones that impact the production of affordable housing or housing for special needs populations.

The following chapter outlines non-governmental, governmental, environmental, and infrastructure constraints and was used in the development of specific policies and actions included in the Housing Plan to remove barriers to housing and to incentivize housing production, specifically targeting housing production at all income levels and housing for persons with special needs.

A3.1 Summary of Local Housing Constraints

- The costs of developing housing, including land costs and construction costs, are rising rapidly. There is a lack of federal, state, and local funding, and the funding that is available is increasingly competitive. The time and effort needed to identify, compete for, and incorporate affordable housing funds is a major constraint to development of affordable housing.
- Loan denial rates in Tulare County were higher for Hispanic/Latino applicants (18 percent) compared to non-Hispanic/Latino applicants (16 percent). Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. The higher denial rate for Hispanic/Latino applicants indicates a financial constraint to purchasing a home which puts higher pressure on the rental markets.
- Although Dinuba's development regulations allow for a variety of densities throughout the city, development standards are not sufficiently flexible. Residential parking requirements, open space requirements for multifamily developments, and zoning code provisions allowing single-family residences by-right in multifamily zones potentially constrain the development of a variety of housing types.
- Use permit regulations for small group homes in certain zoning districts could pose a constraint to housing for individuals with special needs, and use permit regulations for emergency shelters in certain zoning districts constraints housing access for unsheltered individuals.
- Dinuba's development review and impact fees are higher than in other small cities in the region, which may be a constraint to development.

A3.2 Non-Governmental Constraints

The availability of housing is affected by a complex set of interrelated market factors, including but limited to, cost of land, cost of construction, and availability of financing. These factors contribute to determining a new home's sale price or the rents required to make a project feasible. Non-governmental constraints include factors outside of direct governmental control that directly impact housing prices. The cost of construction and the availability of financing contribute to the cost of housing and can hinder the production of affordable housing. The following analysis accounts for these non-governmental constraints.

A3.2.1 Land Costs

The cost of land can impede the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities.

Table A3-1 provides the average price per acre for land listed for sale throughout Dinuba in June 2023. The average price per acre is significantly higher for smaller lots, most of which are in non-agricultural zones. The average price per acre for all plots is $152,631. The price per acre is less for larger lots, which average $29,492. Most of these larger properties are in agricultural zones.

Table A3-1 Listed Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	$275,769.88
10 or more acres	$29,492.54
Average $/acre	$152,631.21

Source: Zillow, Inc., 2023.

Table A3-2 provides the average price per acre for land sold in 2022 in Dinuba. The average price per acre for all land sales across Dinuba is $154,520, slightly higher than the average list price. The average sales price per acre for larger lots was $34,585, which is lower than the total average per acre price for all sales, but higher than the average price per acre for currently listed properties. Most of these larger properties are in agricultural zones.

Table A3-2 Sold Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	$274,455.10
10 or more acres	$34,585.72
Average $/acre	$154,520.41

Source: Zillow, Inc., 2023.

Conclusion

Land costs in Dinuba are consistent with neighboring cities and are not considered a constraint to development.

Recommended Action

None required.

A3.2.2 Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Tulare County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table A3-3 shows the estimated cost of constructing a basic 2,000 square foot single-family home in Tulare County to be around $337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table A3-3 Estimated Construction Cost

Item	Cost
Material	$204,226
Labor	$126,001
Equipment	$7,313
Total	**$337,540**

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Although the cost of construction constrains affordable housing development, construction costs are similar across jurisdictions in Tulare County, illustrating that the constraints are market driven rather than an impact of local policy.

A3.2.3 Availability of Financing

Mortgage interest rates have a large influence over housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower costs and lower monthly payments for the homebuyer.

When interest rates rise, housing prices typically fall to compensate. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Where financing is available, construction capital seems to be directed at the transactions – those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the

availability of financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

Market-Rate Development Financing

As discussed in Land Costs and Construction Costs above, market-rate development is generally financed by investors, and the cost to build a residential project must be recovered by revenue from sales or rents. Rent or sales prices of new housing rises as the component costs for developers increase. A market in which housing supply is limited and demand is high can support higher housing prices, but lower-income segments of the community are priced out. Therefore, it is difficult for the private sector, for-profit developers, and market-rate housing supply to meet the housing needs of all community members.

Affordable Housing Financing

A description of available funding sources for affordable development is provided in Chapter A2, *Housing Needs Assessment.*

Mortgage and Rehabilitation Financing

The availability of financing affects the ability of residents to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of reviewing the lending activity is to determine whether home financing is available to city residents. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans.

Lending activity data provides information regarding home financing availability for city residents. The most recent data set available for the County of Tulare from 2022 shows that 18,154 households applied for a home financing loan, which includes loans for home purchase, home improvement, and refinancing. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, of the total applications received for home purchase, 54 percent of the loans originated while 5.9 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the U.S. government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, 49 percent of the conventional loans were originated, and 18 percent of the applications were denied. Additionally, 43 percent of the government backed loans originated and 10 percent of the applications were denied.

County data shows that the white racial group had the highest number of loan applications with 5,463 applications. Per racial group, white applicants also had the highest percentage of loans originated out of applications received (56 percent). In terms of ethnicity, Hispanic/Latino applicants comprised 38 percent of the total number of loan applications while non-Hispanic or Latino residents comprised 29 percent. However, of the loan applications made by Hispanic/Latino applicants, only 53 percent of loans originated compared to 56 percent for non-Hispanic/Latino applicants. Hispanic/Latino applicants also had a higher loan denial rate (18 percent) compared to non-Hispanic/Latino applicants (15.5 percent).

Construction Financing Timing

The timing between project approval and requests for building permits affects project viability. Project delays may result from developers' inability to secure financing for construction. In Dinuba, the average time between project approval and request for building permit is typically three to nine months but varies by type of project. Some projects take years to pull building permits and secure financing. Single-family homes usually experience the least delay (three to nine months). Multifamily housing construction tends to be more complex and usually involves more time between entitlement and building permit issuance (six to nine months).

Conclusion

Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. Federal Financial Institutions Examination Council (FFIEC) HMDA data, by itself, does not provide insight into these other factors. Therefore, it is important that the City supports housing education and opportunities for all residents.

Recommended Action

The City shall implement goals and policies to support homeownership opportunities and home-buying education, particularly for racial and ethnic groups underrepresented in the homebuying market. The City will implement Housing Plan Program 11 to expand awareness of homebuyer education programs.

A3.2.4 Requests for Lower Development Densities

In Dinuba, four recent developments, including Castlerock Subdivision and Montebella 2/3, have developed at densities lower than allowed by the zoning of the site. Three of these developments were subdivisions in the R-1-6 zone, and achieved 63 percent, 58 percent, and 87 percent of allowable density. The other project was a multifamily development in the RM-1.5 zone which achieved 82 percent of allowable density. ~~The two subdivisions which achieved densities below those identified in the Site Inventory (75 percent of maximum allowable density) were Castlerock Subdivision and Montebella 2/3.~~ Both the Castlerock Subdivision and Montebella 2/3 projects were required to dedicate land for park and stormwater ponding basins, which lowered the overall site density.~~ Neither of these projects are on sites targeted for lower-income households. These projects are in the R-1-6 zone, which is assumed for above moderate-income development in the Site Inventory. there have been no requests from developers to develop at densities that are lower than allowed by the zoning of the site within the past few years.~~ Program 2 requires the City to identify alternative sites if requests for lower development densities would result in a shortfall in RHNA sites,

A3.3 Governmental Constraints

Although local governments have little influence on market factors such as interest rates, local policies and regulations can impact where, how much, and what type of residential development is built. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other policies and regulations, may constrain the maintenance, development, and improvement of housing.

A3.3.1 Land Use Controls

Land use controls provided in the General Plan and the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in each area, and the range and type of buildings and uses that will be located throughout Dinuba.

A3.3.1.1 General Plan

Dinuba adopted its current General Plan in 2008 to guide development in the city. The Land Use Element of the City's General Plan sets forth the vision, goals, and policies for the city's urban form and land use patterns, including residential development. The General Plan Land Use Element establishes land use categories that define the allowable uses and building densities/intensities throughout the city. The various types of housing units allowed in the city include single-family dwellings, multifamily dwellings, townhomes, condominiums, and mobile homes. Residential densities in Dinuba cover a wide spectrum that promotes the development of various housing types.

The Dinuba General Plan contains the following residential land use designations:

- Low Density Residential: 0 to 2.0 units per acre.
- Medium Low Density Residential: 2.1 to 4.5 units per acre.
- Medium Density Residential: 4.6 to 7.5 units per acre
- Medium High Density Residential: 7.6 to 15.0 units per acre.
- High Density Residential: 15.1 to 24 units per acre

In addition, the Community Commercial land use designation allows mixed use development with approval of a Conditional Use Permit (CUP) in conformance with the Downtown Residential Overlay District, with an allowable maximum density of 24 units per acre.

The City of Dinuba is currently in the process of developing a Focused 2023 General Plan Update to the existing 2008 General Plan. The update is titled "focused" since it is not a comprehensive update of all elements of the General Plan, but rather a focused analysis of a few growth areas and community topics that are discussed in the Land Use and Circulation Elements of the General Plan. The Focused General Plan Update includes the provision of new residential neighborhoods, the development of policies that encourage mixed-use development in the downtown area and commercial areas, Zoning Code updates to accommodate residential and commercial areas, implementation of road safety measures, and the addition of an Environmental Justice element.

Conclusion

The General Plan includes five residential land use designations with a density range from less than one to 25 dwelling units per acre. The densities ranges are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

A3.3.1.2 Zoning Code

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code, as well as specific plan development codes. A zoning district is assigned to every parcel in the city and the Zoning Code identifies compatible uses. In general, the City's zoning regulations are designed to balance the goal of providing a mix of residential and commercial land use types while protecting the health and safety of residents and preserving the character of existing neighborhoods. Additionally, development standards such as setbacks, height limits, lot coverage, open space requirements, and parking identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Development standards may be considered a constraint to the development of housing units if they are too restrictive or reduce the development potential on a specific parcel.

The City's Zoning Code allows residential uses in the following districts: Development beyond 24 units per gross acre is permitted by CUP. The City's Zoning Code provides for the following residential districts.

- **Agriculture (AN)**: The AN district is intended to preserve lands best suited for agriculture from the encroachment of incompatible uses; to protect lands designated for eventual urban development to ensure the orderly and beneficial conversion of these lands to nonagricultural use. The AN district does allow for rural residential development, specifically for single family dwellings. The minimum site area is ten (10) acres for all permitted uses. Each site has no less than five (5) acres for each dwelling unit located on the site, subject to the exception that employee housing may be located on a site with a lesser area for each dwelling unit.
- **Residential Acreage (RA)**: The RA district is intended to provide living areas within the city limited to a very low-density concentration of one-family dwellings. The minimum site area is twenty thousand (20,000) square feet for a permitted use. No more than one (1) unit is allowed on each site in the RA district.
- **One Family Residential (R)**: The R district is intended primarily to provide living areas at locations designated by the General Plan for medium low and medium density, involving single-family dwellings. In the R district, no more than one (1) dwelling unit is allowed on each site, except as provided under Sections 17.26.030.
- **Multifamily Residential (RM)**: The multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.
- **Downtown Commercial District (C-2):** The C-2 zone allows mixed use development, including residential uses, in the Downtown Residential Overlay District with a CUP.

In Dinuba, minimum residential lot sizes are required in some zones. Table A3-4 provides the minimum lot area per dwelling unit standard by zoning district.

Table A3-4 Site Area Per Dwelling Unit (RM)

District	Lot Area
RM-3	3,000 square feet (14.54 units/gross acre)
RM-2	2,000 square feet (21.78 units/gross acre)
RM-1.5	1,500 square feet (Conditional Use Permit [CUP] required over 24 units/gross acre)
Downtown Residential Overlay	1,875 square feet (24.0 units/gross acre)

Source: Dinuba Zoning Code, Adopted September 2022.

Downtown Residential Overlay District

The Downtown Residential Overlay allows residential development as part of a mixed use development throughout the downtown area. Only parcels classified as C-2 within the Downtown Residential Overlay District allow mixed use development subject to approval of a CUP. Mixed use projects allow residential uses on the second and third floor or limited residential use on the ground floor if compatibility is determined with the neighborhood or other commercial development. Residential uses must include at least two studio units, two one-bedroom units, and two two-bedroom units.

Conclusion

The City's Zoning Code provides for a range of densities and is consistent with the General Plan land use designations.

Recommended Action

None required.

A3.3.2 Residential Development Standards

Table A3-5 shows the development standards for residential zones. The minimum parcel area for residential zones ranges from 6,000 square feet to five acres. Maximum site coverage ranges from 35 percent to 60 percent of the lot area.

The front setback requirement is 15 feet for all R and RM districts and 35 feet for AN and RA districts. The side setback requirement is 15 feet for AN and RA districts, 10 feet for R-1-10, and five feet for the remaining three R districts as well as all RM districts. Rear setback requirement is 15 feet for AN and RA districts, 20 feet for R districts, and 15 feet for RM districts.

Maximum height requirements are 35 feet for AN district, 30 for RA districts, 25 for R districts, and 35 for RM districts. In the RA district, maximum height may be increased to 50 feet with a CUP. In RM districts, buildings within 50 feet of the boundary of an RA or R district may not exceed one story and buildings within 100 feet of the boundary of an RA or R district may not exceed two stories. Height requirements for ADUs are 35 feet for AN district, 35 for RA districts, and 15 feet for all other districts. Maximum density ranges from 0.2 units per acre in the AN district to 24 units per gross acre in the RM-1.5 districts. The City's maximum height requirement for accessory structures requires a CUP for accessory structures over one story in the RA, R, and RM districts. The height requirement of 35 feet in the AN, RA, and RM zones does not constrain the development of three-story buildings in Dinuba. The City is currently processing an application for a three story multi-family project (El Monte Village) within the 35-foot height limit.

Table A3-5 Residential Development Standards

Zoning District	Minimum Parcel Area	Minimum Setback (in feet)			Maximum Height (feet)	Maximum Height (Accessory Structure)	Maximum Site Coverage (percent of lot)	Maximum Density (du/acre)
		Front (feet)	Side (feet)	Rear (feet)				
AN	10 acres	35	15	15	35	35	10	0.2
RA	20,000 sq. ft.	35	15	15	30 (50 with CUP)	35	25	2
R-1-10	10,000 sq. ft.	15	10	20	25	25	40	4
R-1-7.5	7,500 sq. ft.	15	15	20	25	25	40	5.7
R-1-6	6,000 sq. ft.	15	5	20	25	25	40	7.2
RM-3	7,000 sq. ft.	20	5	15	35	35	50	14.54
RM-2	7,000 sq. ft.	20	5	15	35	35	55	21.78
RM-1.5	7,000 sq. ft.	20	5	15	35	35	60	24
Downtown Residential Overlay	3,750 sq. Ft.	0 (15 if abutting residential district)	0 (10 to 15 if abutting residential district)	0 (10 if abutting residential district)	40	N/A	N/A	24.0

Notes:
The sum of the two side yards for the R-1-7.5 zone shall be 15 feet and each lot may have one five-foot minimum side yard.
Source: Dinuba Zoning Code, Adopted September 2022.

The City has recently received requests for reduced setbacks to adapt to site-specific constraints. These requests are currently accommodated through the Planned Unit Development process. The City is reviewing setback requirements as part of the comprehensive Zoning Code update that is currently underway.

Conclusion

Development standards related to parcel area, setbacks, height of primary structures, site coverage, and density do not constrain residential development.

Recommended Action

None required.

A3.3.2.1 Parking

According to the Terner Center for Housing Innovation at UC Berkeley, parking can cost $25,000 to $75,000 per space to construct. However, given the age of data and the increased cost of land and construction costs discussed above, the costs per parking space are likely much higher.[1] Parking provided in underground or structured parking facilities, or if required to be covered or enclosed, can significantly increase the cost of housing and could affect the feasibility of various housing projects in the city. In addition, requirements for parking space locations and maximum distances from dwelling units may also increase the cost of housing and affect the feasibility of housing projects. Requiring less parking not only reduces the project budget but can allow for more space to build additional housing units.

[1] Terner Center for Housing Innovation at UC Berkeley, 2016. Available at: http://ternercenter2.berkeley.edu/proforma/

Table A3-6 provides the residential parking requirements in Dinuba.

Table A3-6 Residential Parking Requirements

Residential Use		Required Parking Spaces
Single-family units		2.0 per unit
Multifamily units	Studio	1.5 per unit + 1 guest space/5 units
	1 Bedroom	2.0 per unit + 1 guest space/5 units
	2 or more Bedrooms	2.0 per unit + 1 guest space/5 units
Mixed Use Projects (residential portion)	Studio	1.0 per unit
	1 Bedroom	1.0 per unit
	2 Bedrooms	2.0 per unit
Senior residential units		1.0 per unit

Spaces for single family units require a garage or carport.

Multifamily units require one guest parking space per five dwelling units.

Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

Residential parking requirements for studios (1.5 spaces per unit, plus one guest space per 5 units) and one-bedroom multifamily units (2.0 spaces per unit, plus one guest space per five units) pose a potential constraint due to the requirement of more than one parking space per unit, which can be cost prohibitive to the development of such units.

Recommended Action

Revise parking requirements related to studios and one-bedroom multifamily units to require no more than one space per unit. The City will implement Housing Plan Program 6 to amend the Zoning Code to revise parking requirements for studio and one-bedroom multifamily units to not more than one space per unit.

A3.3.2.2 Open Space and Park Requirements

The Zoning Code establishes open space requirements for the RM districts. In these zones, each building site must provide landscaped and usable recreational and leisure areas equaling at least 350 square feet per dwelling unit. This area should be conveniently located and readily accessible to each dwelling unit. Of this area, at least 25 percent must be designed as recreation area dedicated to promoting athletics and physical activity and at least another 25 percent must be designed as leisure area. Developments with five or more units are required to provide barbecue/picnic areas and children's play areas. Table A3-7 provides requirements for barbecue/picnic areas and children's play areas.

Table A3-7 Active Recreation Area Requirements

Number of Units	Required Play Areas	Required Barbecue/Picnic Areas
5 to 50 units	1	1
51 to 99 units	2	2
100 to 149 units	3	3
150 to 199 units	4	4
200 to 249 units	5	5

Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

The requirement of children's play areas and barbecue/picnic areas for all developments with five or more units without any consideration of the target population can result in underutilized active recreation areas in some developments. This is an issue when considering children's play areas due to the greater area requirement for these spaces. Additionally, these spaces are targeted towards a specific age group that may not be present in all multifamily developments.

Recommended Action

Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types, and reduce the amount of open space required, to provide options for housing developers to meet the needs of their intended users. The City will implement Housing Plan Program 6 to amend the Zoning Code to reduce open space requirements for multifamily developments.

A3.3.2.3 Density Bonus

Chapter 17.84 of the Dinuba Municipal Code establishes the City's density bonus policy. The city provides a density bonus and other incentives or concessions to applicants for residential projects who agree to provide affordable or senior housing pursuant to the provisions of Government Code Sections 65915 through 65918 or successor statute. The City provides an additional density bonus or other incentives or concessions to applicants for residential projects who agree to donate land for affordable housing development and/or provide a childcare facility pursuant to the provisions of state law.

Allowed Density Bonuses

The amount of the density bonus granted shall be determined pursuant to state law. The City may choose to grant a density bonus greater than provided in the provisions of Government Code Sections 65915 through 65918 or successor statute for a development that exceeds the requirements of state law. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval separate from the discretionary approval otherwise required for the project.

Types of Incentives

Incentives or concessions include any of the following:

1. A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing, a reduction in setback and square footage requirements or off-site improvements. Such reduction or modification

requirements must exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code Section 18901 et seq.;

2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if such nonresidential uses are compatible with the housing project and the existing or planned development in the area where the housing project will be located;
3. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions; and
4. Direct financial incentives which include, in order of City priority:
    a. Financial contributions or mortgage financing from the redevelopment agency's twenty percent set aside for low and moderate income housing (as available);
    b. Modification of dedication requirements;
    c. Waiver or reduction of fees (not including connection charges);
    d. Provision of publicly owned land.

Processing of Density Bonus and Incentive Request

Within thirty days of receipt of a complete written proposal, the director shall notify the applicant in writing of: the types of incentives which may be recommended to comply with Chapter 17.84; and whether staff may support the granting of a density bonus on the basis of required development standards and findings. The target units must be compatible in floor plan, furnishings, and exterior design to non-designated units. Further, the target units must be reasonably dispersed throughout the development. Each density bonus project shall record an affordable housing agreement and resale and/or rental restrictive covenant, or other equivalent document approved as to form by the City Attorney.

Assembly Bill 1287 Additional Density Bonus for Very Low- to Moderate-Income Units

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city, county, or city and county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower income households, conforms to specified requirements and provides 15 percent of the total units to very low households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

The Density Bonus Law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus Law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking rations, as specified.

Conclusion

The City of Dinuba is not in compliance with AB 1287 as it does not provide additional density bonuses for compliance with the criteria set forth by the bill.

Recommended Action

Revise the zoning code to provide additional density bonuses under the criteria set forth by AB 1287. The City will implement Housing Plan Programs 6 and 8 to revise the Density Bonus Ordinance to comply with state law.

A3.3.2.4 On/Off Site Improvement Standards

The typical improvements required by the City for development of property include curb, gutter, sidewalk, and street improvements. Extension of necessary utilities is also generally required as new subdivisions are developed. As stated in U.S. Department of Housing and Urban Development's (HUD) study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community.[2]

If a development borders or is traversed by an existing street, the applicant may be required to:

1. Dedicate all necessary rights-of-way to widen a bordering minor or collector street to the extent of one-half the ultimate width established by the City as the standard for such minor or collector street, or the full extent required for a frontage road.
2. Dedicate all necessary rights-of-way to widen a traversing minor or collector street to its ultimate width established as the standard for such minor or collector street.
3. Dedicate all necessary rights-of-way to widen a bordering or traversing arterial street to the standards of width established by the City.
4. Set back all facilities the required distance from ultimate property lines along an arterial or collector street as shown on any master, official, or precise plan of streets and highways, or by the City's General Plan.
5. Install curbs, gutters, sidewalks, street signs, streetlights, and street trees along one side of a bordering or along both sides of a traversing minor, collector, or arterial street.
6. Install utilities and drainage facilities to the full extent of the service requirements generated by the development.

Improvement Standards

Public improvement standards and approximate values are listed below.

- Local Street – 60-foot right-of-way, including 36 feet of pavement with two travel lanes and two parking lanes. Two inches asphalt concrete over 6 inches compacted aggregate. Value: range between $4.00 to $6.00/sf.
- Curb and Gutter – 30 inches from asphalt pavement to back of curb, 7 ½ inches concrete over compacted native soil. Value: $12 to $15 per linear foot, dependent upon method of construction.
- Sidewalk – 60 inches from back of curb, 4 inches concrete over compacted native soil. Value: range between $4.50 to $6.00/sf.
- Sewer Lateral – 4-inch PVC (dependent upon depth) with minimum slope of ¼-inch per foot. Value: range between $3,000 to $4,000/ea.
- 1-inch Water Service – 1 inch CTS polyethylene pipe, meter boxes, bronze saddles, straps, and bolts. Value: range between $2,000 to $4,000/ea.

[2] U.S. HUD. 2007. Study of Subdivision Requirements as a Regulatory Barrier. https://www.huduser.gov/portal/publications/commdevl/subdiv_report.html

Total development costs ~~off-site improvement costs~~ for a recent 64-unit multifamily development, Sierra Village II, was approximately $21 million. Off-site improvement costs were $429,200, or about $6,700 per unit and approximately 2 percent of the overall development costs. ~~The total cost of development was approximately $21 million. The off- site fees comprised approximately two percent of the total development costs.~~ On average, off--site improvement costs for single-family home developments are similar to that of Tulare County, which range from $2,500 to $30,000 per unit for development in an existing service district.[3]

Conclusion

On/off site improvement standards for the City of Dinuba are typical of small cities and comparable to surrounding jurisdictions. Once the improvements are completed, they are typically granted to the City, which will be responsible for operating, maintaining, repairing, and replacing the improvements in perpetuity. The City does not consider the requirements to be greater than those necessary to achieve health and safety requirements.

Recommended Action

None required.

A3.3.2.5 Provision of a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites that are zoned to encourage the development of a variety of housing types available to all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others. Table A3-8 summarizes the housing types permitted and conditionally permitted for the City of Dinuba.

Table A3-8 Residential Use Matrix

Residential Use	AN	RA	R	RM	C-2
Single Family (1 per lot)		P	P	P	
Multifamily				P	
Manufactured Housing		P	P	A	
Mobilehome Park	U	U	U	U	
Farm Employee Housing (6 or fewer)	P	P	P	P	
Farm Employee Housing (7 or more)	P	U	U	U	
Emergency Shelters				U	P
Transitional Housing (6 or fewer)	P	P	P	P	
Transitional Housing (7 or more)	P	P	P	P	
Supportive Housing (6 or fewer)	P	P	P	P	U
Supportive Housing (7 or more)	P	P	P	P	U
Single Room Occupancy					
Residential Care Facility (6 or fewer)	P	P	P	P	

[3] County of Tulare. 2023. Tulare County Housing Element. https://tularecounty.ca.gov/rma/planning-building/tulare-county-housing-element/tulare-county-housing-element-2023-2031-update/

Residential Use	AN	RA	R	RM	C-2
Residential Care Facility (7 or more)					
Accessory Dwelling Unit	P	P	P	P	
Mixed Use					

P = permitted; A = Administrative Site Plan is required; U = Use Permit required

Source: Dinuba Municipal Code, Adopted September 2022.

Manufactured Housing

Manufactured homes that are built on a permanent foundation must be allowed in the same manner and in the same zones as single-family dwellings. Manufactured housing is permitted by-right in the RA, R-1-10, R-1-7, and R-1-6 zones and can also be used as second units. Manufactured housing development requires an administrative use permit in the RM-3, RM-2, and RM-1.5 zones.

Conclusion

Manufactured housing requirements are ~~not~~ a constraint to development of this housing type since manufactured housing development is subject to an administrative use permit in the RM zones but is not required for single-family dwellings.

Recommended Action

~~None required.~~Revise the Zoning Code to comply with state law. Through implementation of Program 6, the City will revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones.

Accessory Dwelling Units

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. Updates to state law in 2016 and 2017 included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and came into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

ADUs are permitted by-right in all AN, RA, R, and RM districts subject to development standards and conditions outlined in Section 17.70.024 of the City's Zoning Code and included below.

A. An accessory dwelling unit shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten feet or the separation as allowed by the Uniform Building Code, whichever is less.

B. Height. A conditional use permit shall be required for all accessory dwelling units constructed over one story in all RA, R and RM districts.

C. Number of Units. Only one accessory dwelling unit shall be permitted on any parcel.

D. Facilities. The accessory dwelling unit shall contain separate living, kitchen, and bathroom facilities.

E. Construction. All accessory dwelling units shall be constructed so as to be compatible with the existing primary residence and existing residences within the neighborhood.

F. Screening. All detached accessory dwelling units shall be appropriately screened so as not to be visible from the front street.

G. Construction within the Rear or Side Yard. Any attached or detached accessory dwelling unit may be constructed within the rear or the side yard of the existing single-family residence.

H. Mobile Homes. Mobile homes shall not be permitted as an accessory dwelling unit.

I. Manufactured Homes. Manufactured homes shall be allowed as a detached accessory dwelling unit provided the manufactured unit complies to standards and conditions of this chapter.

J. Existing Unit. A residential unit shall exist on a parcel before an accessory dwelling unit may be authorized unless approved by the director.

K. Rental. The accessory dwelling unit may be rented as a one-family unit.

L. One Family. The accessory dwelling unit shall provide complete independent sleeping, kitchen and bathroom facilities for one family.

M. Access. The front entrance established for the accessory dwelling unit shall not be located on the same street frontage of the primary residence.

N. Floor Area. Total floor area of the accessory dwelling unit shall be not less than one hundred fifty square feet. An accessory dwelling unit shall not exceed one thousand two hundred square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight feet wide by forty feet long and three hundred twenty square feet in floor area. An efficiency unit shall not be less than one hundred square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.

O. Address. Address standards for the accessory dwelling unit shall be the same as established for the existing district; one address per parcel.

P. Mailboxes. Mailboxes for the accessory dwelling unit shall be the same as for the existing residential unit.

Q. Trash Disposal. Trash disposal services for accessory dwelling units shall be the same as for those established in the existing zoning district.

R. Finish Floor Elevation. All accessory dwelling units shall be constructed on a foundation at the same level of the primary residence or compatible to existing standards established within the block and comply with all standards of the Uniform Building Code and flood zone district.

S. Roof Pitch. All accessory dwelling units shall have a roof pitch equal to the primary residence and not less than what is consistent to be compatible within the block.

T. Roof Material. All accessory dwelling units shall have roofing material consisting of shingles or other material customarily used for residential units; compatible with the roof of the primary residence and not less than what is consistent to be compatible within the block.

U. Roof Overhangs. All accessory dwelling units shall have a roof overhang similar and compatible with the primary residence or what is consistent to be compatible within the block.

V. Exterior. All accessory dwelling units shall have exterior materials compatible with the primary residence or what is consistent to be compatible within the block.

W. Design. The accessory dwelling unit shall be clearly subordinate to the principal residential unit on the parcel by size, location and appearance.

X. Utilities. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

Y. Fees. All accessory dwelling units shall be subject to all fees required for new construction as adopted by the City.

Z. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirements or standard.

Conclusion

The City of Dinuba's ADU Ordinance was last updated in 2017 and is not in compliance with state legislation passed since 2017.[4]

Recommended Action

Revise the Zoning Code to comply with state law. The City will facilitate the development of ADUs through implementation of Housing Plan Program 5, which directs the City to amend the Zoning Code in compliance with state ADU law and implement strategies to streamline the ADU permitting process, such as adopting pre-approved ADU plans.

Multifamily

Multifamily housing is permitted by-right in all zones allowing multifamily uses, including the RM-3, RM-2, and RM-1.5 zones. Multifamily development is not permitted in any other zoning district but can be incorporated into a mixed-use development within the Downtown Residential Overlay District subject to approval of a CUP.

Conclusion

Multifamily development requirements are not a constraint to residential development. However, allowing single-family residences by-right in multifamily zones potentially constrains the development of multifamily housing.

Recommended Action

Amend the Zoning Code provisions for RM districts to prohibit single-family uses. The City will implement Housing Plan Program 6 to reflect this change.

[4] State laws governing ADUs since 2017: Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 345 (2021), Assembly Bill 2221 (2022), Senate Bill 897 (2022), Assembly Bill 345 (2022).

Group Homes/Residential Care Facilities

Group homes with six or fewer residents are permitted by-right in all residential districts, which is in accordance with state law. The City currently has no provisions in the Zoning Code to allow the development of group homes with seven or more residents.

State law requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses in zones where single-family residential uses are allowed. The City of Dinuba allows residential care facilities by-right in the following zones: AN, RA, R, and RM. In commercial, mixed-use, office and industrial zones, residential care facilities of any size are not permitted. Residential care facilities with seven or more persons are not permitted in any zoning district, which is considered a constraint to development.

The City requires one covered parking space per every three beds in group care facilities, including residential care facilities. This is reduced from the two parking spaces required for single-family residential and 1.5 spaces for multifamily residential. The parking requirements in place for residential care facilities are similar to, or reduced from, that of other residential uses and do not pose an undue constraint on housing development for persons with disabilities.

Conclusion

Group homes/residential care facility requirements are not a constraint to development of facilities with six or fewer residents. Facilities with seven or more residents should be allowed by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form.

Recommended Action

Revise the Zoning Code to regulate residential care facilities in the same manner as similar uses in the same zone, regardless of the number of residents. Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. The City will implement Housing Plan Program 6 to amend the Zoning Code to reflect this change.

Emergency Shelters

The City of Dinuba allows emergency shelters by-right in the C-2 zone with a maximum capacity of six persons and emergency shelters with no capacity limitation are allowed with a CUP in RM zones. The maximum stay for any person is limited to six months. ~~The City's zoning code does not provide additional parking or development standards for emergency shelters.~~ The City's zoning code dictates that charitable and religious institutions providing sleeping accommodations must provide one space for each employee and one space for each three beds. AB 2339 requires cities to only require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by-right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses. The City permits emergency shelters by-right and without discretion in the C-2 zone. The C-2 zone ~~which also~~ permits mixed use development with residential uses, which satisfies that requirement of AB 2339.

Identified sites with the C-2 zone must also have a minimum area of 200 square feet per unsheltered person to accommodate the number of people experiencing homelessness. Additionally, AB 2339 requires that emergency shelters can only be subject to parking requirements such that the jurisdiction can require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

The Kings/Tulare County Point-in-time count estimated that 1,053 people experienced homelessness in Tulare County in 2023, including 299 in Porterville, 284 in Tulare, and 434 in Visalia and 36 in the remainder of the county areas including Dinuba. Pursuant to AB 2339, 7,200 square feet or 0.17 acres of land is required to shelter the 36 unsheltered individuals from the 2023 PIT using 200 square feet per person.

As shown on Table A3-9, the C-2 zone has potential capacity for more than 36 individuals in emergency shelters. Smaller parcels (five acres or less) and vacant parcels are more likely to be developed with a shelter than large or nonvacant parcels; therefore, this table only includes vacant parcels less than five acres. While there is more than 0.17 acres of land available to shelter unsheltered individuals, the limit of six persons per emergency shelter in the C-2 zone could be a constraint due to the need to build up to five emergency shelters to house 36 individuals. The parcels identified in Table A3-9 are within a short walking distance to the Dinuba Transit Center, which provides residents with local bus circulation between Dinuba, Delft Colony, London, and Traver, and the Tulare County Area Transit (TCaT) North County service between Visalia, Yettem, Seville, Cutler, Orosi, East Orosi, Sultana, Dinuba, Justice Complex, and Patterson Tract. These parcels are also within a 10-minute walking distance of Open Gate Ministries, which provides shelter and food distribution to residents experiencing homelessness. ~~These parcels are located near transit and services.~~

Table A3-9 Emergency Shelter Capacity Analysis

APN	Acreage	Realistic Capacity (beds)	Vacant/Non-Vacant
17182016	0.18	39	Vacant
17173006	0.69	150	Vacant
17171009	0.16	36	Vacant
Total	**1.03**	**90**	

Source: City of Dinuba and Tulare County, 2023

Conclusion

The limit of six persons per emergency shelter in the C-2 Zone poses a constraint on housing access for unsheltered individuals. Maximum stay requirements pose a constraint to housing access for residents experiencing homelessness. Additionally, the City's parking requirements for emergency shelters do not align with the requirements of AB 2339 which poses a constraint to the development of emergency shelters.

Recommended Action

Revise the emergency shelter definition in the Zoning Code to remove the limit of six persons for emergency shelters in the C-2 zone and the maximum stay requirements.

Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care, ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339.

Revise the Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses, consistent with AB 101.

Housing Plan Program 6 directs the City to amend the Zoning Code to increase capacity limits and maximum stay requirements for emergency shelters, revise the definition of emergency shelter and parking requirements to be consistent with the requirements of AB 2339, and permit Low-Barrier Navigation Centers, by-right, in mixed-use zones and nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

"Transitional housing" is defined as buildings configured as rental housing operating under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

"Supportive housing" is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining permanent housing, health services, and employment, as needed. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multifamily and mixed-use zones and

precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

The Zoning Code defines supportive housing as "housing with no limit of stay, that is occupied by the target population, and that is linked on an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." Transitional housing

Transitional and supportive housing is allowed as permitted use in the AN, RA, R, and RM zones and by CUP in the C-2 zone.

Conclusion

The City's Zoning Code is not consistent with the requirements of AB 2126.

Recommended Action

Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multifamily uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit, no minimum parking can be required. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Farmworker Housing/Employee Housing

The Employee Housing Act regulates the use and occupancy of employee housing, which consists of privately-owned housing for five or more employees. Employee housing for six or fewer persons is to be treated as a single-family structure and residential use and shall be considered a use of property by a single household (Health & Safety Code Section 17021.5). No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use (Health & Safety Code Section 17021.6). For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

In Dinuba, farmworker/employee housing for six or fewer residents is permitted by-right in the AN, RA, R, and RM zones in accordance with the Employee Housing Act. Farmworker/employee housing for six or fewer residents requires a CUP in the AR (Agriculture) zone, which does not comply with the Employee Housing Act.

Employee housing for seven or more residents, up to 36 beds in group quarters, or up to 12 units or spaces designed for use by a single family or household, is permitted in the AN zone and allowed by use permit in the RA, R, and RM zones. However, these uses are not allowed in the AR (Agriculture) zone.

Conclusion

The City's Zoning Code does not comply with state law regarding employee housing for seven or more residents or 36 beds.

Recommended Action

Revise the Zoning Code to ensure compliance with the Employee Housing Act (Health & Safety Code Section 17021.6). Housing Plan Program 6 directs the City to make this amendment to the Zoning Code.

Single Room Occupancy Units (SROs)

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. Single-room occupancy (SRO) units are not specifically enumerated land use in the Zoning Code.

Conclusion

The Zoning Code does not specifically allow the development of SROs, which constrains the development of these uses.

Recommended Action

Revise the Zoning Code to define SROs and allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change

A3.3.3 Housing for Persons with Disabilities

California Government Code Section 65583 requires local jurisdictions to analyze potential and actual government constraints on the maintenance, improvement, and development of housing for people with disabilities. This is to ensure that persons with either physical or mental disabilities are provided reasonable accommodation for access to and the enjoyment of all facilities, including housing. Government Code Section 65583(c)(3) also requires housing elements to provide a program to "…address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities."

This section analyzes if the zoning policies and permitting procedures in Dinuba impose any constraints on persons with disabilities accessing appropriate and adequate housing in the city.

A3.3.3.1 Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's definition for "family." A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The City of Dinuba's definition of family is as follows:

> "Family" or "household" means all those persons, related and unrelated, who occupy a single housing unit.

Conclusion

The City's definition of "family" is not restrictive.

Recommended Action

None required.

A3.3.3.2 Reasonable Accommodation Procedures

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations require that local jurisdictions make modifications or exceptions in their zoning laws and other land-use regulations when accommodations are necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City's Zoning Code requires that the alteration of any building, structure, or land may take place only after review and approval by the Director of Development Services after applying all the necessary permits and licenses. Site plan review is necessary to ensure that all improvements, including, without limitation, structures, parking areas, walks, refuse containers, landscaping, and street improvements, are properly related to the site and surrounding sites and structures.

The following development types shall be submitted to the Director of Development Services for review:

1. All new multifamily residences.
2. All additions to existing multifamily residences.
3. All renovations to multifamily residences which involve façade or exterior work.
4. All new or exterior renovations to commercial buildings.
5. All new or exterior renovations to industrial buildings.

Dinuba does not provide a reasonable accommodation procedure; however, it does provide an accelerated approval process for minor modifications to approved plans or building details of an approved CUP. The City is currently preparing a comprehensive update of the Zoning Code that will include a reasonable accommodations ordinance, anticipated summer 2024.

Conclusion

Dinuba's lack of a reasonable accommodation procedure, and the requirement of a discretionary permit for modifications that facilitate access to a building for persons with physical and non-physical disabilities, limits housing opportunities for people with disabilities.

Recommended Action

Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. Housing Plan Program 6 directs the City to amend the Zoning Code to include a reasonable accommodation procedure.

A3.3.4 Planning and Development Fees

The city charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities.

Dinuba's fees for a CUP, variance, and zone change are lower than those in nearby, similarly sized cities, such as Farmersville and Lindsay. Fees for other permit and plan review categories fall within the middle range of similar cities in the county. Table A3-10 describes residential development planning fees for both single-family and multifamily development.

Table A3-10 Residential Development Planning Fees

Fee Title	Amount
Annexation Process	$5,192
Lot Line Adjustment	$413 + actual costs
Tentative Subdivision Map Review	$1,515 + $29/lot
Final Subdivision Map Review	$601 + $30/lot
Tentative Parcel Map	$2,838 + actual costs
Final Parcel Map	$1,455 + actual costs
Final Tract Map	$1,259 + actual costs
Planned/Smart Development	$785
Preliminary Plan Review	$1,455 + actual costs
Site Plan Review-Major	$1,249
General Plan Amendment	$2,712
Rezoning Review	$1,536
Negative Declaration	$769 + County Fees
Categorical Exemption	$198 + County Fees
Lighting and Landscape Fee	$2,362
Landscape Plan Check/Inspection	$225
Conditional Use Permit	$1,301
Variance Review	$781

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-11 shows development impact and permit fees for single-family and multifamily prototype developments. The single-family prototype is representative of a single-family detached residential dwelling unit with 1,500 square feet of living area in the R-1-6 zoning district. It assumes a 10-acre parcel subdivided into 60 single-family units occupying 360,000 square feet in area (assumes each lot contains 6,000 square feet in area) with an estimated price of $322,000, based on Zillow's average home value for single-family homes in Dinuba.[5] Single-family residential development fees range from $37,059 to $38,888 per unit and account for approximately 11 percent of the home price.

Estimated multifamily fees are based on a 108-unit multifamily development in the RM-2 zoning district. It assumes a five-acre parcel, 2.2 parking spaces per unit, a single 30-foot-wide travel lane, 350 square feet of open space per unit, and 1,011 square feet per unit. Multifamily residential development fees range from $32,796 to $33,962 per unit, approximately 8 percent of the cost of development.

Table A3-11 Residential Development Fees

	Cost Per Unit	
Number of Units	**Multifamily**	**Single Family**
Land System Development Charges		
Water	$1,317	$3,918
Sewer	$1,127	$3,342
Transportation	$2,140	$6,366
Storm Drainage Master Plan	$148 to $657	$535 to $2,364
Park Master Plan	$3	$9.25
Park Land Dedication In-Lieu	$1,392	$1,749
Fire Protection Facilities	$758	$890
Subtotal	**$6,885 to $7,542**	**$16,809 to $19,173**
Building System Development Charges		
Water	$1,171	$1,737
Sewer	$1,471	$2,183
Transportation	$2,283	$3,387
Subtotal	**$4,926**	**$7,307**
Building and Other Fees		
Building Permit	$860	$1,425
Strong Motion Instrument Fee	$9	$13
Building Standards	$3	$4
Water Meter Service	$4	$449
Construction Water Payment	$1	$100
General Plan Maintenance	$40	$60
Subtotal	**$916**	**$2,051**
Dinuba Unified School District Fee	$7,342	$10,890
Total	**$32,796 to $33,962**	**$37,059 to $38,888**

Source: Dinuba Zoning Code, Adopted September 2022.

[5] Zillow. Dinuba Home Values. 2023. https://www.zillow.com/home-values/118558/tokay-dinuba-ca/

According to a 2019 National Impact Fees Survey of 37 jurisdictions in California, the average impact fees are $37,471 per single family unit and $21,703 per multifamily unit. Dinuba's fees for a single-family unit are less than the survey average; however, the City's fees are much higher than the average for multifamily units. The Terner Center for Housing conducted a study of the amount and effects of development and impact fees in six California cities: Los Angeles, Sacramento, Roseville, Oakland, Irvine, and Fremont[6]. Fees in Fremont and Irvine were calculated at over $60,000 per multifamily unit while Roseville, Sacramento, and Los Angeles were calculated to be under $20,000 per multifamily unit. Dinuba's fees are higher than some of the studied cities but less than others.

Single-family development fees in Dinuba are much higher than for similarly sized cities in the same county. Fees for a single-family unit range from $37,059 to $38,888 in Dinuba but range from $12,009 to $19,269 in the cities of Exeter, Lindsay, Farmersville, and Woodlake. Similarly, fees for a multifamily unit range from $32,796 to $33,962 per multifamily unit in Dinuba and range from $10,495 to $16,400 per unit in other cities. Table A3-12 shows a comparison of development fees in other Tulare County jurisdictions.

Table A3-12 Residential Development Fee Comparison

	Total Cost Per Unit	
Jurisdiction	**Multifamily**	**Single-Family**
Dinuba	$32,796 to $33,962	$37,059 to $38,888
Exeter	$10,495.25	$16,482
Farmersville	$16,400.00	$19,269
Lindsay	$40,342.88	$12,009
Porterville	$12,000 to $14,500	$17,000 to $20,000
Tulare	$17,781	$18,677
Woodlake	$11,477.88	$14,606.67

Conclusion

Given that planning and development fees are much higher in Dinuba than in other small cities in the region, planning and development fees may be a constraint to development.

Recommended Action

Review the City's development impact fees and revise to be competitive with other cities in the same county. Program 6 directs the City to review and revise the City's development impact fees.

A3.3.5 Permit Types

The City of Dinuba provides the full range of services relating to the development of property within its city boundaries and Sphere of Influence. Subdivision maps, parcel maps, CUPs, and building plans are all processed by the City.

The City's Development Review Committee (DRC) process is intended to ensure that all City departments have an opportunity to review and discuss development proposals, including all subdivision maps. This process involves staff from public works (e.g., sanitary sewer, potable water, storm water drainage, and streets), parks and community services, the police, and fire departments.

[6] Terner Center for Housing Innovation at UC Berkley, 2018. Available at, It https://ternercenter.berkeley.edu/blog/it-all-adds-up-the-cost-of-housing-development-fees-in-seven-california-cities/

Staff meet and discuss any site concerns or issues they may have pertinent to their areas of responsibility. Alta Irrigation District, Dinuba Unified School District, and Pena's Disposal also participate in the DRC as these agencies may be impacted by development. The City believes this process provides an opportunity to give feedback to a developer prior to submittal of a formal application. The developer is given an opportunity to address any issues or concerns prior to investing in design costs of a subdivision. Thus, when the project is ready for consideration by the Planning Commission, any outstanding design issues should have been addressed and resolved at an informal level.

The initiation of a development proposal begins with the filing of an application and payment of appropriate fees. The application is reviewed by City staff and the environmental review process under CEQA is initiated. The project is evaluated for potentially adverse environmental impacts to determine which level of environmental review is necessary. Depending upon potential effect, City staff determines if a categorical exemption, negative declaration, mitigated negative declaration or environmental impact report (EIR) is appropriate. Should the project fit into any of several pre-defined exempt categories, a notice of exemption may be filed which subsequently expedites project clearance of environmental concerns allowing the project to move forward to construction.

Site Plan Review

For projects subject to Site Plan Review, projects may only be denied if the project does not comply with City codes, standards, policies, or California Environmental Quality Act (CEQA) requirements. The Site Plan Review process follows objective approval standards and is not considered a constraint to development. New multifamily development, additions to existing multifamily development, and renovations to multifamily residences which involve façade or exterior work require Site Plan Review. The Planning Director reviews the site plan within 60 days of submission to determine compliance, and makes a decision within 30 days of acceptance of the site plan. The findings for Site Plan Review are as follows:

- The proposed project is consistent with the Dinuba General Plan and the purpose and standards of the site zoning.
- The proposed project will not have an adverse impact on the public health, safety or welfare.
- The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.

The director's decision shall be final unless appealed to the Planning Commission. Current City procedure states that ~~W~~when, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. The City will remove this provision concurrently with updates to the City's Zoning Code, as directed by Housing Plan Program 6.

Design Review

The City's design review process consists of an assessment of conformance with Chapter 17.82, *Design Guidelines*, of the Zoning Code and consistency with the City's Residential Design Guidelines. In addition to Chapter 17.82, the City adopted the Residential Design Guidelines in June 2023. Many design requirements include objective measures for compliance; however, some of the guidelines for neighborhood, single-family, and multifamily development are subject may be restrictive to development. For example, the guideline that "the project should be designed to harmonize with surrounding development in terms of scale, setbacks, location of buildings on the parcel, etc." may limit larger residential developments. This requirement is subjective in that determination of compliance

would require judgement on whether or not the project harmonizes with surrounding development. Chapter 17.82 includes the following subjective design standards:

A. The site should be designed so as to create a development which is pleasant in character, human in scale and facilitates on-site circulation.
    1. Existing natural features such as trees, other native vegetation, natural ground forms, water and view shall be retained to the maximum extent feasible.
    2. The visual impact and presence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, and screening parking areas from view, both interior and exterior to the site.
    3. Where appropriate due to the nature of the project, bicycle parking with access from adjacent streets, driveways or paths shall be provided.
    4. Traffic congestion or impairment of traffic visibility shall be avoided.
    5. Pedestrian safety and welfare shall be protected.

B. There is no single architectural style and design theme for Dinuba. Good architectural style and design should reflect compatibility with the character of the area. Compatibility includes building style, size, setback, form, color and material considerations.
    1. The architectural style and design shall enhance the neighborhood and contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character.
    2. A consistent color scheme should be used throughout a project and the scheme(s) should not contrast negatively with the character of the area.
    3. The design of projects containing many buildings should provide variety in building size and massing. A mixture of single and multistory buildings should be used.
    4. The architectural scheme (form, materials, color and detailing) of a building should be carried throughout all exterior elevations to achieve design, harmony and continuity.
    5. Coordinate roof shape, color and texture with the overall building design.
    6. Continue on all elevations the architectural character established for the street facing elevations to the extent possible.
    7. Mechanical equipment and utilities, with the exception of solar heating panels, shall be architecturally screened from view. Rooftop mechanical and electrical equipment and appurtenances to be used in the operation and maintenance of a building shall be installed so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall, in all cases, be either enclosed by out building walls or parapets, or grouped and screened in a manner architecturally compatible with the building. Minor features not exceeding one foot in height shall be exempted from this requirement, except that such minor features shall be of a color that minimizes glare and blends with the building. Ground- or interior-mounted mechanical equipment is strongly recommended.
    8. Ensure that the physical proportions of the project and the manner in which the project is designed are appropriate in relation to the size, shape and topography of the site and adjacent developments.

9. Buildings with box-like appearances, lacking architectural variation on all elevations, are discouraged. Architectural variation can be achieved through a variety of design techniques, including but not limited to:
    a. Off-setting or varying building setbacks;
    b. Providing covered porches, balconies and entries;
    c. Combining single-story and two-story construction in a single building, with single-story nearest property lines;
    d. Varying roof lines, height and type and building elevations;
    e. Providing meandering sidewalks.
10. Each project shall contain a sufficient number of trash enclosures to adequately serve the use. Said enclosures shall be constructed to City standard specifications.
11. Screen exterior trash and storage areas, service yards, loading docks and utility services from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design.
12. All sides of commercial buildings shall be architecturally treated to produce an aesthetically pleasing facade which is of a design compatible with surrounding commercial buildings and the character of the community.
13. Signage should be compatible with the architectural style and design of the building and should contribute beneficially to the overall design quality and visual character of the community.

Chapter 17.71, *Special Provisions and Development Standards*, includes design standards for landscaping that applies to all projects that require landscaping, including residential development. Some of the landscaping standards are subjective in nature. The City's Landscape Design Guidelines, last updated in 2021, also contain subjective requirements that apply to residential development. For instance, the requirement that "plant materials should reflect the approved architectural theme" is subjective and would require judgement to determine compliance. Section 17.71.130 of the Zoning Code includes the following subjective landscape design standards:

1. All vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, or disease, and any such vegetation which shows signs of such damage or injury shall be replaced by the same or similar vegetation of a size and character which will be comparable at full growth.
2. Landscaping shall be kept free from weeds and undesirable grasses.

Chapter 17.61 of the Zoning Code regulates the Downtown Residential Overlay District and encourages the development of mixed-use development. This Chapter establishes a subjective standard regulating the design of mixed-use development, "The overall exterior appearance of mixed land use projects shall favor a commercial architectural design."

The Development Review Committee (DRC) reviews and provides comments on applicable projects. The DRC is composed of staff from the departments of Planning and Development, City Manager's Office, Public Works, Police, Parks and Recreation, Fire and other outside agencies. This process is concurrent with the rest of the entitlement review. All residential projects in the city require the same level of design review.

Conditional Use Permits

The CUP review process consists of an analysis to verify consistency of the project with the City's Zoning Code and General Plan, and requirements of CEQA. A conditional use permit requires a public hearing and approval by the City's Planning Commission. The Planning Commission may impose reasonable conditions upon a project, subject to appeal to the City Council.

The following findings shall be made by the approving authority prior to the approval of any discretionary permit:

1. General Plan. The use or project proposed is consistent with the General Plan.
2. Zoning Code. The use, activity or improvement(s) proposed is consistent with the provisions of the zoning code.
3. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
4. Compatibility. The location, size, design and operating characteristics of the proposed use will not create conditions or situations that may be incompatible with other permitted uses in the vicinity.
5. General Welfare. The approval of the permit application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
6. Site Characteristics. That the site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Municipal Code to adjust such use with the land and uses in the neighborhood.
7. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
8. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood.
9. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Such conditions may include:
    a. Special yards, spaces and buffers;
    b. Fences and walls;
    c. Surfacing of parking areas subject to specifications;
    d. Requiring street dedications and improvements (or bonds) subject to the provisions of the site plan review of this title, including service roads or alleys when practical;
    e. Regulation of points of vehicular ingress and egress;
    f. Regulation of signs;
    g. Requiring landscaping and the maintenance thereof;
    h. Requiring the maintenance of the grounds;
    i. Regulation of noise, vibration and odors;
    j. Regulation of time for certain activities;
    k. A bond for the removal of such use within a specified period of time;
    l. Such other conditions as will make possible development in an orderly and efficient manner; and
    m. Authorization for staff to bring back discretionary permits for a planning commission review after a specified period of time.

Requirements related to neighborhood character are subjective.

Variances

An applicant must request a variance when seeking an exception to specific requirements of the Zoning Code, Parking Regulations, and Sign Regulations, if those requirements would result in a hardship due to the physical conditions of a property. The Planning Director or the Planning Commission acts on variance requests. Administrative action on a variance request takes place two to four weeks after the application is deemed complete; additional time is necessary if Planning Commission review is required.

General Plan Amendment and Zone Change

Projects that are not consistent with the General Plan or Zoning Code may require approval of a General Plan Amendment or a Zone Change. Approval of these types of proposals is discretionary, subject to CEQA, and requires public hearings before the Planning Commission and City Council.

Subdivision Map Review

All tentative subdivision maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 50 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. The City Council may overrule or modify any ruling or determination of the Planning Commission regarding a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance.

Parcel Map

All tentative parcel maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 30 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. If the applicant is dissatisfied with the decision of the Planning Commission, an appeal in writing to the City Council for a hearing can occur within 15 days after the decision of the Commission.

Conclusion

Site Plan Review findings are objective. The Design Guidelines contain guidelines for multifamily housing to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood," which are restrictive to multifamily development. Additionally, findings for discretionary permits regarding neighborhood character are subjective.

Recommended Action

Revise the City's Design Guidelines Ordinance, Residential Design Guidelines, and Landscape Design Guidelines to remove the guideline for multifamily development to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood" and revise findings for discretionary permits to be objective. Housing Plan Program 6 directs the City to amend the Zoning Code to remove restrictions on design standards and revise findings for discretionary permits to be objective.

A3.3.6 Permit Procedures and Processing Times

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table A3-13 identifies the typical processing time for various entitlement applications. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require EIRs, General Plan Amendments, Rezones, or Variances).

Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. Since the majority of CEQA documents (i.e., EIRs and Negative Declarations) are prepared in response to a General Plan Amendment request, they are typically processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances.

The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months.

Table A3-13 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review/Design Plan Review	4 - 6 weeks	Community Development Dir.
Minor Modifications	1 - 2 weeks	City Staff
Conditional Use Permit	4 - 8 weeks	PC
Variance	4 - 8 weeks	PC
Zone Change	4 - 5 months	PC and City Council (CC)
General Plan Amendment	4 - 5 months	PC and CC
Development/Design Review	2 - 4 weeks	City Staff Dev. Review Comm.
Tentative Subdivision Map	3 - 5 months	PC, CC if easements
Final Subdivision Map	6-12 weeks	CC
Tentative Parcel Map	4 - 8 weeks	PC, CC if easements
Final Parcel Map	4 - 6 weeks	CC
Negative Declaration	2 months	PC and CC

Type of Approval or Permit	Typical Processing Time	Approval Body
Environmental Impact Report	4 - 6 months	PC and CC
Single Family Unit/Bldg. Permit Review	3 - 4 weeks	Building Official

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-14 shows the typical processing procedures by project type for Dinuba. As shown, single-family units have the shortest estimated processing times (one week) while planned unit development has the longest (3-4 months). Dinuba's permit process times are consistent with typical permit processing times for cities in Tulare County.

Table A3-14 Typical Processing Procedures by Project Type

	One Single-Family Unit	Subdivision	Multifamily Units	Planned Unit Development
	Site Plan	Site Plan Review	Site Plan Review	Site Plan Review
		Tentative Map	Conditional Use Permit	Conditional Use Permit
		Environmental Assessment	Environmental Assessment	Environmental Assessment
		Final Map		
		Final Map		
Estimated Processing Time	1 week	2 - 3 months	2 months	3 - 4 months

Source: Dinuba Zoning Code, Adopted September 2022.

Building Permits

Building permit review timelines for all projects are as follows depending on complexity and scope of work:

- First review: 1 to 20 working days
- Second review: 1 to 15 working days
- Third review: 1 to 15 working days
- Fourth review: 1 to 10 working days
- Fifth review: 1 to 10 working days

State Streamlining (SB 35)

Under the 5th Cycle Housing Element reporting period (2015-2023), the City of Dinuba has made insufficient progress toward its lower-income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50 percent affordability. SB 35 requires that eligible projects be reviewed for compliance and consistency with the City's objective standards and are not subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days. In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (very low-income and low-income) be subject to by-right approval if projects include 20 percent affordable units for lower income households on-site. No SB 35 project applications have been received by the City. The City has not adopted procedures for processing SB 35 applications and has not created a checklist for SB 35 applications.

Conclusion

The lack of permit procedures and resources for SB 35 applicants is a constraint to development.

Recommended Action

Amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Permit Streamlining Act

The Permit Streamlining Act sets forth various time limits within which state and local government agencies must either approve or disapprove permits and provides that these time limits may be extended once by agreement between the parties. The City currently meets the timelines below and complies with the Permit Streamlining Act including streamlining determinate with 30-day CEQA determination:

- 30 days to deem application complete/incomplete
- 30-day period restarts with each resubmittal on an incomplete application.
- 30 days to make environmental determination after an application is deemed complete
- 60 days after the environmental determination, including a finding that the project is exempt from CEQA, the City must take action to approve or disapprove the project. Applicants can agree to an additional 90 days to take action.

Conclusion

The City complies with the Permit Streamlining Act.

Recommended Action

None required.

A3.3.7 Short-Term Housing Rentals

Dinuba does not currently have a short-term housing rental program that regulates short-term vacation rentals in the jurisdiction. As of July 2023, there were two active VRBO and Airbnb rentals in the city. Both listings rented the entire house and located in Northwest Dinuba.[7]

Conclusion

The low number of short-term rentals in the city indicates short-term rentals are not a constraint to long-term rental housing supply.

Recommended Action

None Required.

[7] AirDNA. 2023. https://www.airdna.co/vacation-rental-data/app/th/default/bangkok/din-daeng_huai-khwang/overview

A3.3.8 Code Enforcement

The City of Dinuba implements the California Building Code (CBC), 2016 Edition, which is based on the 2015 International Building Code and is published by the California Building Standards Commission as Part 2 of Title 24 of the California Code of Regulations. The 2016 California Building Code is set forth to regulate and govern the conditions and maintenance of all property, buildings, and structures within the city by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use and providing for the condemnation and demolition of buildings and structures that are unfit for human occupancy and use. Investigation of violations is complaint-based.

The City has included two local amendments to the CBC: (1) no permits shall be issued for the improvement of, or the construction, installation, or placement of any building or structure on any lot or parcel of land resulting from a subdivision of land contrary to the provisions of Ordinance No. 424 of the City of Dinuba; (2) no permit shall be issued in connection with any building or structure erected, constructed, altered, enlarged, converted, move or maintained, or for the use of land in a manner contrary to the provisions of Ordinance No. 376. Ordinance No. 424 consists of Chapter 16.04 of the Zoning Code, adopted pursuant to the Subdivision Map Act and Ordinance No. 376 consists of Title 17, the Zoning Code. Neither ordinance poses a constraint to development.

The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.

The enforcement of building codes in the city is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City staff prioritizes code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance.

Dinuba's code enforcement program is complaint based. A summary of the process as provided by the code enforcement officer is as follows:

- Complaint is submitted
- City inspects and attempts to make contact with the occupant/owner and provide a verbal warning with a deadline date for compliance. A written notice is also sent.
- If compliance does not occur, then second and third notices are sent. If compliance is still not achieved then the City can levy fines as follows:
    1. First administrative citation—one hundred dollars;
    2. Second administrative citation—two hundred dollars;
    3. Third administrative citation—five hundred dollars.

If it becomes an ongoing issue and the occupant/owner is not responding to administrative citations, the City has the option to cite as a misdemeanor if the City Attorney sees fit.

Conclusion

The City has yet to adopt the most recent (2022) California Building Code.

Recommended Action

Adopt by reference the 2022 edition of the California Building Code. Housing Plan Program 6 directs the City to amend the Zoning Code to adopt the most current edition of the California Building Code. The City will implement Housing Plan Program 10 to advertise available rehabilitation grant programs on the City's website and ensure that Code Enforcement has the information when addressing enforcement cases.

Transparency in the Development Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City's Planning and Development Services Department webpage (https://www.dinuba.org/departments/planning-development) provides links to planning and building permit resources, including the City's zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City's website as well but are not linked on the Planning and Development Services Department webpage.

Conclusion

While the City's website provides information on permit processing and zoning, links to these resources are outdated.

Recommended Action

The City should evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document. Housing Plan Program 7 directs the City to comply with new transparency requirements and update links to the most recent version of each resource and documents on the Planning and Development Services webpage.

A3.3.8.1 Cumulative Impact of Development Standards

The Housing Element must analyze the cumulative effect of development standards on the development of housing and/or achieving densities after considering how all standards and/or ordinances relate to each other. In Dinuba, overly restrictive parking requirements, and recreation area/open space requirements, together with comparably high development impact fees, may constrain development of multifamily housing. Dinuba will amend its Zoning Code by summer 2024 to reduce and remove constraints to housing development.

A3.4 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes environmental constraints to housing development in the city.

A3.4.1 Floodplains

There are multiple floodplains in Dinuba affecting roughly 63 percent of all properties in Dinuba.[8] Principal flooding problems exist in the western portion of the city, as identified by FEMA. Parcels in the western half of the city are primarily comprised of R zoning districts, general commercial zones, light industrial zones, and resource conservation in the southwestern portion of the city. Development within a flood zone typically is required to be protected against flood damage. FEMA recommends developers to obtain a flood zone elevation certificate when development is to occur on parcels in the flood zone, as it can also be used by the property owner to obtain flood insurance. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that flood zone. Flood zone elevation certificates increase the cost of development by a small amount ($67) but are necessary to ensure protection against flood risks.

The Site Inventory identifies parcel-specific environmental constraints, including whether the site is within the FEMA 100-year flood zone. Several sites in the Site Inventory are located in Zone X (500-year flood zone) and Zone AO (100-year flood zone); however, the flood zone is not a constraint to development.

A3.4.2 Seismic Zones

While Dinuba is in proximity to major California fault lines, there is no specific threat or hazard from seismic ground shaking to residential development within Tulare County and all new construction must comply with current State building code requirements related to seismic retrofitting. Due to the minimal historical hazard of earthquakes in the city and the use of the most current building codes and construction techniques, seismic faults do not pose a constraint to residential development.

A3.4.3 Wildfire

The California Department of Forestry and Fire Prevention (CALFIRE) has designated the entire city of Dinuba and surrounding area as "Local Responsibility Area Unzoned." The City of Dinuba Fire Department is responsible for wildfire prevention activities in the city. While there are no fire severity zones within the city boundaries, the City ensures that developments comply with California Fire and Building Code requirements for health and safety though the City's site plan review process.

A3.4.4 Soil Contamination

Agricultural uses may contaminate sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study. The City ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated

[8]Risk Factor, Dinuba, California, https://riskfactor.com/city/dinuba/619318_fsid/flood accessed April 2023.

sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up and potential site contamination is not considered a constraint.

Conclusion

Environmental conditions in Dinuba are not considered a constraint to development.

Recommended Action

None required.

A4 Dinuba Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Dinuba's ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Dinuba are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources.*

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Dinuba, and a virtual community workshop held on May 30, 2023.

A4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Dinuba must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or its assigned share of the region's housing need. Dinuba's RHNA is 1,588 units, which is distributed among five income categories, as shown in Table A4-1.

Table A4-1 Dinuba 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	178	11.2%
Very Low (30 to 50% of AMI)	209	13.2%
Low (51 to 80% of AMI)	238	15.0%
Moderate (81% to 120% of AMI)	268	16.9%
Above Moderate (> 120% of AMI)	695	43.7%
Total	**1,588**	**100.0%**

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (Assembly Bill (AB) 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 387 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by the United States Department of Housing and Urban Development, 37.2 percent of households in the city earned less than 50 percent of the AMI. Among these households, 45.9 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 387 very low-income units was distributed as 178 extremely low (46 percent of the 387 very low-income units required by the RHNA) and 209 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

A4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City demonstrates in the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a "no net loss" policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate ~~available~~ funding resources to and facilitate the development of affordable housing.

A4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects") can be credited towards the City's RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City's 6th cycle RHNA are listed in Table A4-2. ~~All pipeline projects are affordable to very-low, low, and above moderate-income households.~~

Figure A4-1 shows the locations of pipeline projects. For the purposes of this analysis, the city is divided into six neighborhoods: Downtown Dinuba, Northeast Dinuba, Northwest Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba. These pipeline projects are mostly concentrated in Northeast and Northwest Dinuba and consist of single-family and multifamily projects. The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months. The City typically processes a single-family building permit in one week ~~and~~while the process takes three to four months for a planned unit development. Very few approvals result in expired entitlements, and the City provides extensions for projects to the extent possible. Considering the City's past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy by 2027, well before the end of ~~Based on the status of these projects, all units are expected to receive Certificates of Occupancy during~~ the 2023-2031 planning period. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

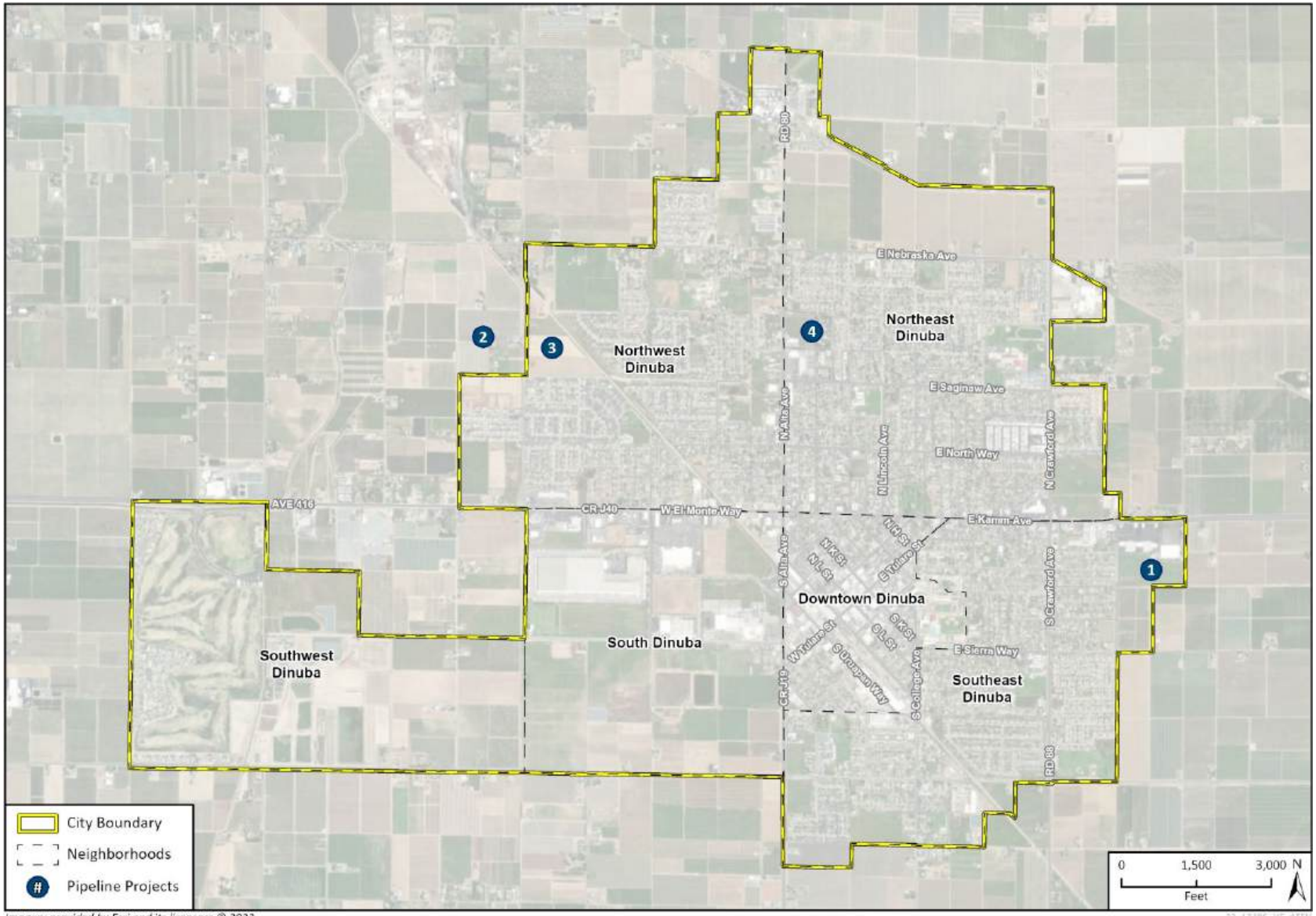
~~The Sequoia Apartments have units allocated to moderate-income households due to the city's demographics. Although this is not a deed-restricted project, the City believes that it is likely that this type of rental project would be affordable to moderate-income households based on assumed rental prices.~~

Table A4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN)[1]	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	Castlerock Subdivision	18180031	0	0	0	71	71	Tentative map and zone change approved. Construction expected to being in 2024 and be completed by October 2026.
2	Montebella 2/3	12272013	0	0	0	121	121	All but final map approved. Annexation is expected upon the completion of the project. Construction is currently underway and expected to be completed by November 2025.
3	Vineyard Estates	14013007	0	0	0	63	63	Final map is in process. Construction is currently underway and expected to be completed by April 2026.
4	Sequoia Apartments	14450003	0	0	~~30~~	~~31~~61	61	Approved
Total			**0**	**0**	**~~30~~0**	**~~286~~316**	**316**	

[1]An assessor's parcel number is a series of digits used to identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure A4-1 Pipeline Projects



Accessory Dwelling Units

The City issued an average of one ADU building permit per year during the last five years. Extrapolated over the 2023-2031 Housing Element planning period, the City can assume the production of eight ADUs. ADUs permitted in previous years have been reported in the very low and low-income categories without deed restrictions. While it is likely that some ADUs may be affordable to lower- or moderate-income households, due to the relatively small sample size of permitted ADUs, all anticipated ADUs were conservatively assigned to the above moderate-income category.

Table A4-3 shows the recent history of ADU permit issuance.

Table A4-3 Accessory Dwelling Unit Production, City of Dinuba

Reporting Year	ADU Building Permits Issued
2018	1
2019	0
2020	0
2021	2
2022	3
Total	6
Annual Average	**1**

A4.3 Summary of RHNA Credits

The City can satisfy 19 percent of its RHNA requirement with planned and approved units and projected ADU development. To achieve the remaining RHNA after accounting for planned and approved projects and ADUs, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 1,264 units. The City will implement Housing Plan Program 6 to amend the Zoning Code to remove constraints to housing development, including restricting single-family use development in RM districts and complying with state law for ADU development. This unit count is sorted by household income level. As shown on Table A4-4, Dinuba has a remaining RHNA of 387 units affordable to very low-income households, 238 units affordable to low-income households, ~~238~~ 268 units affordable to moderate-income households, and ~~401~~ 371 units affordable to above moderate-income households.

Table A4-4 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	387	0	0	387
Low	238	0	0	238
Moderate	268	~~300~~	0	~~238~~268
Above Moderate	695	~~286~~316	8	~~401~~371
Total	**1,588**	**316**	**8**	**1,264**

A4.4 Nonvacant Sites

Nonvacant sites included on the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Development Trends*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

The housing element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 35 percent of its lower-income RHNA, 26 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 65 percent of lower-income RHNA, 74 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA are proposed on sites currently used for agriculture.

A4.4.1 Redevelopment of Existing Uses

Of the 32 sites included in the City's Site Inventory, 16 are vacant and 16 are on sites with currently operational agricultural uses (nonvacant sites). Of the 16 nonvacant sites, 13 sites are currently zoned for residential use and three sites are proposed for rezone from light industrial to medium-density residential. Since these sites are not currently zoned for agricultural use, the sites are not subject to the Williamson Act. The City anticipates development of the 13 nonvacant sites zoned for residential use to accommodate medium low- and medium high-density residential uses. The City does not consider existing uses on these sites to impede housing development as these sites are all residentially zoned (R-1-6, R-1-7.5, and R-1-10) which permit single-family residences by-right. The three sites that are currently zoned light industrial also currently have agricultural uses. The City will implement Housing Plan Program 2 to complete the rezoning of the three industrial zoned sites to residential use (RM-2) ~~by the end of 2024~~ to ensure that they are available for the development of housing. Further discussion on rezone sites is provided in Section A4.6.6.

A4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified agricultural land with current or proposed residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for high potential for redevelopment with residential uses. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development.

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of these types of ~~recent~~ projects developed within the previous planning period ~~in the region that converted sites from operational agricultural uses to residential uses~~ are listed on Table A4-5. While none of these projects are located in Dinuba, one can assume that future redevelopment in the City will fall in line with regional trends.

~~There are 16~~Sixteen sites in the Dinuba Site Inventory ~~that have~~are currently utilized for ~~occupied with~~active ~~operational~~ agricultural ~~uses~~operations. These sites range in size from less than five acres to over 38 acres, with an average size of approximately 17 acres. The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. The largest site is approximately the same acreage as the recently developed Westbrook development in Los Banos. Five

of the sites are under 10 acres, similar to Village at Shannon Parkway Apartments in Visalia and Stocking Street in Dos Palos. Many of the sites border existing residential uses.

Table A4-5 Redevelopment Trends on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Tulare County				
Woodlake	Hillside Estates	28.5	75	2.2
Visalia	Village at Shannon Parkway Apartments	9.24	216	23.38
Merced County				
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28

Given the redevelopment trends on sites used for agricultural production, the City does not anticipate that existing operational agricultural uses will impede conversion from agricultural land to residential development on the sites included in the Site Inventory.

A4.5 Development Trends

As discussed in detail in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, five of the recently approved residential developments in the region are in Dinuba: Castlerock Subdivision, Montebella (will be annexed to Dinuba), Vineyard Estates, Sequoia Apartments, Sierra Village, and Merced Street. Sierra Village is an affordable multifamily housing complex, and the remaining five projects consist of units rented or sold at market rate. These six projects have an average density of approximately 14 units per acre with an average achieved density of 96 percent of the maximum density allowed by the zoning district, as shown in Table A4-6.

Table A4-6 Dinuba Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Castlerock Subdivision	71	15.44	4.49	R-1-6	7.26	112	63%
Montebella 2/3	121	29.15	4.20	R-1-6	7.26	209	58%
Vineyard Estates	63	10	6.30	R-1-6	7.26	72	87%
Sequoia Apartments	61	2.56	29.05	RM-1.5	29.04	74	82%
Sierra Village	108	5.50	19.64	RM-2	14.54	80	135%
Merced Street	10	0.46	21.74	RM-2	14.54	6	150%
Dinuba Average			**14.24**				**96%**
Regional Average			**16.18**				**99%**

A4.5.1 Realistic Development Capacity

Factors such as site-specific conditions, and development standards such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation.~~To create a realistic development assumption, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. Sites do not always develop to their full capacity potential due to factors such as site-specific conditions and development standards such as open space or parking requirements.~~ To determine a realistic development ~~achievement~~ capacity on the sites in the inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Dinuba, as shown in Table A4-2, achieved an average density of 96 percent of the maximum density allowed on the site based on the site's zoning and development standards. As discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the average density achieved for projects collectively in the region is 99 percent. Based on the local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or general plan designation.

The Site Inventory includes parcels in five residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- One-Family Residential (R-1-10): This district allows for single-family residential uses with one unit per 10,000 square feet of lot area, equal to a maximum residential density of 4.36 dwelling units per acre.
- One-Family Residential (R-1-7.5): This district allows for single-family residential uses with one unit per 7,500 square feet of lot area, equal to a maximum residential density of 5.8 dwelling units per acre.
- One-Family Residential (R-1-6): This district allows for single-family residential uses with one unit per 6,000 square feet of lot area, equal to a maximum residential density of 7.26 dwelling units per acre.
- Multifamily Residential (RM-3): This district allows for a variety of housing types with a maximum residential density of 14.54 units per acre.
- Multifamily Residential (RM-2): This district allows for a variety of housing types with a maximum residential density of 21.78 units per acre.

- Multifamily Residential (RM-1.5): This district allows for a variety of housing types with one unit per 1,500 square feet of lot area, equal to a maximum residential density of 29 dwelling units per acre.

Recent development trends show that when projects are unlikely to achieve the maximum zoned density allowed on a given parcel, it is likely due to market-driven factors such as preference for additional residential amenities. To address this constraint to developing at maximum density, the City will implement Housing Plan Program 6 to amend the Zoning Code to provide additional density bonuses under the criteria set forth by AB 1287.

Table A4-7 details the realistic capacity of available sites by zoning district.

Table A4-7 Realistic Capacity of Sites by Zoning District

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate Income- Units	Above Moderate-Income Units	Total Units
RM-2	12.94	21.78	16.34	~~171~~206	3	0	~~174~~209
RM-3	7.34	14.54	10.91	0	~~70~~78	0	7~~0~~8
R-1-6	75.74	7.26	5.45	0	0	421	421
R-1-7.5	138.36	5.80	4.35	0	0	599	599
R-1-10	81.93	4.36	3.27	0	0	264	264
Total	**316.31**			**~~171~~206**	**~~73~~81**	**1,284**	**~~1,528~~1,571**

A4.6 Large Sites for Lower-Income Units

The Site Inventory identifies two large sites (defined as sites that are larger than 10 acres) that are assumed to accommodate lower-income units. These large sites are 21.9 and 12.0 acres, respectively, and ~~assumed to~~could accommodate 438 and 240 housing units based on the minimum allowed density of 20 units per acre. Typically, development on large sites supports market-rate development, while the development of affordable units more often occurs on smaller parcels. Based on these trends, the City assumes that only a portion of these sites (10 acres or less) would be developed with units affordable to lower-income households, rather than the entire site. Rent-restricted affordable housing developments that use state and federal funds typically develop with no more than 150 units. Therefore, the City assumes that 150 units affordable to lower-income households would be developed on each of these large sites.

Table A4-8 shows the characteristics of the two large parcels that are suitable for lower-income units. Both sites would likely need to be subdivided into appropriately sized parcels (e.g., one to 10 acres) to accommodate residential projects that are the size of most subsidized (income-restricted) developments (e.g., 50 to 150 units). The City assumes that both sites will accommodate the development of a variety of housing types to support a mix of lower, moderate, and above moderate affordability levels due to the minimum density requirements (20 units per acre) and market trends. ~~For example, tThe Sequoia Apartments, which is an approved project listed in Table A4-2, will likely develop rental housing affordable to moderate-income households. The site of the Sequoia Apartments is zoned RM-1.5, the same zoning district as the sites listed in Table A4-8.~~

To encourage housing development on these sites, the City will annually meet with property owners and interested developers, as described in Housing Plan Program 2. The City will also support the production of affordable housing on these sites by providing technical assistance; expedited and streamlined

project application review; and potential fee waivers, reductions, or deferrals; as described in Housing Plan Program 8.

Table A4-8 Large Sites with Lower-Income Units

Address	APN	Zone	Acres	Existing Use	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
Road 74 & Avenue 408	017-020-015	RM-1.5	21.90	Agricultural/ open space	150	144	144	438
S Alta Ave & Avenue 408	017-020-059	RM-1.5	12.00	Agricultural/ open space	150	45	45	240

Development Trends on Large Sites

As discussed in Chapter 4, *Regional Housing Resources,* Tulare County and the broader San Joaquin Valley region have a strong trend of residential development on large sites. The capacity assumptions for lower-income units for the two large sites listed in Table A4-8 are consistent with, or more conservative than, the actual yield of recent developments on similar-sized sites in the region.

A list of recent developments on large sites in the San Joaquin Valley is shown in Table A4-9. Large sites in Merced County have generally been developed with market-rate units, but there have been deed-restricted projects developed on large sites in Tulare County and Fresno County. For ~~market-rate~~ projects ~~on large sites~~ included in Table A4-9, the sites range from 12 to 58 acres and the projects average 188 units. Projects with deed-restricted units have been developed on sites that range from 10 to 120 acres and average 291 units (with an average of 109 deed-restricted units).

A comparison of the two sites in Table A4-8 with similarly sized sites in Table A4-9 shows that the capacity assumptions for the two sites are realistic and achievable. The Ben Maddox-K property developed 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property developed 342 lower-income units on 11.4 acres (30 units per acre). These projects are similar to the type of development expected on portions of the identified sites in Dinuba, yet yielded significantly more deed-restricted units and a higher density than what is assumed by the Site Inventory for the two sites in Table A4-8. Additionally, the Parc Grove Commons project in Fresno County, which is on a 24-acre site (similar to the 21.9 acre-acre site in Dinuba), yielded 213 affordable units, more than the assumed 150 units of affordable housing identified in the Site Inventory.

Table A4-9 Recent Developments on Large Sites in San Joaquin Valley

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Merced County				
Bell Crossing	40.43	0	188	188
Nebela Drive	28.34	0	127	127
Sandstone Way	30.85	0	122	122
Manzanita	51.33	0	213	213
Sundance Village	21.63	0	97	97
The Villas	58.95	0	231	231
Westbrook	37.81	0	162	162
Stoneridge South	29.75	0	160	160
Average	**37.39**	**0**	**163**	**163**

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Tulare County				
The Ben Maddox-K	10.8	292	3	295
Lovers-Caldwell	11.4	342	4	346
Cambria	12.8	0	144	144
Hillside Estates	28.5	0	75	75
Average	**15.88**	**159**	**57**	**215**
Fresno County				
Fancher Creek Town Center	91.0	420	240	660
The Vineyards	38.9	158	0	158
West Creek Village	120.0	120	135	255
Parc Grove Commons	24.0	213	2	215
Campus Pointe	27.5	0	550	550
Avalon Commons	17.8	104	1	105
Average	**53.20**	**169**	**155**	**324**
Regional Average	**35.49**	**109**	**125**	**234**

~~A4.6~~A4.7 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table A4-10 and Table A4-11 and shown geographically on Figure A4-2.

The table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))
- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)[1]

[1] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf

~~A4.6.1~~A4.7.1 Downtown Dinuba

Downtown Dinuba is bounded by El Monte Way to the north, Vassar Avenue to the south, College Avenue/Dinuba High School to the east, and Alta Avenue to the west. This area primarily consists of commercial, office, and one-family and multifamily residential zones. Downtown Dinuba is in an Urban Unzoned Fire Hazard[2] and in an area of minimal flood hazard[3]. This neighborhood can accommodate three sites with an assumed capacity of ~~14~~ 11 lower-income units and ~~four~~ two moderate-income units. Downtown Dinuba is suitable for the development of lower- and moderate-income units due to its proximity to shopping, services, transit, employment, and Felix Delgado Park. All sites identified in this area are currently vacant. All sites are in areas with a TCAC designation of Areas of High Segregation and Poverty.

~~A4.6.2~~A4.7.2 Northeast Dinuba

Northeast Dinuba is bounded by city boundaries to the north and east, Alta Avenue to the west, and El Monte Way to the south. This area primarily consists of land designated as a one-family residential zone. Northeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Northeast Dinuba can accommodate eight sites with an assumed capacity of ~~129~~ 146 lower-income and 792 above moderate-income units. Based on community input, a residentially zoned portion of parcel 013-090-037 (shown as Site 5 in Figure A4-2) in northeast Dinuba has been included in the Site Inventory. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

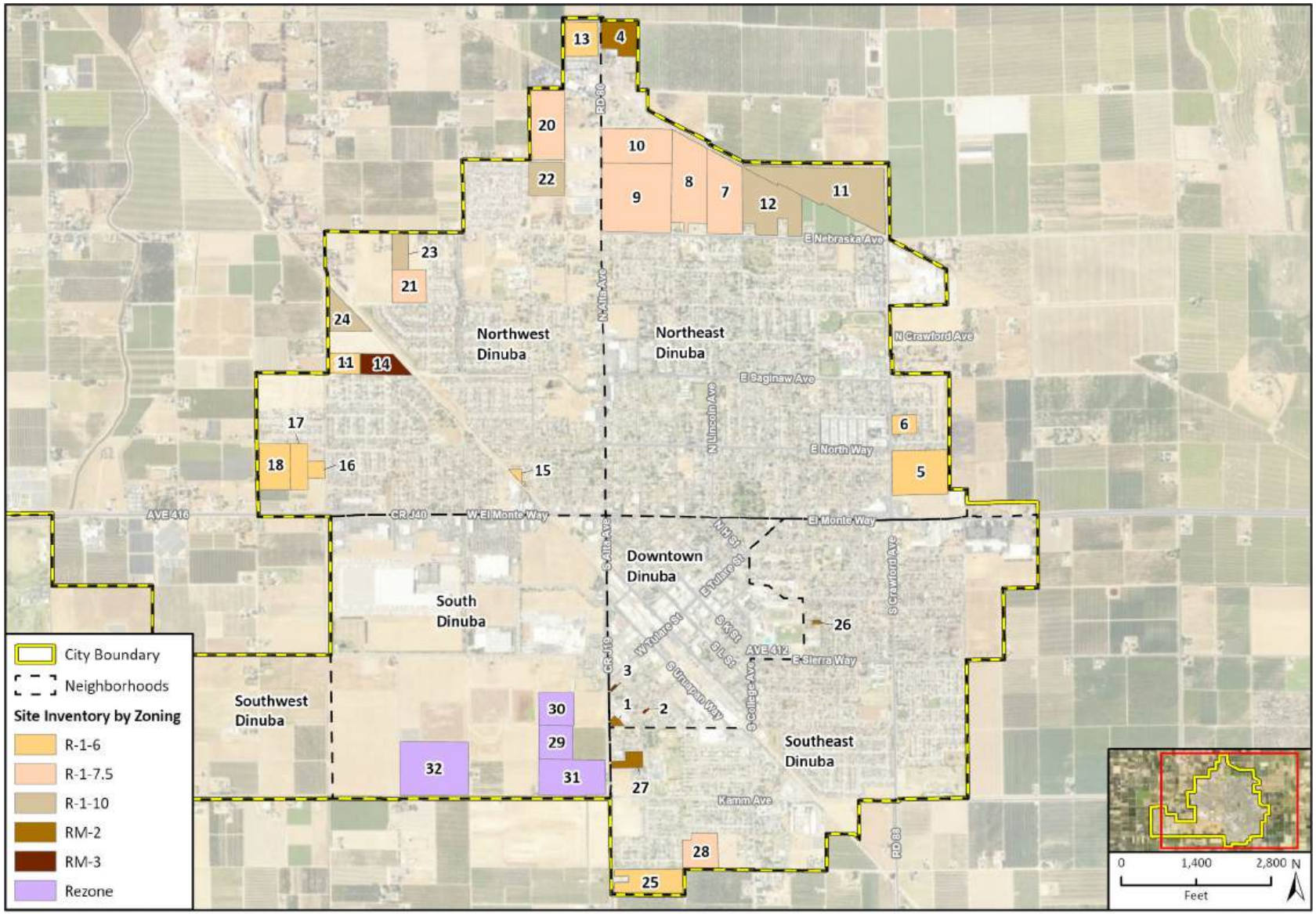
~~A4.6.3~~A4.7.3 Northwest Dinuba

Northwest Dinuba is bounded by city boundaries to the north and west, Alta Avenue to the east, and El Monte Way to the south. This neighborhood primarily consists of one-family residential zone and commercial space. Northwest Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development between Englehart Avenue and Road 70, residentially zoned portions of parcels 012-282-038, -035, and -036 (shown as Sites 16, 17, and 18 respectively in Figure A4-2) in Northwest Dinuba have been included in the Site Inventory. Northwest Dinuba can accommodate 12 sites with an assumed capacity of ~~66~~ 76 moderate-income units and 376 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

[2] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/

[3] The City has the Flood Hazard designation of "X". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Figure A4-2 Dinuba Site Inventory



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Additional data provided by County of Tulare, 2019.

Table A4-10 Dinuba Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Downtown Dinuba													
1	S Alta Ave	17173006	0.69	Residential - Medium High	RM-2	Vacant	0	21.78	~~14~~11	0	0	1~~4~~	High Segregation & Poverty
2	S P St & W Ventura St	17171009	0.16	Residential - Medium High	RM-3	Vacant	0	14.54	0	1~~2~~	0	1~~2~~	High Segregation & Poverty
3	126 Q St	17182016	0.18	Residential - Medium High	RM-3	Vacant	0	14.54	0	1~~2~~	0	1~~2~~	High Segregation & Poverty
Total									~~14~~11	~~4~~2	**0**	~~18~~13	
Northeast Dinuba													
4	Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	0	21.78	~~129~~146	0	0	~~129~~146	High Resource
5	1831 El Monte Way	13090037	26.55	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	144	144	High Resource
6	N Crawford Ave	13120001	2.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
7	E Nebraska Ave	13050038	21.61	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	94	94	High Resource
8	E Nebraska Ave	13050074	24.18	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	105	105	High Resource
9	E Nebraska Ave & N Alta Ave	13050012	35.00	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	152	152	High Resource
10	N Alta Ave	13050013	19.68	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
11	Ave 424	13050064	38.22	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	124	124	High Resource
12	Ave 424	13050071	23.21	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	75	75	High Resource
Total									~~129~~146	**0**	**792**	~~921~~938	

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Northwest Dinuba													
13	42975 Rd 80	13140001	8.88	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	48	48	High Resource
14	42032 Rd 72	14013008	7.00	Residential - Medium High	RM-3	Vacant	0	14.54	0	~~6~~76	0	~~6~~76	High Resource
15	N Euclid Ave & W Adelaide Way	14045031	0.89	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	4	4	High Resource
16	W El Monte Way	12282038	2.51	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
17	7116 Ave 416	12282035	6.10	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	33	33	High Resource
18	7076 Ave 416	12282036	11.65	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	63	63	High Resource
19	42032 Rd 72	14013008	5.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	29	29	High Resource
20	Ave 426	13020009	19.72	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
21	Rosemary Ave	14013003	8.50	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	36	36	High Resource
22	Ave 426	13020022	9.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	29	29	High Resource
23	Ave 424	14013003	4.50	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	14	14	High Resource
24	Englehart Ave	14013004	7.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	22	22	High Resource
Total									**0**	**~~76~~6**	**376**	**~~442~~452**	
Southeast Dinuba													
25	Alta Ave & Penny Ln	30120097	13.66	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	74	74	High Resource
26	S Short Ave	18052014	0.24	Residential - Medium High	RM-2	Vacant	0	21.78	0	3	0	3	High Segregation & Poverty
27	Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	0	21.78	~~28~~49	0	0	~~28~~49	High Segregation & Poverty

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
28	Grace Ln	30120089	9.67	Residential - Medium Low	R-1-7.5	Vacant	0	5.8	0	0	42	42	High Resource
Total									~~28~~49	**3**	**116**	~~147~~168	
South Dinuba													
29	S Alta Ave	170200~~5~~47~~8~~	~~8.67~~9.16	Residential-Medium High*	RM-1.5*	Vacant	20	~~24~~29	~~114~~150	~~2~~38	0	152	High Resource
30	S Alta Ave	173200013	~~7.64~~9.47	Residential-Medium High*	RM-1.5*	Agriculture	20	~~29~~24	~~129~~150	~~2~~344	0	173	High Resource
31	S Alta Ave & Avenue 408	17020059	12.00	Residential-Medium High*	RM-1.5*	Agriculture	20	~~29~~24	150~~200~~	~~40~~45	45~~0~~	~~240~~240	High Resource
32	Road 74 & Avenue 408	17020015	21.90	Residential-Medium High*	RM-1.5*	Agriculture	20	~~29~~24	150~~200~~	144~~238~~	144~~0~~	438~~438~~	High Resource
Total									~~643~~600	~~360~~214	~~0~~189	**1,003**	
Dinuba Total									~~814~~806	~~367~~295	~~908~~1,473	**2,~~089~~574**	

* Rezone sites list the proposed land use and zoning designations

~~A4.6.4~~A4.7.4 Southeast Dinuba

Southeast Dinuba is bounded by city boundaries to the south and east, El Monte Way to the north, and Alta Avenue and Downtown Dinuba to the west. This neighborhood primarily consists of resource conservation and one-family residential. Southeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Southeast Dinuba can accommodate four sites with an assumed capacity of ~~28~~ 49 lower-income units, three moderate-income units, and 116 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites identified for the development of lower income units are in areas with a TCAC designation of High Resource or Areas of High Segregation and Poverty, but are located near shopping and employment in Downtown, Dinuba High School, and Felix Delgado Park.

Dinuba is preparing a revitalization plan for the entire southeast part of the community, including Downtown and Southeast Dinuba, called the South El Monte Revitalization Plan. This study is intended to guide and inform future initiatives that could enhance community and economic development, as well as accommodate future growth.

Key analyses related to the study encompass community beautification and landscaping, public facilities such as sidewalks, parks, and streets, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention alongside public safety considerations. The result will be a series of goals and action programs to make meaningful changes in this part of the city and the study will serve to leverage funds to make those changes. The study is planned to be completed by July 2024. These changes will work to address fair housing issues in Downtown and Southeast Dinuba by implementing revitalization strategies that will increase access to opportunities for residents in these neighborhoods. Housing Plan Program 13 commits the City to complete the South El Monte Revitalization Plan and implement programmed improvements.

~~A4.6.5~~A4.7.5 South Dinuba

South Dinuba is bounded by city boundaries to the south, El Monte Way to the north, and Alta Avenue to the east, and Road 72 to the west. This neighborhood primarily consists of industrial and commercial zones. South Dinuba is in a Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. South Dinuba can accommodate four sites with an assumed capacity of ~~643~~ 600 lower-income units, ~~360~~ 214 moderate-income units, and ~~908~~ 189 above moderate-income units. All sites identified in this area are to be rezoned from industrial to high density residential; the sites are currently vacant or used for agricultural uses. The properties surrounding the identified sites will also be rezoned to allow future residential development and a new high school. All sites are in areas with a TCAC designation of High Resource.

~~A4.6.6~~A4.7.6 Rezone Sites

To accommodate a shortfall of capacity, the City is obligated to rezone land suitable to facilitate the development of the listed rezone sites. The City anticipates beginning the rezone process with outreach and public hearings for all properties identified in the Site Inventory in spring 2024, continuing through fall 2024 with adoption by December 31, 2024.

The Site Inventory includes four sites in South Dinuba that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass approximately ~~50~~ 52 acres and can accommodate an ~~total of~~ estimated ~~643~~600 low-income units, ~~and 360~~ 214 moderate-income units,

and 189 above -moderate--income units. All sites are in South Dinuba, as seen in Figure A4-2. Table A4-11 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table A4-11 Realistic Capacity of Rezoned Sites

Map ID	Proposed Zoning District	APN	Acres	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
South Dinuba									
29	RM-1.52	170200584 7	8.679.16	2429	16.3420	150114	238	0	152
30	RM-1.52	17320003 1	7.649.47	2924	2016.34	150129	2344	0	173
31	RM-1.52	17020059	12.00	2924	2016.34	150200	4540	450	240
32	RM-1.52	17020015	21.90	2924	2016.34	150200	144238	1440	438
Total			**50.2152.53**			**643600**	**321460**	**1890**	**1,0031,003**

A4.6.7A4.7.7 Sites Uused in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households, to be allowed by-right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). A total of tTwo sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table A4-12. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table A4-12 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	129146
Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	2849
Total		**12.01**				**157195**

A4.6.8A4.7.8 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 814 806 lower-income units, 367 295 moderate-income units, and 908 1,473 above moderate-income units on 32 sites. In accordance with California Department of Housing and Community Development's default density and size requirements, no sites smaller than 0.5-acres in size are used to accommodate lower-income housing.

Of the identified sites, 16 are vacant while the remaining 16 are located on land currently used for agriculture. All sites, except for those in South Dinuba, are located in a residential zone and would not require rezoning to allow for housing development. Since the land is currently zoned for residential uses, the existing agricultural uses are not subject to the Williamson Act. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development.

The Site Inventory includes a surplus of 1819 lower-income units, giving the City a 30 29 percent buffer for this income category above the RHNA requirement. The summary of the residential Site Inventory is presented in Table A4-13.

Table A4-13 Adequacy of Residential Site Inventory

	Lower-Income	Moderate-Income	Above Moderate-Income	Total
RHNA Allocation	**625**	**268**	**695**	**1,588**
Planned and Approved Units	0	300	286316	316
ADUs Anticipated	0	0	8	8
Remaining RHNA	**625**	**238268**	**401371**	**1,264**
Downtown Dinuba	1114	42	0	1318
Northeast Dinuba	146129	0	792	938921
Northwest Dinuba	0	766	376	452442
Southeast Dinuba	4928	3	116	168147
Rezone Sites	600643	321460	1890	1,0031,003
Total Units on Sites	**806814**	**295433**	**1,4731,284**	**2,5742,531**
Total Unit Surplus	**181189**	**527195**	**1,072102883**	**1,3101,267**
Percent Buffer over RHNA	**29%30%**	**2410%82%**	**2697%220%**	**104%100%**

A4.7A4.8 Availability of Infrastructure and Services

The City's Public Works Department Division ensures the continued maintenance and improvement of the city's infrastructure. This includes all public utilities such as streets, utilities, transit, sewer, and disposal services. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this housing element. The City Public Works Department has confirmed all sites identified in the inventory have existing and available infrastructure that can support residential development. Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department Division, pursuant to Government Code Section 65589.7 (Program 11).

A4.7.1A4.8.1 Wastewater System

Dinuba operates a wastewater reclamation facility (WWRF) that received and treated 746 million gallons (MG) of effluent wastewater in 2020. There are eleven active ponds, which have an approximate volume of 22 million gallons, and one emergency pond. Currently, the WWRF has sufficient capacity to meet the City's needs through 2030. Expansion of treatment capacity of the WWRF through replacement of obsolete equipment with modern equipment is planned to improve wastewater treatment and serve anticipated growth through 2030.

A4.7.2A4.8.2 Potable Water System

The Public Water System is a retail water supplier managed and operated by the City. The primary source of supply for the Public Water System is groundwater from City-owned wells. The City currently operates eight drinking water wells that are located throughout the public water system service area.

The City Engineer has confirmed that the City has sufficient water to accommodate the City's RHNA for the 6th housing cycle (2023-2031).

Water demands are anticipated to increase in proportion to population growth. Water demands in the Public Water System service area are projected to total approximately 2,427 MG annually in 2040. The City is in the process of performing studies to update its General Plan to accommodate anticipated residential, commercial, and industrial growth to the west and southwest of the current urban area. The water demand of these additional areas is anticipated to be met by constructing additional public water supply wells. Well 21, the latest well, is scheduled for construction in 2024.

~~A4.7.3~~A4.8.3 Storm Water and Drainage

Dinuba captures stormwater generated within the city and discharges storm flows into City or privately owned and maintained detention or retention basins. Excess storm flows are pumped into irrigation canals. The City maintains a 28-acre dedicated groundwater recharge basin constructed to help reduce flooding as well as promote groundwater recharge. Smaller basins cover an extra 29.5 acres. The city's stormwater basins serve approximately 1,900 acres of developed land. The stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~A4.7.4~~A4.8.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Dinuba, each dry utility has one provider: Pacific Gas and Electric (PG&E) provides natural gas and electricity services, and American Telephone and Telegraph (AT&T) provides telecom services. The City does not anticipate any constraints with connecting utilities to future residential development sites during the planning period.

~~A4.8~~A4.9 Environmental Considerations

As noted in Chapter A3, *Housing Constraints*, environmental constraints to housing development in Dinuba include risks associated with earthquakes and flooding. The sites identified in the Site Inventory are all located outside of identified flood zones and compliance with state building codes will reduce potential hazards from earthquakes.

There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays and airport or military compatibility that could impact housing development on identified sites in the planning period. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

~~A4.9~~A4.10 Opportunities for Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City has programs to encourage construction of energy efficient housing, water and energy conservation, and energy-reducing efforts, such as weatherization of existing homes. Additionally, other elements of the City's General Plan include policies to encourage mixed use and infill development, increased density, dedication of open space, alternative transportation including walking and bicycling, use of shade trees and other plantings, placement of structures with respect to solar access, and other means to improve air quality and promote energy savings. The City provides information at the

Development and Engineering Services Department and on the City's website to support programs that promote residential energy conservation for both new construction and existing residences in Dinuba.

The City provides builders interested in construction of affordable housing with a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by the California Energy Commission's New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the "housing burden" (rent plus utility costs), that cannot exceed 30 percent of each renter's income. This allows developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.

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A5 Affirmatively Furthering Fair Housing Analysis

A5.1 Introduction

This section of the Housing Element analyzes issues relating to fair housing for the City of Dinuba. This analysis is based on the directives from State Assembly Bill (AB) 686. Background information on Assembly Bill 686, countywide fair housing services, data sources, and analysis of the regional Affirmatively Furthering Fair Housing (AFFH) issues are included in Chapter5, *Regional Affirmatively Furthering Fair Housing Analysis*.

A5.2 Methodology

This local AFFH analysis evaluates fair housing issues on the following topics:

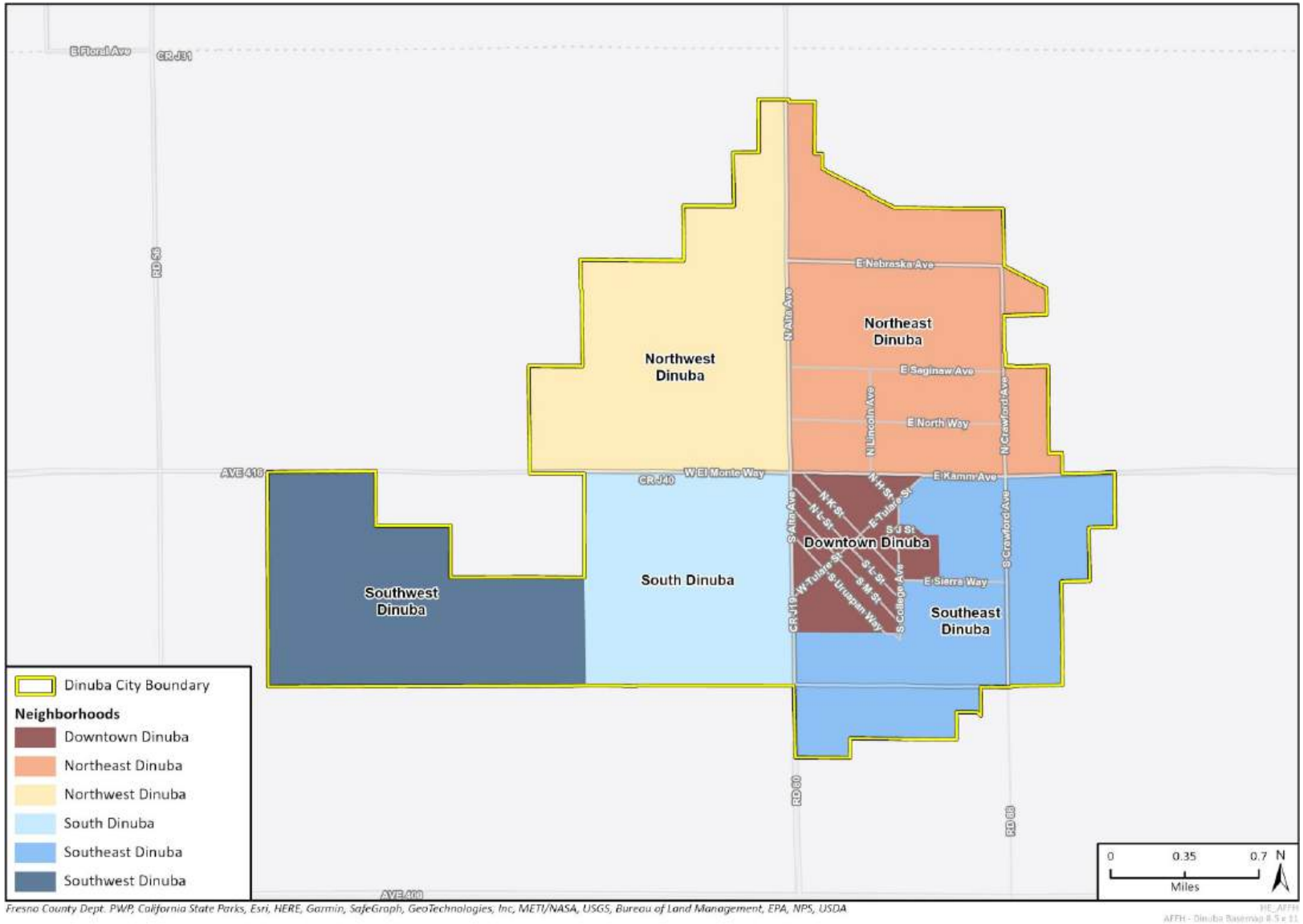
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors
- Analysis of Housing Site Inventory using AFFH Indicators

This analysis identifies patterns and trends at the local scale. Where appropriate, the analysis refers to the regional AFFH analysis provided in *Regional Affirmatively Furthering Fair Housing Analysis*, which analyzes patterns and trends at the county and Tulare County/Kings County/Fresno County tri-county areas.

For the purposes of this analysis, the city is divided into six neighborhoods: Northeast Dinuba, Northwest Dinuba, Downtown Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba (Figure A5-1). These neighborhoods were based on the City's planning documents, including the General Plan, as well as local knowledge from City staff. Most of the geographic analysis of fair housing issues in Dinuba is based on the California Department of Housing and Community Development (HCD) AFFH Data Viewer described in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The AFFH Data Viewer relies on information provided by the Census and other data sources at the census tract and block group level. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment,* due to the availability of data at the time of drafting.

For reference, South and Southwest Dinuba have relatively limited residential uses compared to other areas of the city. South Dinuba mostly consists of land zoned for light industrial uses with minimal amounts of residential and commercial zoning. Several of the largest employers in Dinuba, such as Wal-Mart, the Best Buy Distribution Center, and Ruiz Foods, Inc., are located in this neighborhood. Currently, a large portion of the area zoned light industrial is used for agricultural purposes. Southwest Dinuba is mostly zoned Resource Conservation with small areas zoned for single-family residential use.

Figure A5-1 Dinuba Neighborhoods



Land uses in Southwest Dinuba primarily consist of the Ridge Creek Golf Club and agricultural uses. The only residential uses in Southwest Dinuba are the Ridge Creek Estates which are semi-custom, single-family homes that were constructed in 2020. In addition, several census tracts overlap with unincorporated parts of the county or encompass portions of multiple neighborhoods within Dinuba. Therefore, the data shown for these areas may not accurately portray the demographics for residents of those areas.

There are five census tracts that overlap the city, some of which contain large areas within the unincorporated part of the county. However, City staff confirmed that data presented by the HCD AFFH Data Viewer accurately reflects housing trends in Dinuba.

A5.2.1 Summary of AFFH Analysis Findings

Compared to other cities in Tulare County, Dinuba has greater racial/ethnic diversity, higher poverty rates, and a higher percentage of low- and moderate-income residents. Dinuba is similar to nearby cities in southern Fresno County. The entire city of Dinuba is predominantly Hispanic/Latino, with approximately 88 percent of the population identifying as Hispanic/Latino. Cost burden (spending more than 30 percent of household income on housing costs) among renters is high throughout the city. Similar to other cities in Tulare and Fresno County, Dinuba has a high pollution burden, primarily from ozone, particulate matter, and pesticide use.

Below is a summary of AFFH findings by neighborhood in Dinuba.

Northeast/ Northwest Dinuba

- Primarily low density residential with limited commercial, office, and industrial uses
- High percentage of non-white residents and high poverty rate
- Higher median household income, lower percentage of LMI residents
- High percentage of overcrowding (Northeast Dinuba)
- Moderate and high resource areas

Downtown/ Southeast Dinuba

- Mix of commcercial and low, medium, and high density residential uses
- Older housing units
- Highest percentage of non-white residents, LMI residents, residents below the poverty line, and residents with a disability
- High percentage of homeowners experiencing overpayment and overcrowding
- Low-income residents at risk of displacement
- Areas of high segregation and poverty and moderate resource areas

South Dinuba

- Mostly industrial and agricultural uses with limited residential and commercial uses
- High percentage of non-white residents and LMI populations
- High rates of overcrowding
- Moderate resource areas

Southwest Dinuba

- Mostly agricultural/vacant land with limited residential uses consisting entirely of newer housing units
- Mostly agricultural uses and the Ridge Creek Golf Course
- Lowest percentage of non-white residents
- Higher percentage of LMI residents
- Lower rates of overcrowding
- High percentage of renters and homeowners experiencing overpayment
- Moderate resource areas

A5.2.2 Data Sources

To conduct this analysis, the City utilized data from a variety of sources discussed in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The analysis includes a discussion of historic land use and segregation patterns and input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment*, based on HCD recommended data sources for AFFH analyses and the availability of data at the time of drafting.

Dinuba City staff were also interviewed on all topics as part of the preparation of this AFFH Analysis in December 2024. Self-Help Enterprises was also consulted on fair housing issues in Dinuba.

A5.2.3 Fair Housing Resources

Enforcement and Outreach Capacity

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the Housing Authority of Tulare County (HATC) to ensure compliance with fair housing laws and to address complaints.

Compliance with Existing State and Federal Fair Housing Laws

The fair housing assessment should include a description of state and local fair housing laws and how the City complies with those laws. These laws include the following:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964.** The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973.** See Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's Human Resources Department. See https://www.dinuba.org/departments/human-resources
- **American Disabilities Act (ADA).** The City complies with the ADA through building permit review and issuance and as described in this Housing Element.
- **California Fair Employment and Housing Act (FEHA) Regulations.** The City complies with FEHA and its regulations through established City protocols decision making, legal counsel, and advisement.
- **Government Code Section 65008.** The City Zoning Code is written to ensure that the City's actions regarding the development of housing for very low-, low-, moderate-, and middle-income persons and households or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.).
- **Government Code Section 8899.50.** Chapter A5, *Affirmatively Furthering Fair Housing Analysis*, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

- **Government Code Section 11135 et seq.** The City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.
- **Density Bonus Law (Gov. Code, Section 65915.).** The City will update its density bonus ordinance to comply with the new provisions as part of the updates to the Zoning Ordinance (Housing Plan Programs 6 and 8).
- **Housing Accountability Act (Gov. Code, Section 65589.5.).** The City has documented compliance with the Housing Accountability Act as described in Chapter A3, *Housing Constraints Analysis*.
- **No-Net-Loss Law (Gov. Code, Section 65863).** The City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net loss via required annual reporting to HCD.
- **Least Cost Zoning Law (Gov. Code, Section 65913.1).** Housing Plan Program 2 ensures that sufficient land is zoned with appropriate standards to accommodate the City's RHNA.
- **Excessive subdivision standards (Gov. Code, Section 65913.2.).** The City's subdivision standards are typical or not excessive and in compliance with the Government Code.
- **Limits on growth controls (Gov. Code, Section 65302.8.).** The City complies as the City does not maintain any restrictions on the number or timing of housing development. The City's General Plan does establish the Urban Development Boundary; however, the boundary extends beyond the city limits and Sphere of Influence and does not limit housing development within the city.
- **Housing Element Law (Gov. Code, Section 65583, esp. subds. (c)(5), (c)(10).).** This Housing Element documents compliance with state Housing Element Law.

The City of Dinuba ensures compliance with these laws through the City's daily operations, with any complaints referred to the City Attorney and/or the City Manager for investigation and action, as appropriate. The City has not faced any lawsuits, enforcement actions, or settlements related to fair housing or civil rights. Further analysis of the City's compliance with fair housing laws is also provided in Chapter A3, *Housing Constraints Analysis*, of this Housing Element.

A5.2.4 Ability to Address Complaints

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to FHCCC, the Tulare County Housing Authority, and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. Fair housing complaints are also reported to the United States Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO). Based on data provided by HUD, three FHEO inquiries were reported in Dinuba between 2013 and 2021. These inquiries are not considered official cases, and no data is known about them.

The City provides fair housing brochures and posts resources on the City's website.

A5.2.5 Segregation and Integration Patterns and Trends

Race and Ethnicity

Dinuba is more racially and ethnically diverse than Tulare County and the Tulare County/Fresno County/Kings County tri-county area. The percent of Hispanic/Latino residents is significantly higher in Dinuba (88 percent) than the county (66 percent) and tri-county area (58 percent). Throughout most areas of the city, between 61 and 80 percent of residents identify as non-white (Figure A5-2). Southwest Dinuba has the lowest percentage of non-white residents, approximately 57 percent.

Over the past decade, racial/ethnic diversity increased in Dinuba (Table A5-1). The percent of city residents that identified as white decreased by 14 percent between 2011 and 2021, and Asian American/Pacific Islander decreased by one percent. The percent of Hispanic/Latino residents increased by two percent and those who identified as "other or multiple races" increased by 14 percent. The percent of Black/African American residents and Native American/Alaskan Native residents remained the same, at less than one percent.

Table A5-1 Population by Racial Group (City of Dinuba)

Race	Percent of Population	
	2011	2021
Hispanic/Latino (of any race)	85.8%	88.2%
Not Hispanic/Latino		
White	11.5%	9.7%
Native American/Native Alaskan	0.2%	0.5%
Black/African American	0.0%	0.4%
Asian/Pacific Islander	1.9%	0.1%
Other or Multiple Races	0.5%	0.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2007-2011, 2017-2021), Table DP05.

The HCD AFFH Data Viewer identifies the degree to which areas have a predominant racial/ethnic majority. The predominant racial/ethnic group in each census tract is that with the largest population. The entire city is predominantly Hispanic/Latino. However, Southwest Dinuba has the lowest percentage of Hispanic/Latino residents compared to the rest of the city (Figure A5-3).

According to Othering and Belonging Institute (OBI) racial segregation/integration data, most of Dinuba has a low-medium level of segregation (neither highly segregated nor integrated) (Figure A5-4). Downtown Dinuba and part of Southeast Dinuba has high people-of-color (POC) segregation (larger POC population than the surrounding areas).

Based on local knowledge, the Dinuba Core area (Downtown, east, and south areas) ~~tend to be~~are older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. North Dinuba households tend to have higher incomes. This area also tends to have larger white populations.

Dinuba has a significantly larger non-white population than Tulare County and the tri-county area. The percentage of residents that identify as Hispanic/Latino are as follows:

- Dinuba: 86%
- Tulare County: 66%
- Tri-County Area: 58%

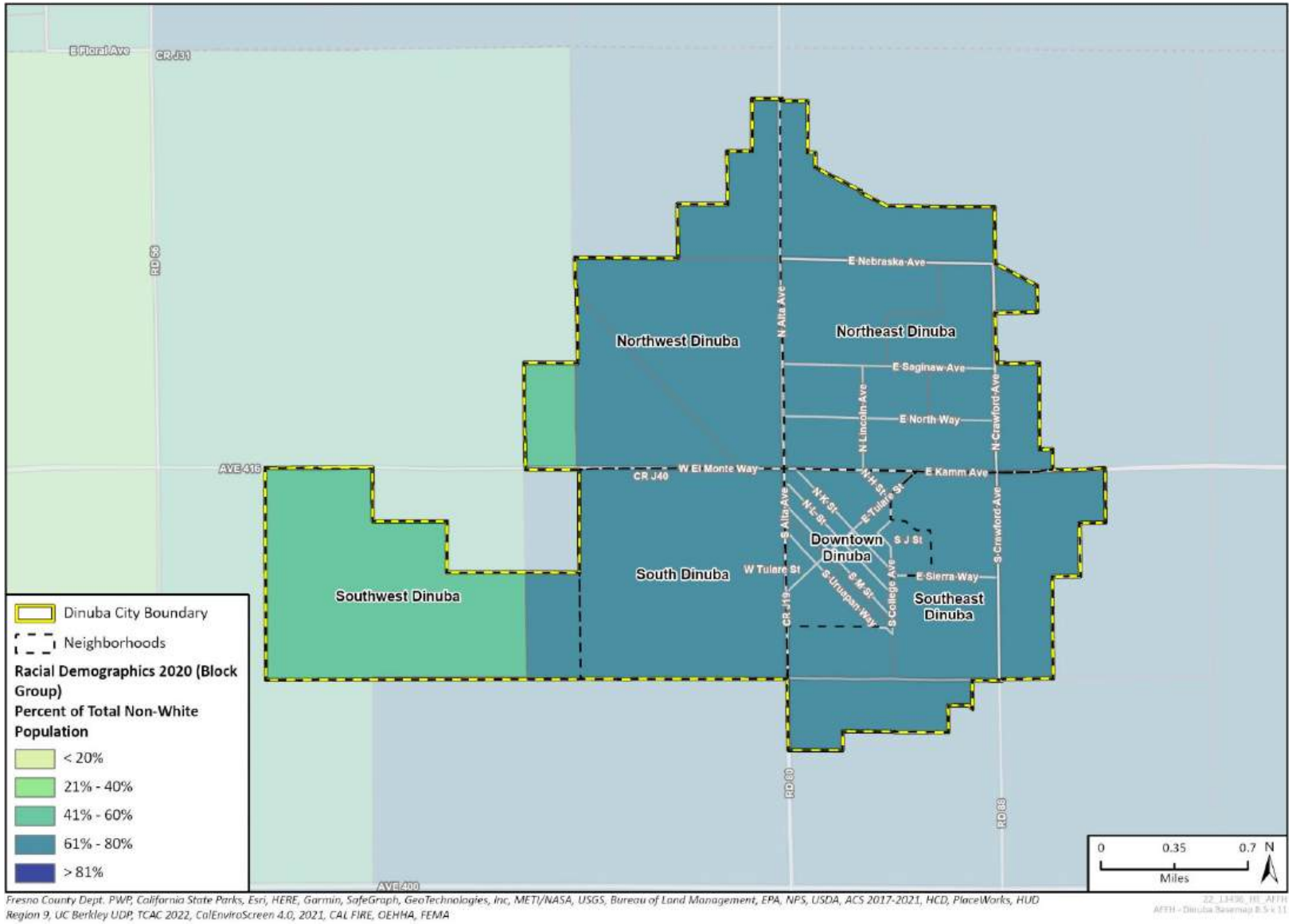
Persons with Disabilities

As referenced in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the total population in Dinuba (equal to 2,009 residents) reported living with one or more disabilities. This is less than the overall percentage of residents living with a disability in Tulare County (12 percent) and tri-county area (12 percent). The most common disability in the city is ambulatory difficulty, defined as having serious difficulty walking or climbing stairs, followed by independent living difficulty and cognitive difficulty (Figure A5-5). Disabilities are most prevalent among senior residents. Approximately 37 percent of residents aged 65 and over have a disability. In addition, Black/African American and non-Hispanic/Latino white residents reported the highest rates of disability by racial/ethnic group, at 23 percent and 18 percent, respectively.

Less than 10 percent of the population has a disability in Northwest Dinuba, Northeast Dinuba, and South Dinuba (Figure A5-7). A slightly higher percentage of residents in Downtown, Southeast, and Southwest Dinuba have a disability (11 to 12 percent).

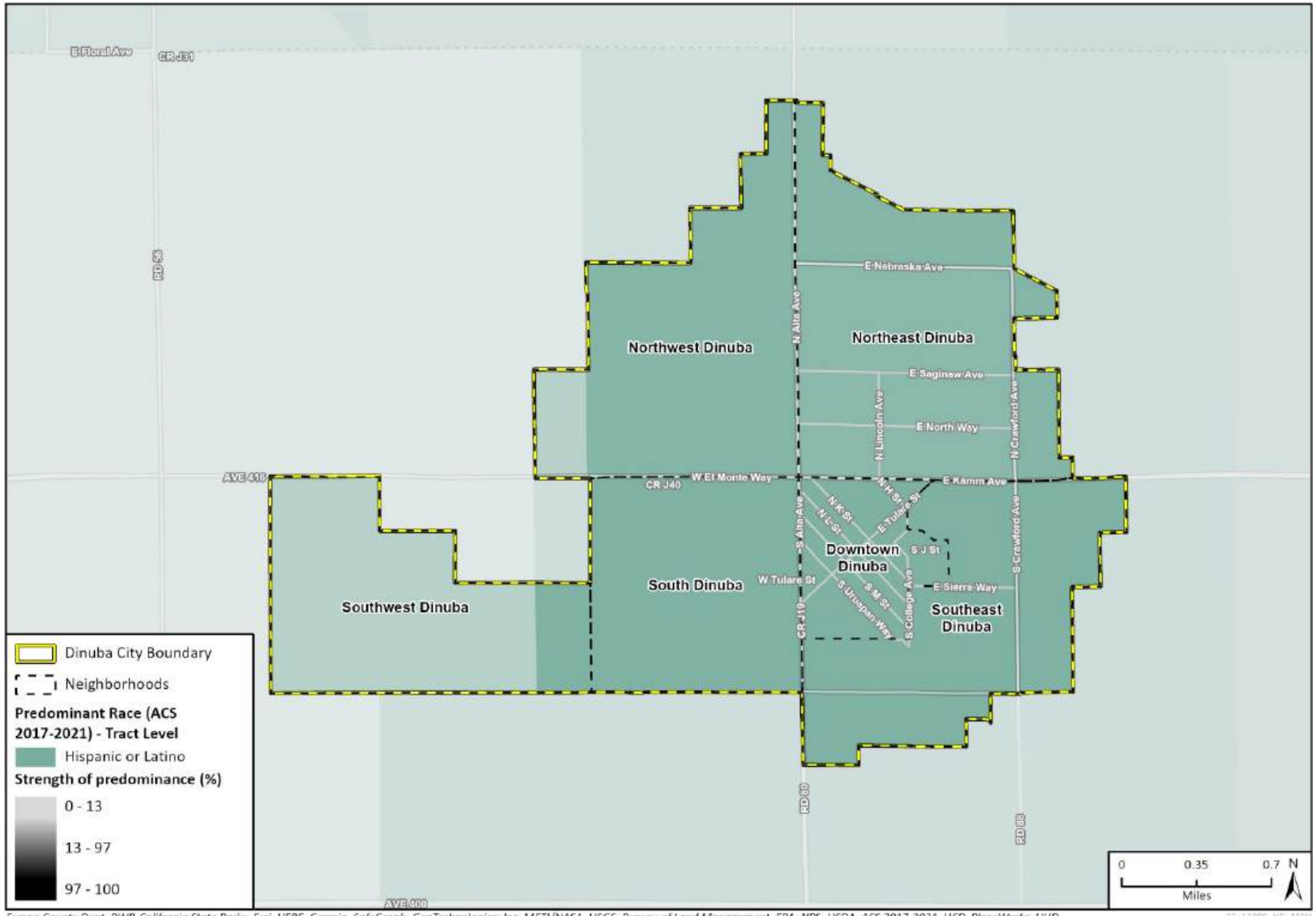
Adult residential facilities and residential elderly care facilities are shown in Figure A5-6. There are two adult residential facilities and one residential elderly care facility in Dinuba, both in the northern city area. Given the size and population of Dinuba, these facilities are generally considered sufficient to serve Dinuba residents but additional facilities, particularly in the southern neighborhoods, may benefit the community. However, location and type of facility is dependent on land availability and service provider interest.

Figure A5-2 Percent of Total Non-White Population (City of Dinuba)



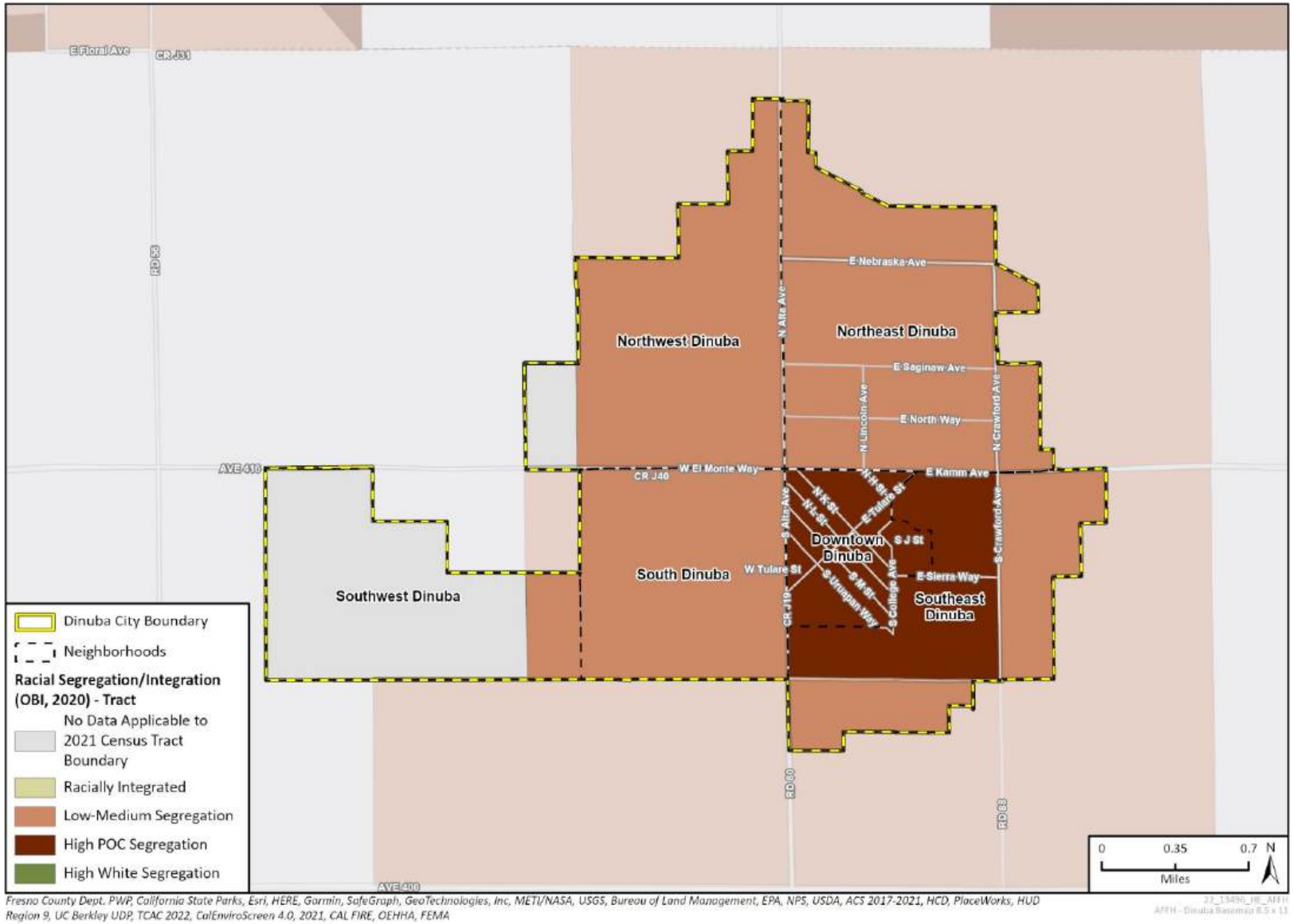
Source: AFFH Data Viewer, 2023.

Figure A5-3 Predominant Populations (City of Dinuba)



Source: AFFH Data Viewer, 2023.

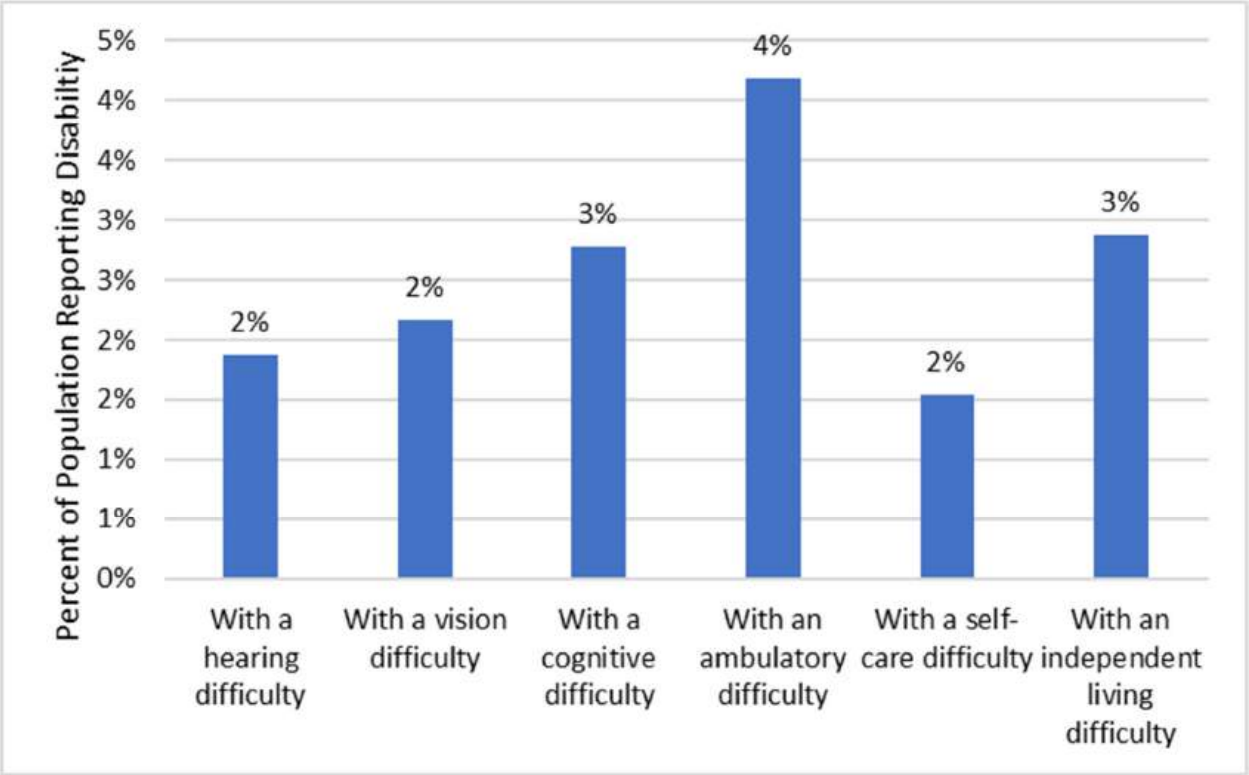
Figure A5-4 Racial Segregation and Integration (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

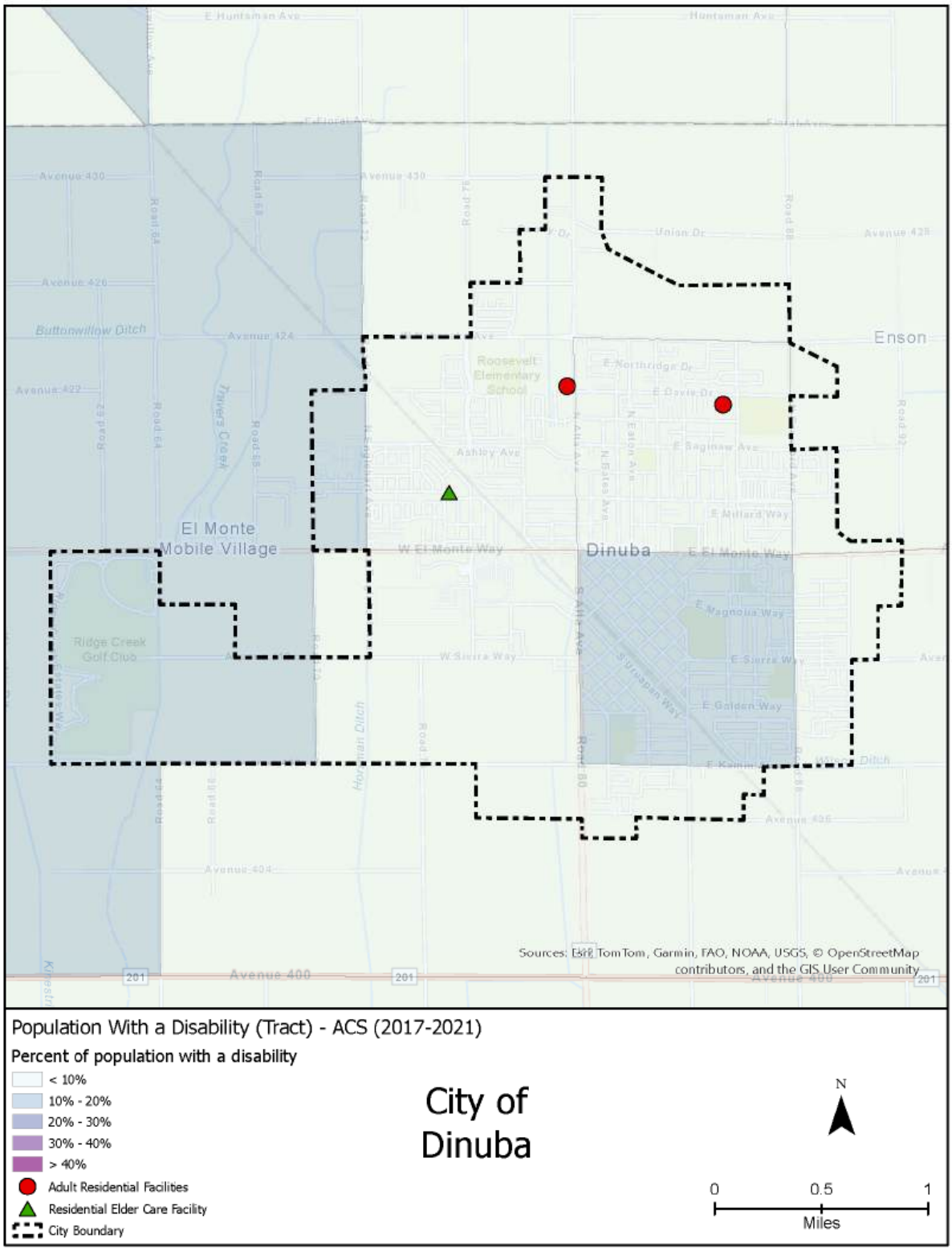
Figure A5-5 Disability by Type (City of Dinuba)



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

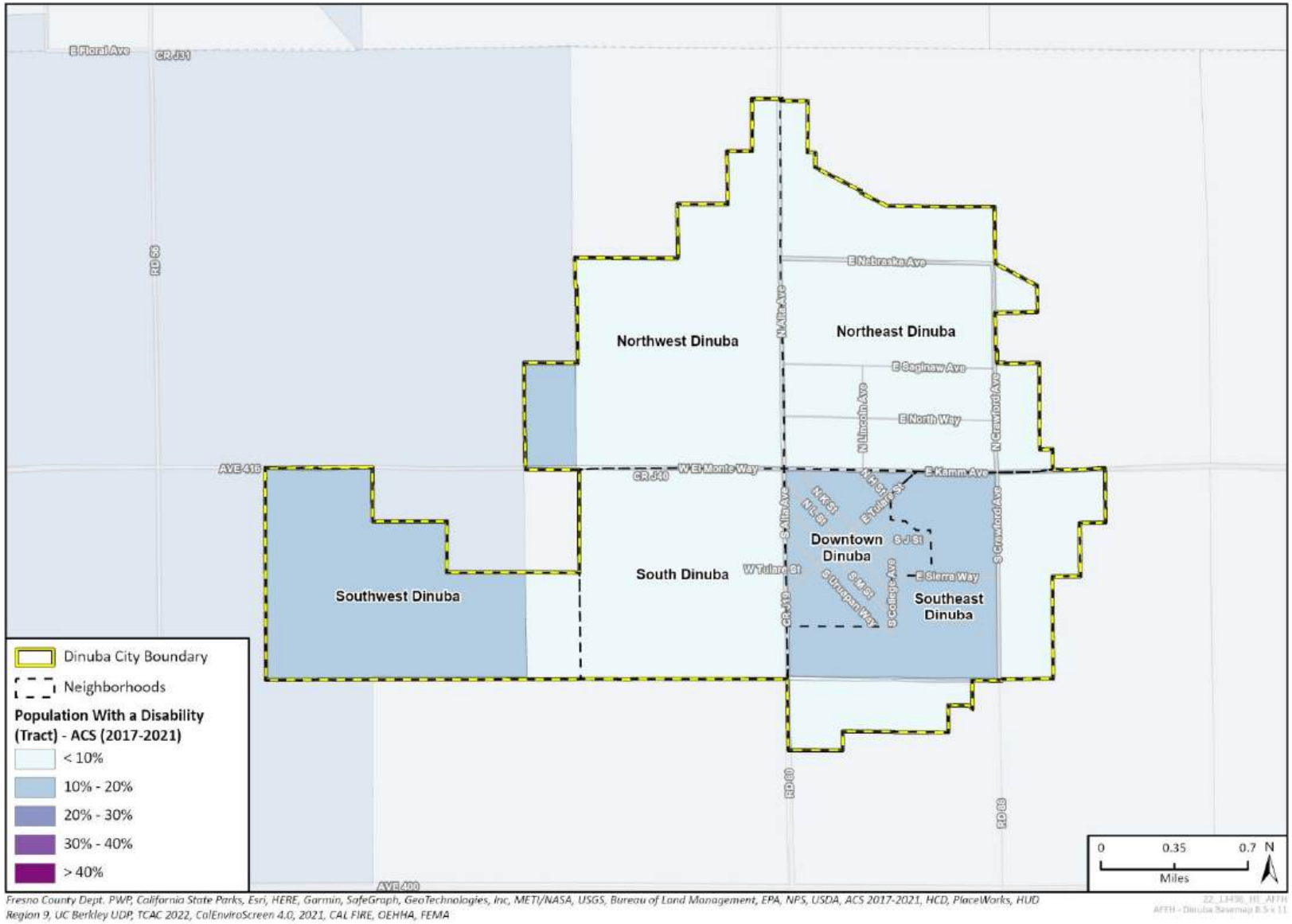
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

Figure A5-6 Percent of Population with a Disability and Residential Care Facilities (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Figure A5-7 Percent of Population with a Disability (City of Dinuba)



Source: AFFH Data Viewer, 2023.

Familial Status

As described in Chapter A2, *Housing Needs Assessment*, familial status refers to the presence of children under the age of 18 and the martial status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location. These actions are potentially discriminatory. Single-parent households are protected by fair housing law.

Household composition in Dinuba is similar to that of the county. As of 2021, households with children present comprised approximately 46 percent (2,876 households) of the total households in the city. Married-couple families with children comprised the largest share of households with children (50 percent), followed by female, single-parent households (41 percent). Male, single-parent households comprised nine percent of all households with children. Single-parent, female-headed households are more likely to rent than own, comprising approximately 29 percent of renter-occupied households but only 10 percent of owner-occupied households (Table A5-2).

Table A5-2 Tenure by Household Type and Presence of Children (City of Dinuba)

Household Type	Residing in Owner-Occupied Household	Percent of Total Owner-Occupied Households	Residing in Renter-Occupied Household	Percent of Total Renter-Occupied Households	Percent of Households with Children
Married Couple Family, with Children Present	835	24.0%	611	22.2%	50.3%
Single-Parent, Male Householder, no Spouse Present	139	4.0%	119	4.3%	9.0%
Single Parent, Female Householder, No Spouse Present	361	10.4%	811	29.4%	40.8%
Total Households with Children Present	1,335	38.4%	1,541	56.0%	
Total Households	3,473		2,754		

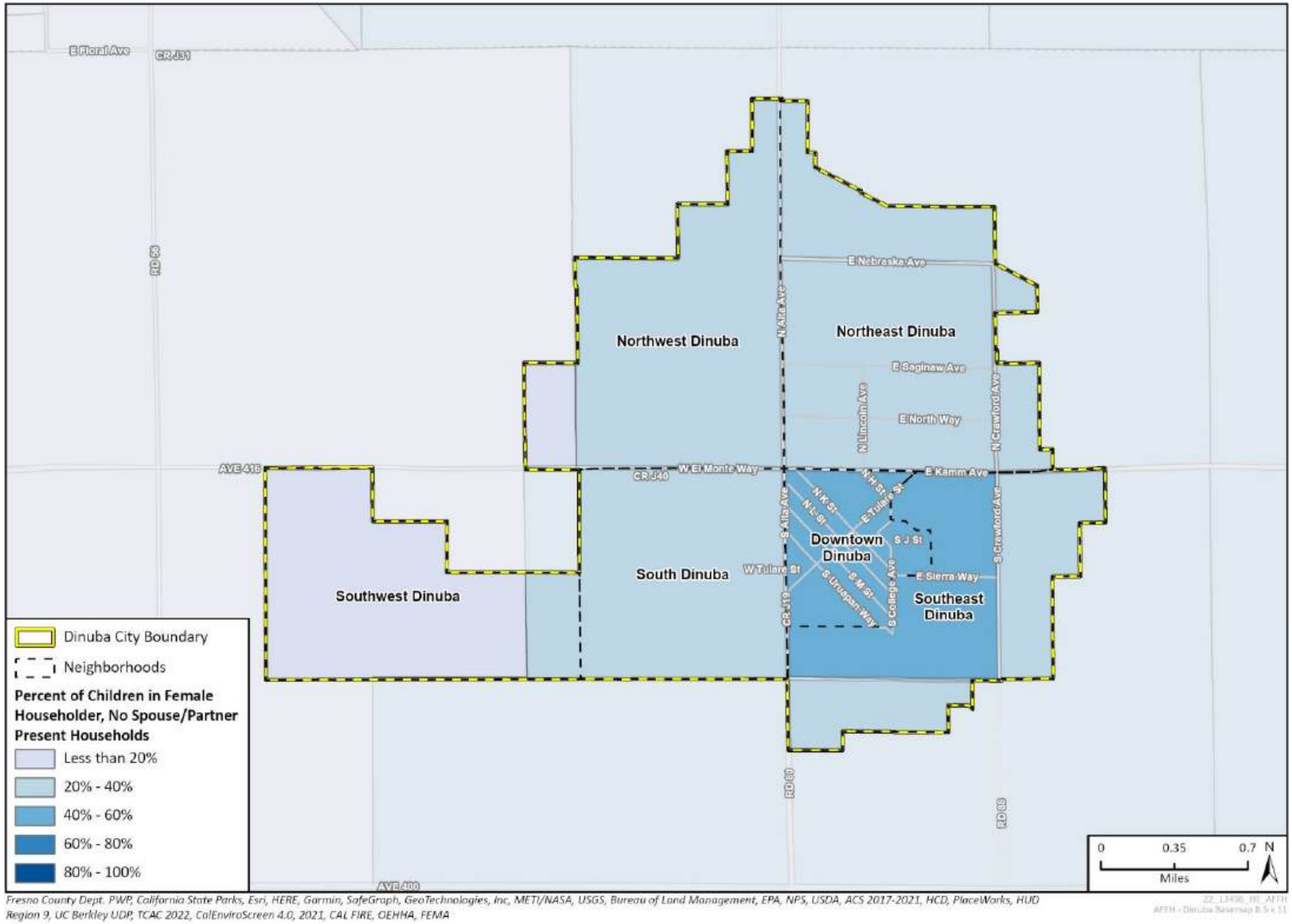
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children, 2017-2021 Estimates.

Downtown and Southeast Dinuba have the highest percentages of children residing in female-headed, single-parent households, at 42 percent (Figure A5-8). Southwest Dinuba has the lowest percentage of children living in female-headed, single parent households, approximately 17 percent. Throughout the rest of the city, between 20 and 40 percent of children live in female-headed, single-parent households.

The percentage of children residing in married-couple households is highest in Southwest Dinuba, where more than 80 percent of children live in married-couple households (Figure A5-9). Throughout the rest of the city, between 40 and 60 percent of children live in married-couple households.

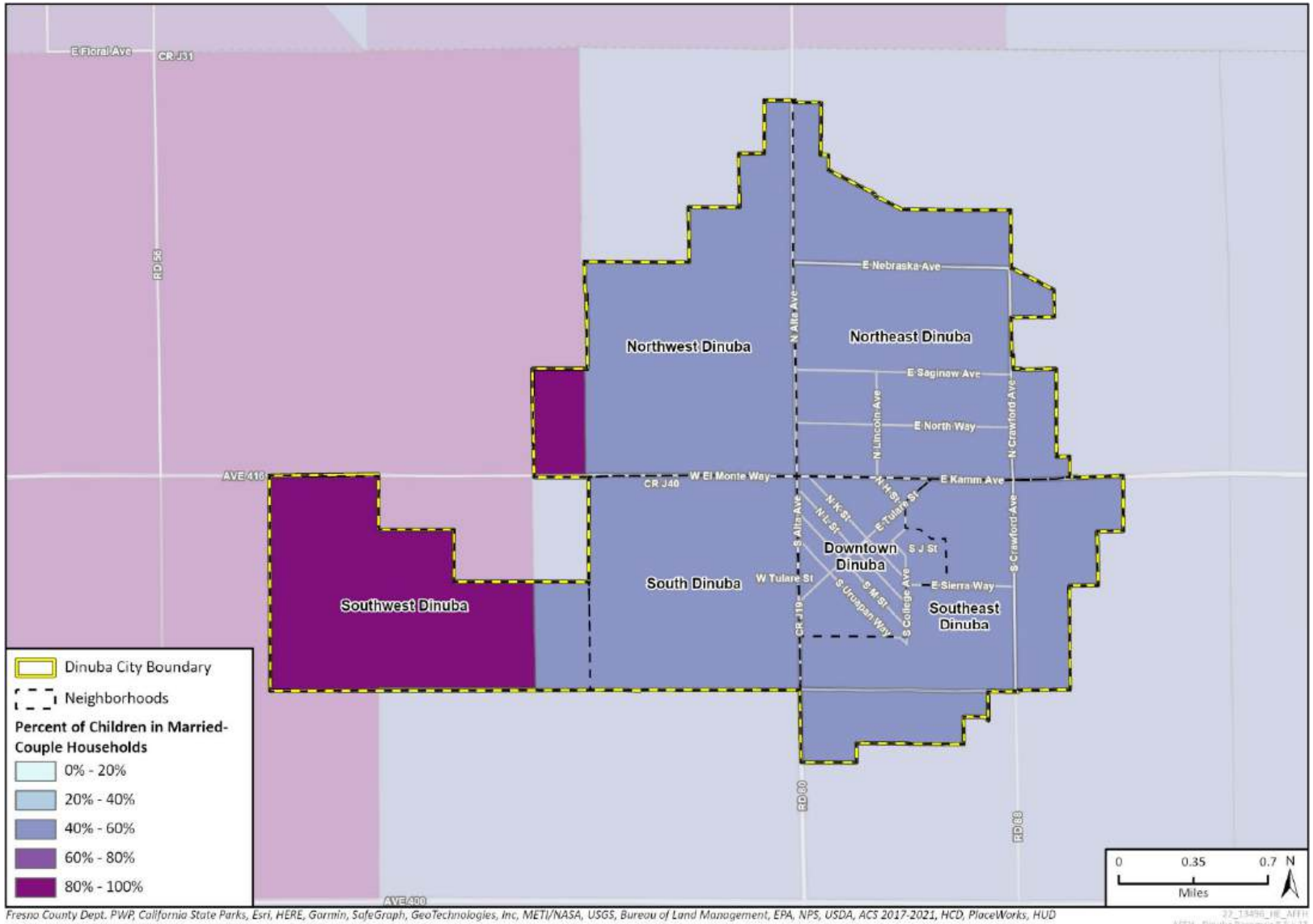
~~Child care~~Childcare centers and single-parent female-headed households ~~at the tract level~~ are shown in Figure A5-10 at the tract level. There are three child care centers in Dinuba, two in Downtown/Southeast Dinuba and one in Northeast Dinuba. There are two child care centers in the tract with the highest concentration of single-parent female-headed households. Child-care centers are accessible to most Dinuba populations. Further, there are additional family ~~child care~~childcare homes in the City, but locations of these facilities are unavailable due to security and privacy reasons.

Figure A5-8 Children in Female-Headed Households, No Spouse/Partner Present (City of Dinuba)



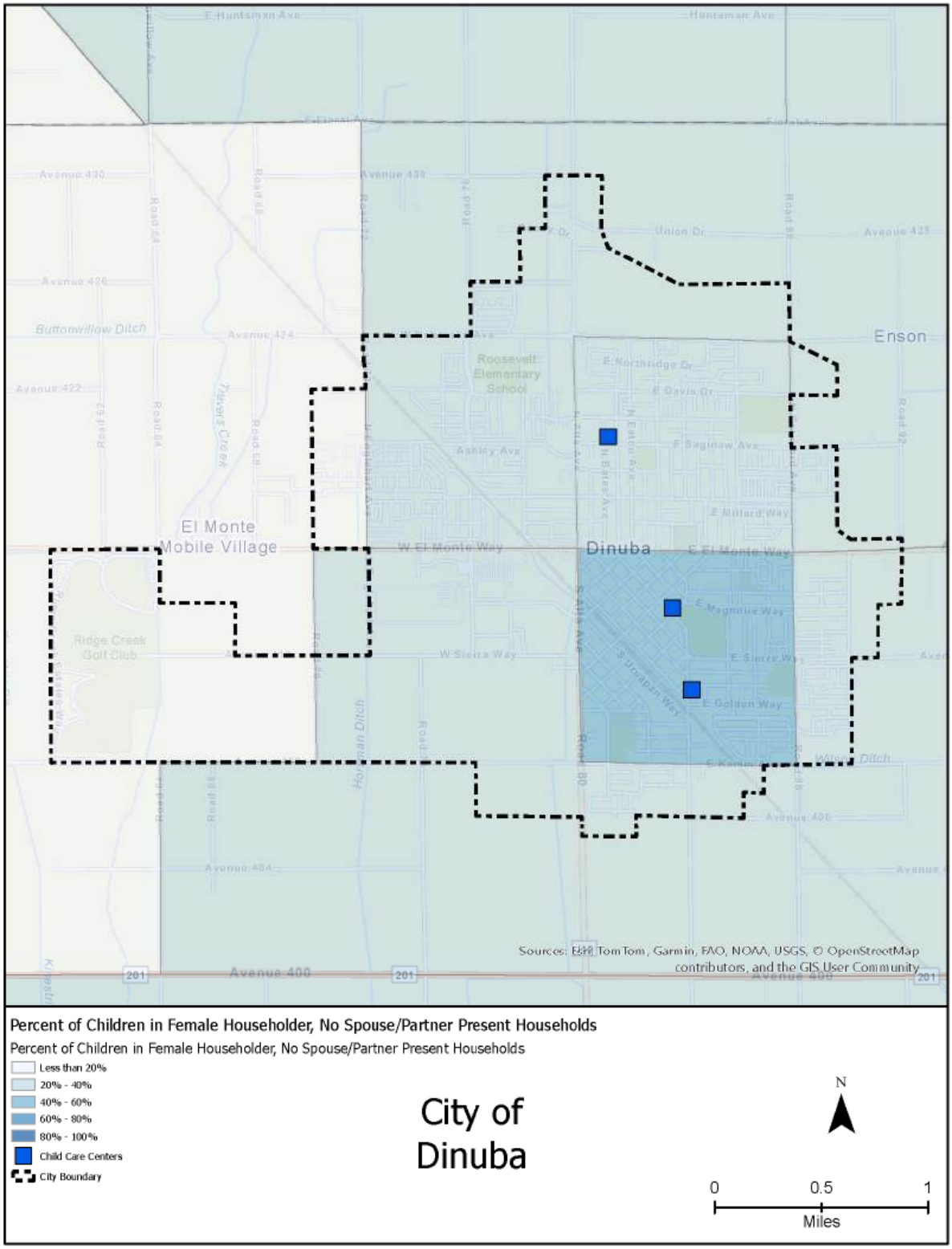
Source: AFFH Data Viewer, 2023.

Figure A5-9 Children in Married-Couple Households (City of Dinuba)



Source: AFFH Data Viewer, 2023.

Figure A5-10 Children in Female-Headed Households, No Spouse/Partner Present and Child Care Centers (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have a choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis is from the HUD Low and Moderate Income Summary based on the 2011-2015 American Community Survey (most recent available data).[1]

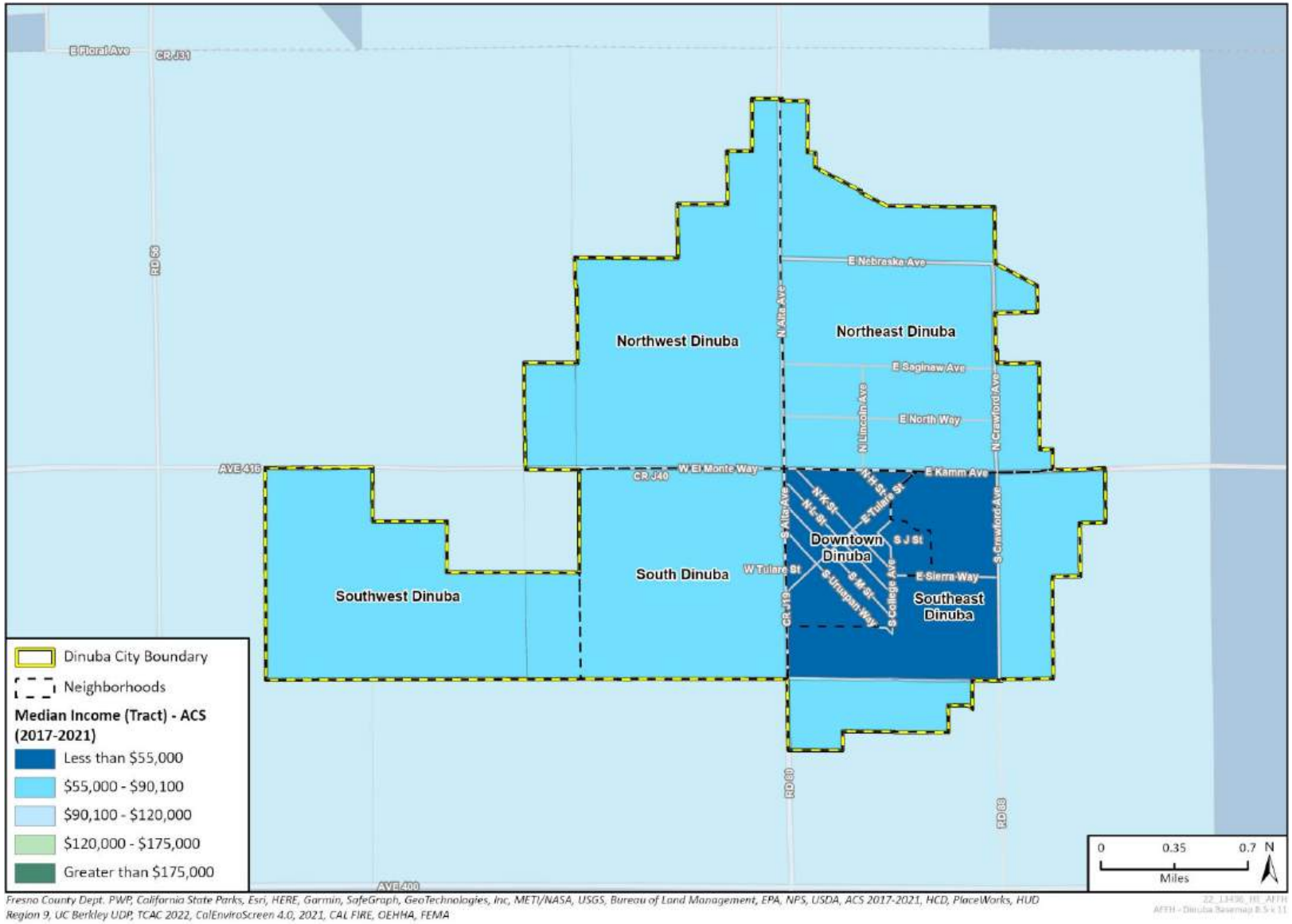
As of 2021 (most recent available data), Dinuba had a median household income of $50,186 per year, 13 percent less than the county's median income of $57,394 and much lower than the state median household income of $87,100.

Households with the lowest household median income are located in Downtown and Southeast Dinuba. In these two areas household median income is $32,400 per year (Figure A5-11). The rest of the city has slightly higher median household incomes, ranging from $55,068 to $69,414, which is well below the state median household income. The area with the highest median household income is Northwest Dinuba, at $69,414 per year.

LMI populations are prevalent throughout Dinuba, particularly in southern parts of the city. Downtown, Southeast, and Southwest Dinuba have higher percentages of LMI residents compared to other areas of the city, comprising more than 50 percent of the population of those areas. Areas with the highest percentage of LMI populations are located in Downtown and Southeast Dinuba, with more than 75 percent of residents who are LMI (Figure A5-12). While Northeast and Northwest Dinuba have a lower percentage of LMI populations than other areas of the city, the percentage of LMI populations is still high, between 43 and 50 percent.

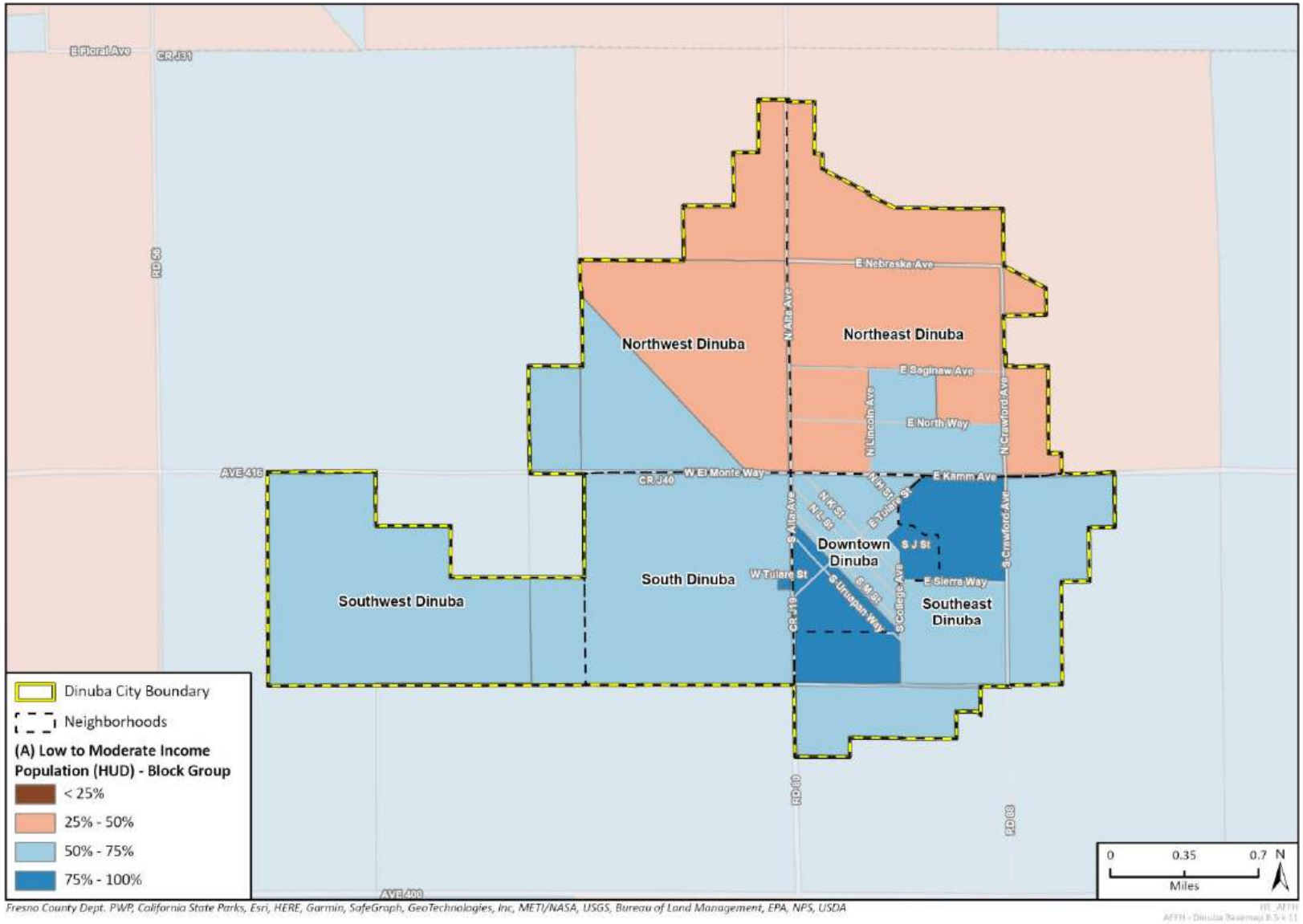
[1] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Figure A5-11 Median Household Income (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-12 Low and Moderate Income Population (City of Dinuba)



Source: AFFH Data Viewer, 2023

Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), TCAC includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology. HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and "extreme poverty" is considered a R/ECAP.

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. There is one area of high poverty and segregation in Dinuba located in Downtown/Southeast Dinuba (Figure A5-13). This area is predominantly Hispanic/Latino (Figure A5-3), with 92 percent of residents identifying as Hispanic/Latino, and approximately 47 percent of residents are living below the poverty line (Figure A5-14).

Demographics of the area of high segregation and poverty compared to Dinuba as a whole are shown in Table A5-3. The Downtown/Southeast Dinuba tract identified as an area of high segregation and poverty has a larger percentage of housing structures with two or more units, population below the poverty level, renter households, and non-white population. The median household income in this tract is also lower than the median income citywide. This tract also has a lower TCAC economic score compared to all other Dinuba tracts and is considered a community at risk of displacement. Between 40 and 60 percent of the housing stock in this tract was built prior to 1960, compared to less than 40 percent in all other Dinuba tracts.

There are four subsidized housing projects and several public housing buildings located in the area of high segregation and poverty. Subsidized housing and public housing buildings are presented in Figure A5-16. While subsidized housing units are not restricted to the area of high segregation and poverty alone, all public housing buildings in Dinuba are located in this tract. There is also one emergency shelter in Dinuba, located in the area of high segregation and poverty. These types of housing units likely contribute to the concentration of lower income households in this area. Subsidized housing is further discussed in Section A5.2.10. Land use practices and the history of the city, which contributes to the distribution of lower income households, are further described in Section A5.2.9.

According to the Healthy Places Index (HPI), created by the Public Health Alliance of Southern California, the area of high segregation and poverty in Dinuba has the highest rate of park access compared to other City tracts. All residents (100 percent) in this tract live within a ~~half-mile~~half mile of a park larger than one acre. This tract also has a higher retail density compared to most other Dinuba tracts. According to the HPI, the gross retail, entertainment, services, and education employment density (jobs/acre) on unprotected land for the area of segregation and poverty is 5.05 compared to less than 1.0 for most other city tracts. Similarly, the area of segregation and poverty has the second highest rate of supermarket access compared to other tracts in the city. The designation of this tract as an area of high segregation and poverty is likely mostly due to the types of housing available in this neighborhood rather than the availability of jobs and services.

Based on City staff knowledge, the area of high segregation and poverty is generally more walkable and has~~ve~~ more access to services and resources such as parks and retail. The southern areas of the city tend to be older and have aging infrastructure with heightened rehabilitation needs, especially in comparison

with the northwest area of the city where housing developments are newest. The City has approved or ~~/~~is in the process of developing new subdivision areas in eastern Dinuba.

Table A5-3 Demographics of Area of High Segregation and Poverty

Area	Percent of Housing With Two or More Units	Median Income	Poverty Rate	Percent Renter Households	Percent Non-White
Downtown/ Southeast Dinuba	25.9%	$32,400	46.5%	56.0%	94.4%
Dinuba	24.5%	$50,186	31.9%	44.2%	90.3%

Source: HCD AFFH Data Viewer 2.0 and 2017-2021 ACS.

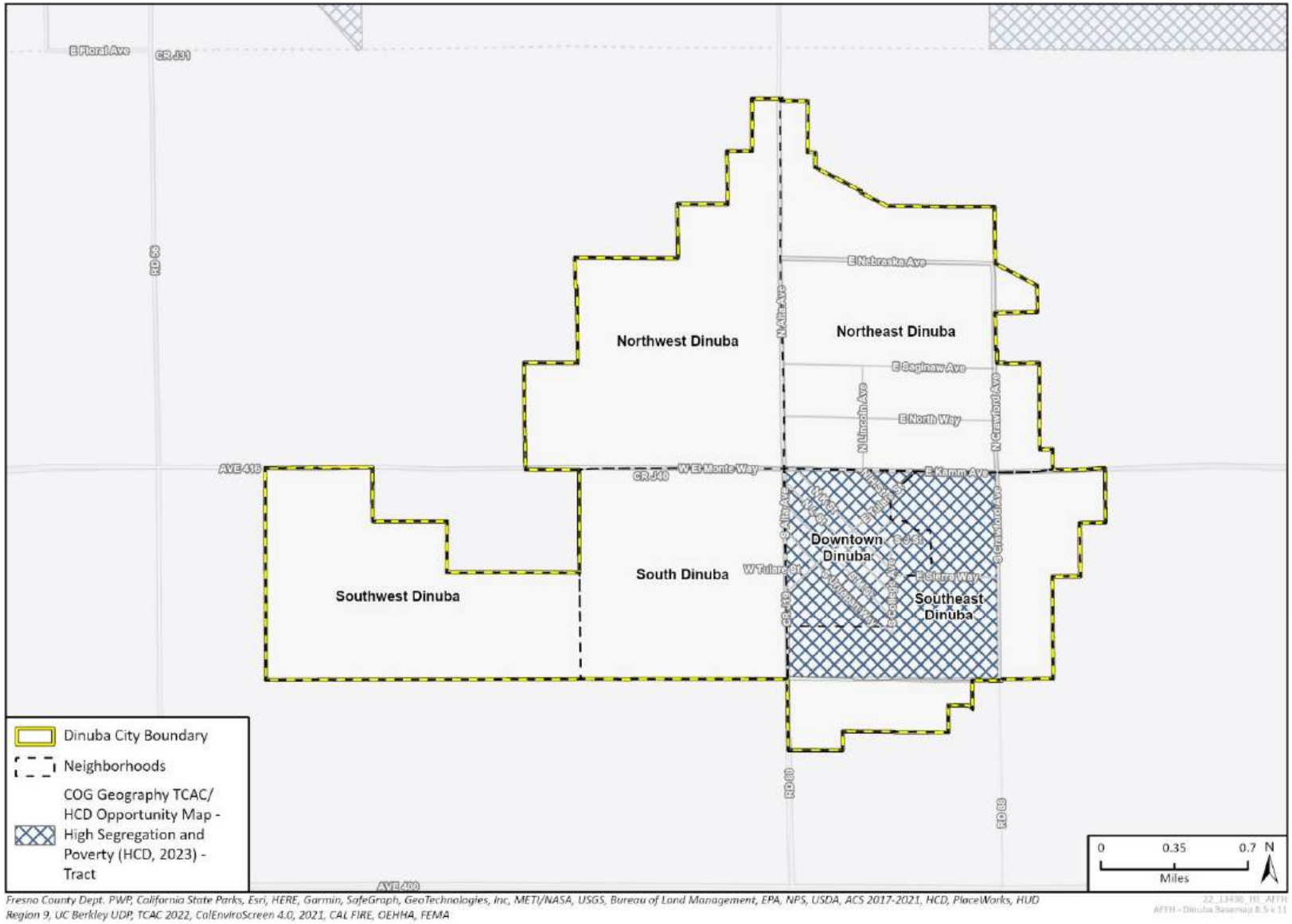
Poverty and Segregation

Similar to other cities in Tulare County, Dinuba has areas of concentrated poverty. The area with the highest poverty rate is in Downtown/Southeast Dinuba, where 47 percent of residents earn an income below the poverty line (Figure A5-14). Southwest Dinuba has the lowest percentage of residents living below the poverty line (15 percent). Throughout the rest of the city between 22 percent and 29 percent of residents are living below the poverty line.

Concentrated Areas of Affluence

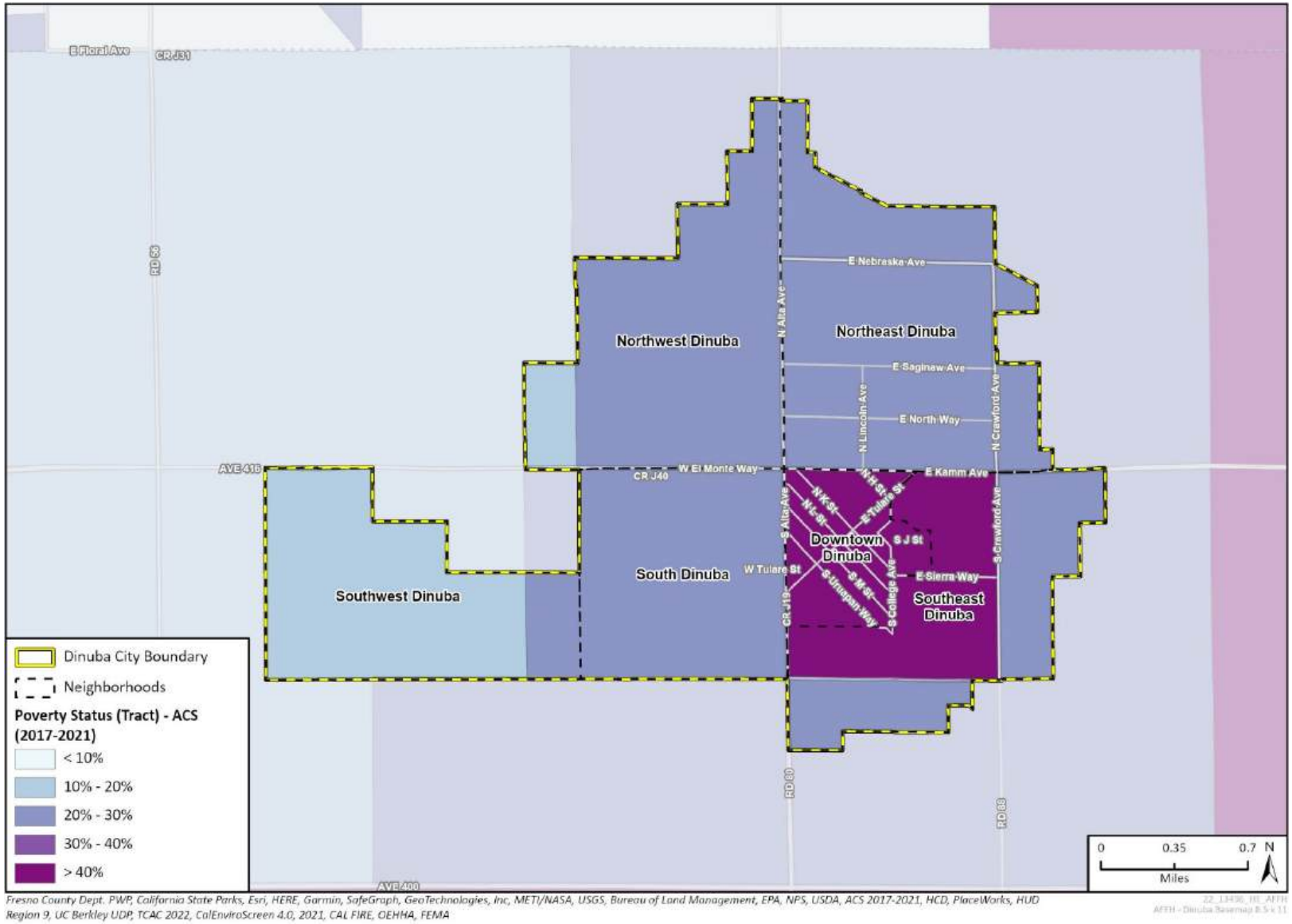
HCD's AFFH Data Viewer identifies RCAAs as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region (which for Dinuba consists of the entirety of Tulare County) and a household median income 1.5 times higher than the AMI. There are no RCAAs in Dinuba, as most of the city has a low percentage of white residents and a median household income that is lower than the county average. No census tracts within Dinuba have a median household income that is 1.5 times higher than the AMI.

Figure A5-13 Areas of High Segregation and Poverty (City of Dinuba)



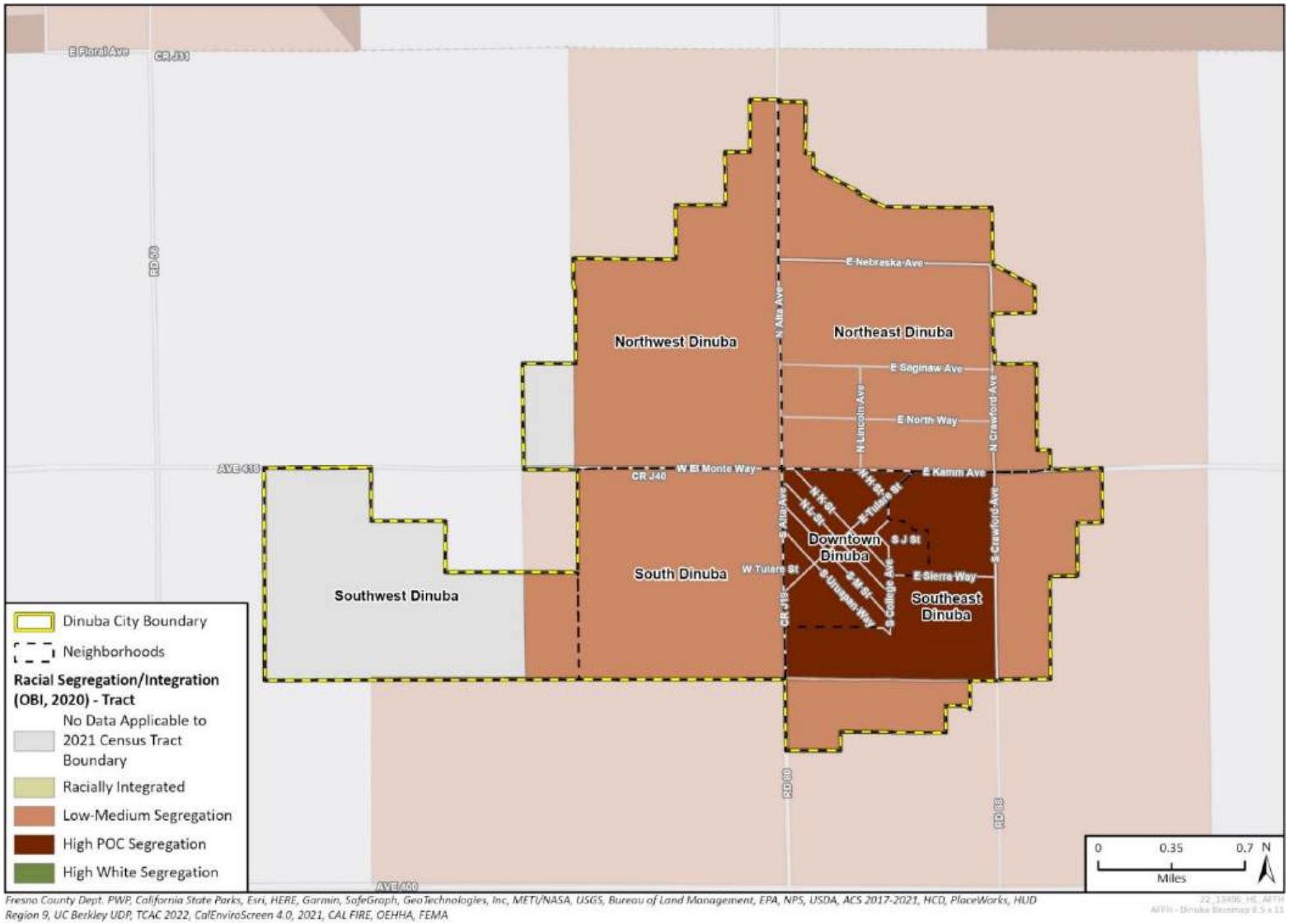
Source: AFFH Data Viewer, 2023

Figure A5-14 Poverty Status (City of Dinuba)



Source: AFFH Data Viewer, 2023

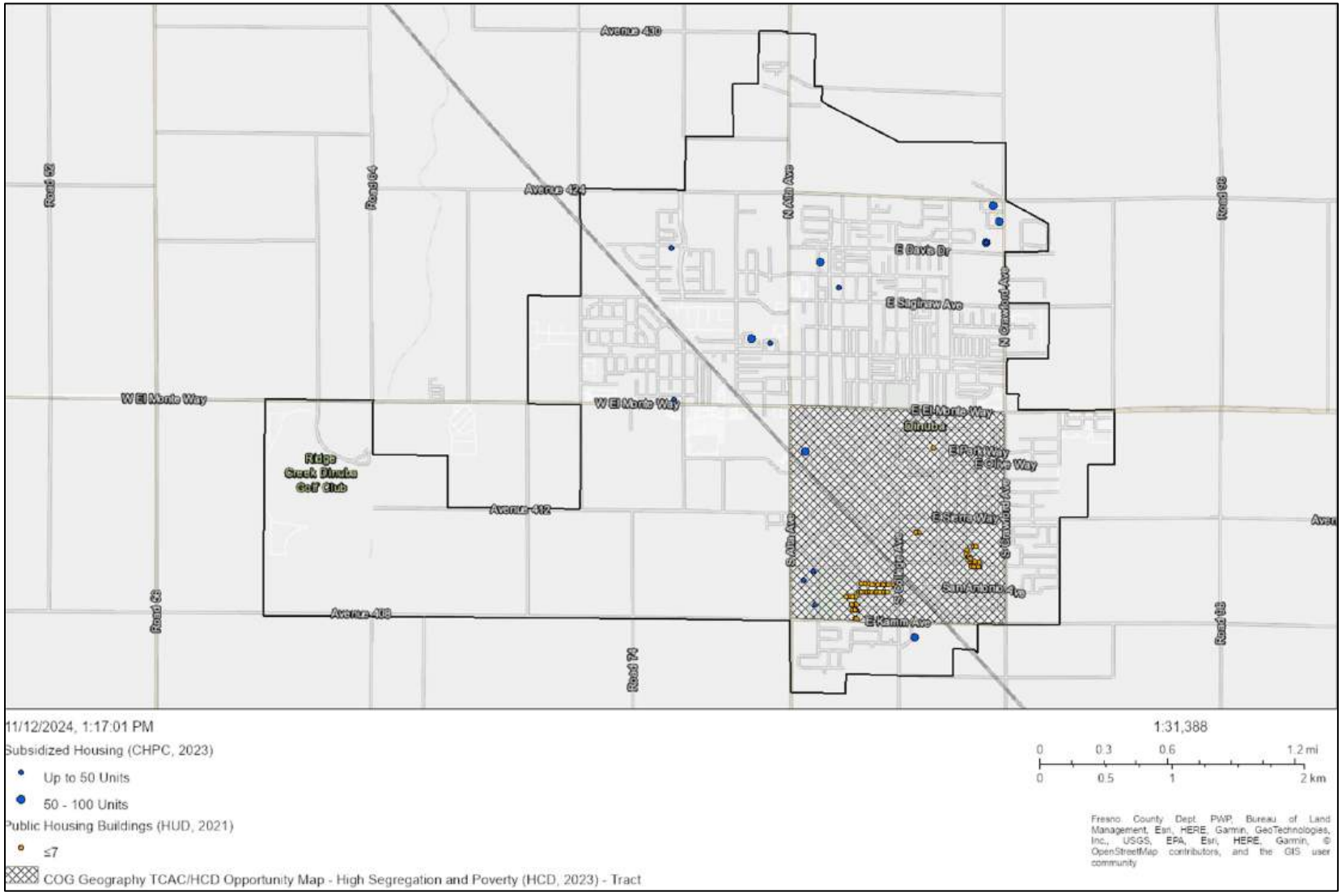
Figure A5-15 Racial Segregation and Integration (City of Dinuba)[2]



Source: AFFH Data Viewer, 2023

[2] POC (People of Color)

Figure A5-16 Subsidized Housing and Public Housing Buildings



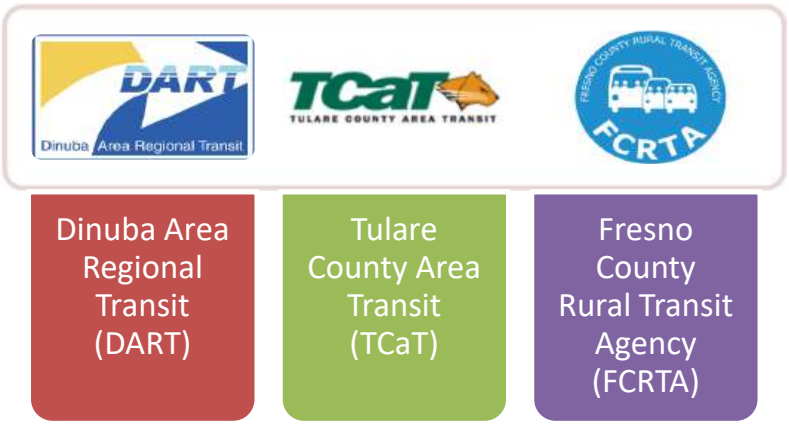
Source: AFFH Data Viewer, 2024

A5.2.6 Disparities in Access to Opportunities

Transit Access and Walkability

Several transit organizations operate throughout the city of Dinuba, offering fixed-route bus services to residents.

Transit Organizations Operating in Dinuba



- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART), a fixed route bus service with four routes throughout the city. DART operates from 7:00 am to 6:00 pm on weekdays, 6:30 pm to 9:00 pm on Fridays, and 9:30 am to 9:00 pm on Saturdays. DART also operates DART Flexroute, a fixed route and dial-a-ride service, which travels through north and south Dinuba, leaving the route to pick up dial-a-ride passengers between route stops.
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection, a fixed route bus service connecting the cities of Dinuba and Reedley in Fresno County. The Dinuba Connection operates Monday through Friday with longer service hours during the school year.
- TCRTA operates Tulare County Area Transit (TCaT), a fixed route bus service operating throughout the county, with two routes that pass through Dinuba (Routes C10 and C60). These routes connect Dinuba to the city of Visalia and the communities of Delft Colony and London, which are census designated places southwest of Dinuba. These routes operate from approximately 6:00 am to 7:00 pm on weekdays and 9:30 am to 6:00 pm on weekends. TCaT also offers Dial-A-Ride services to rural parts of Dinuba Monday through Friday.
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service, a shared-ride, advanced-reservation, origin-to-destination service, is provided to locations within the cities of Dinuba, Porterville, and Tulare. Service is available within ¾ mile of each local fixed route. The service is available to ADA-eligible individuals, as well as seniors (age 65+) and Medicare card holders. ADA-eligible passengers must receive certification through an application process. Paratransit provides same-day service to non-ADA passengers (seniors and Medicare card holders only) on a space available basis. Paratransit services operate the same hours and days as TCRTA's local fixed route system; service is provided Monday through Saturday from 7:00 am to 7:00 pm, and Sunday from 8:00 am to 5:00 pm. Next day reservations are required and are taken seven days a week.
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Residents in Dinuba have lower access to transit and lower transit ridership compared to larger cities in the region such as Visalia and Tulare. The city of Dinuba received an average AllTransit performance score of 4.8 which is based on a combination of low number of transit trips per week and low number of jobs accessible by transit.[3] For comparison, the cities of Visalia and Tulare received slightly higher performance scores, 6.5 and 5.4 respectively. According to ACS estimates, 79 percent of commuters commute by driving alone, 16 percent carpool, and less than one percent walk.

Walk Score is a private company that offers a walkability index on its website, that measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.[4] Dinuba received a walk score of 56 out of 100, which is considered "somewhat walkable." Walkability is highest in the center of the center and decreases with increased distance from the city's center. The Environmental Protection Agency (EPA) has a walkability index which ranks block groups according to their relative walkability. According to the National Walkability Index, the most walkable areas in the city are within the center of the city, in Downtown Dinuba and parts of Northeast and Southeast Dinuba (Figure A5-17). Areas on the outer edges of the city are considered the least walkable.

According to the Tulare County Association of Governments (TCAG) 2022 Regional Active Transportation Plan for the Tulare County Region, priority active transportation improvements in the city of Dinuba emphasize improving pedestrian and bicycle connections throughout the city and creating safe routes to schools. Projects include bicycle and pedestrian infrastructure improvements and educational outreach surrounding safe routes to elementary schools and Dinuba High School, as well as sidewalk improvements in Downtown Dinuba, pedestrian path along Ventura Street, and railroad crossing across the San Joaquin Valley Railroad tracks. These planned improvements will increase walkability and access to active transportation throughout the city, particularly in Downtown Dinuba and along Road 88, Alta Avenue, and Avenue 416.

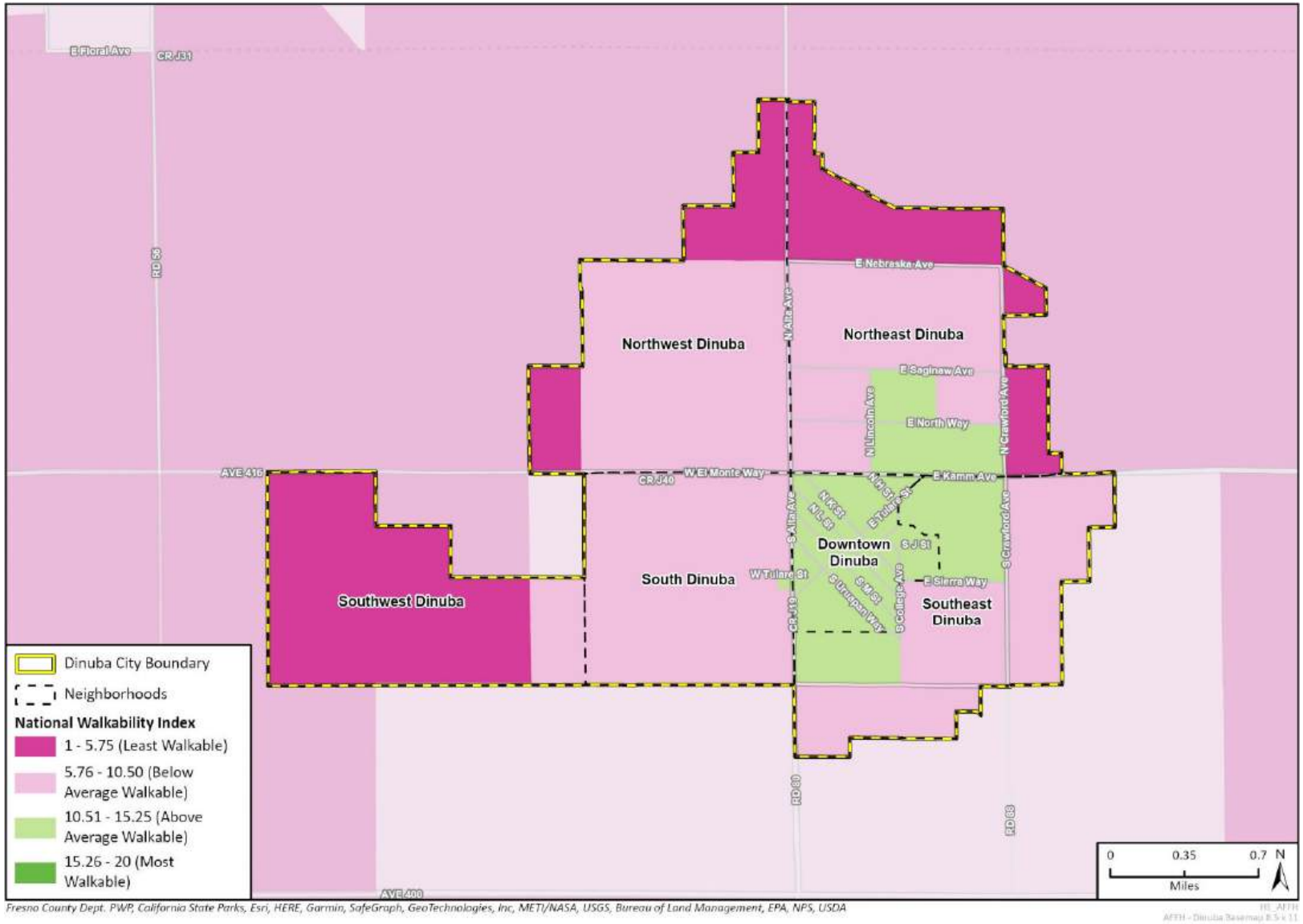
Local knowledge from City staff indicates that the Core area (Downtown, East, and South Dinuba) tends to be more walkable than other areas of the city. As of December 2024, bike lane installations, road widenings, and striped bike lanes are currently underway. The City's current active transportation network suffers from discontinuous sidewalks and bike lanes, inadequate ADA curb ramps, unsafe crossings, sight distance issues to crosswalks, and an uncomfortable walking and biking environment for residents. The City is implementing an Active Transportation Plan to construct bicycle and pedestrian improvements, including the improvements currently underway. The City has aggressively pursued funding to make transportation improvements, particularly for bike lanes and walking trails in disadvantaged parts of the community (Core area, south, southeast and east).

The City is also preparing a Revitalization Plan for the South El Monte Neighborhood that will support goals in this area related to community beautification and landscaping, public facilities, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention and public safety. This Plan aims to improve this neighborhood in aspects beyond transportation alone, creating improved economic and environmental opportunities as well. Access to economic and environmental opportunities citywide area outlined in the following subsections.

According to Self-Help, Dinuba could benefit from additional transit, open space, and employment options.

[3] AllTransit.Org, 2021. https://alltransit.cnt.org/
[4] Walk Score, 2021. https://www.walkscore.com/methodology.shtml

Figure A5-17 Walkability Index (City of Dinuba)



Source: National Walkability Index, 2023

Access to Quality Education

TCAC Educational outcomes are measured through the educational opportunity index, which measures the percentage of 4th graders who meet math and literacy proficiency standards, percentage of high schoolers who graduate on time, and percentage of students not receiving free or reduced-price lunch. Scores are generated by comparing each census tract to all other census tracts within the same COG. Scores range from 0-1, with 1 being the most positive educational outcome, and 0 being the least positive educational outcome.

Dinuba generally has less positive educational outcomes. Southwest Dinuba has the highest educational outcomes in the city (Figure A5-18).

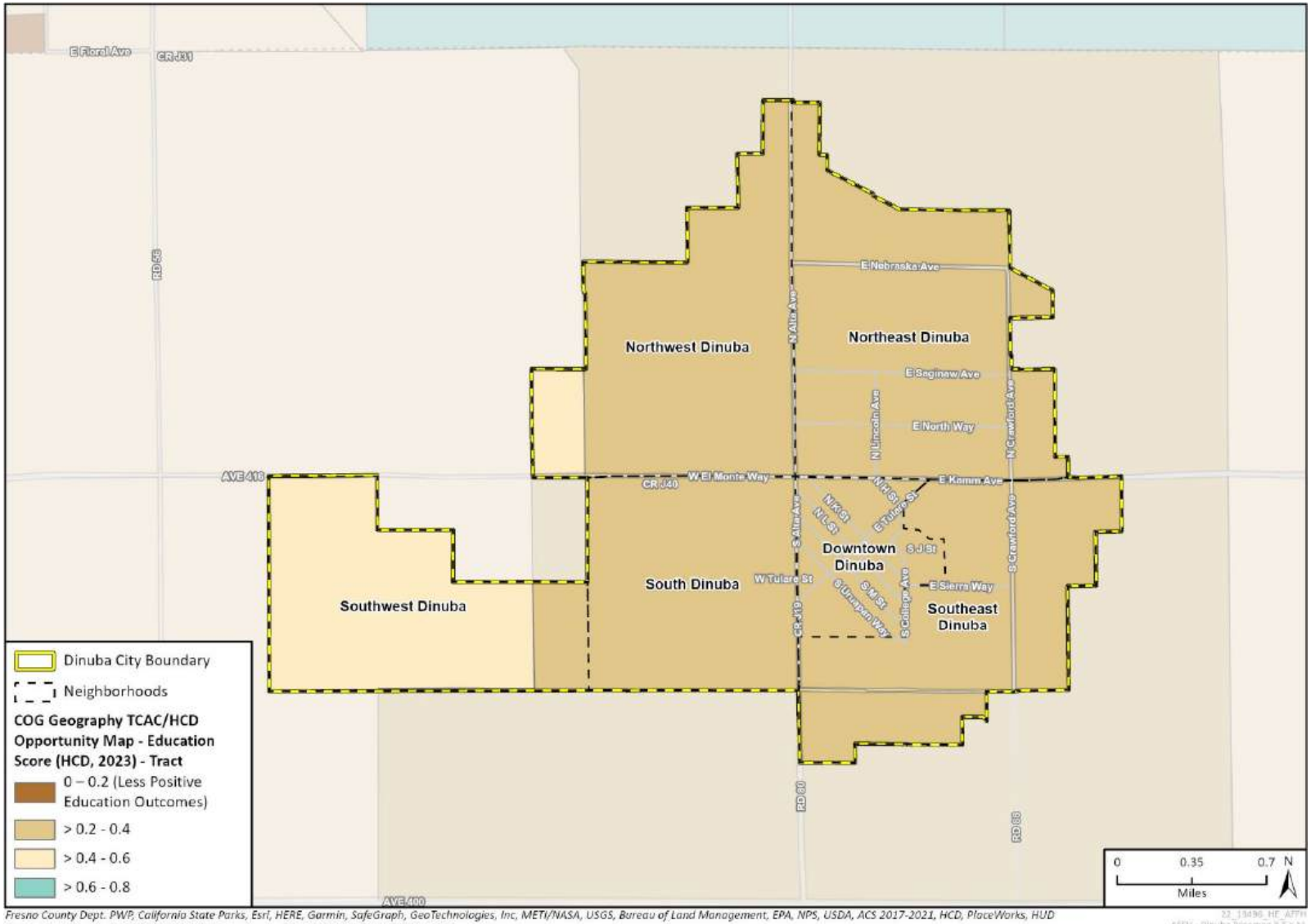
Dinuba is served by the Dinuba Unified School District (DUSD), which manages 11 schools and nine campuses throughout Dinuba. The DUSD operates six elementary schools, one middle school, one traditional high school, one continuing education school, one independent study school, and one adult education school.[5] During the 2021-2022 school year, DUSD had a total student enrollment of 6,592 students.

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, DUSD had a high school graduation rate of 91 percent in 2021. The student population is very diverse. Ninety-four percent of students are Hispanic/Latino, four percent are white, two percent are Asian American/Pacific Islander, and less than one percent are Black/African American, Native American/Alaskan Native, or multiracial. [6] Thirty-three percent of students are English learners, almost all of whom are Spanish speakers. Approximately 86 percent of students are eligible for free and reduced-price meals, indicating they are living in low-income households. In addition, approximately seven percent of students are eligible for the Migrant Education Program, meaning their parent/guardian is a migratory worker in the agricultural, dairy, lumber, or fishing industries and whose family has moved during the past three years.[7]

Education attainment levels of Dinuba residents are slightly lower than the county and tri-county averages. According to ACS estimates, 88 of the city's population (25 years of age and older) does not have a college degree (compared to 86 percent of the county and 83 percent of the tri-county area) and 31 percent did not graduate high school (compared to 30 percent of the county and 25 percent of the tri-county area).

[5] Dinuba Unified School District. 2023. DUSD At-A-Glance. https://www.dinuba.k12.ca.us/aboutDUSD
[6] Kidsdata.org. 2023. Dinuba Unified. https://www.kidsdata.org/region/1551/dinuba-unified/results#cat=18
[7] Ed-Data. 2023. Dinuba Unified. http://www.ed-data.org/district/Tulare/Dinuba-Unified

Figure A5-18 TCAC Opportunity Areas – Education Outcomes (City of Dinuba)



Source: AFFH Data Viewer, 2023

Economic Outcomes

TCAC economic opportunities measured by census tract, consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes.

Economic outcomes vary in Dinuba but are mostly higher than most other cities in Tulare County. Northwest and Southwest Dinuba have the most positive economic outcomes in the city while Downtown/Southeast Dinuba has the least positive economic outcome in the city (Figure A5-19). This area is also an area of high segregation and poverty (Figure A5-13), and has a higher percentage of residents with a disability (Figure A5-7) and the lowest median household income (Figure A5-11) compared to the rest of the city.

In 2021, Dinuba had a labor force participation rate of 63 percent for persons 16 years and older, which is similar to the labor force participation rate of the county and tri-county area. The largest industries in Dinuba are educational services, and health care and social assistance (23 percent of employed population), agriculture, forestry, fishing and hunting, and mining (20 percent of employed population), and retail trade (12 percent). This makeup is similar to other cities in the county.

Largest Employers in Dinuba

Ruiz Foods	Dinuba Unified School District	Best Buy	Walmart
44%	19%	13%	12%
of total jobs in Dinuba	of total jobs in Dinuba	of total jobs in Dinuba	of total jobs in Dinuba

Source: City of Dinuba, 2021, 2021 Comprehensive Annual Financial Report.[8]

Most of the land zoned for commercial and industrial uses is in Downtown and South Dinuba. Most of Northeast, Northwest, Southeast, and Southwest Dinuba is not zoned for uses that provide employment opportunities. These areas are primarily zoned for residential and resource conservation uses. Ruiz Foods Products Inc., Walmart, and the Best Buy Distribution Center, three of the city's largest employers, are located in South Dinuba. The majority of working residents commute outside the city for work (76 percent) and 48 percent commute outside of Tulare County. Of the 52 percent of residents who work in Tulare county, 24 percent of employed Dinuba residents work in Dinuba, 10 percent work in Visalia, four percent work in, and four percent work in Tulare. Approximately 30 percent of working residents work in Fresno County, including seven percent who work in Reedley and five percent who work in Fresno).[9] The remaining 20 percent work in a county other than Tulare or Fresno.

The City has implemented several economic development strategies to incentivize economic development including reduced/waived fees for new development. As discussed above, the City has had success in bringing in industrial uses such as a Best Buy distribution center, Ruiz Foods, and dental equipment manufacturing uses.

[8] City of Dinuba. 2021. Comprehensive Annual Financial Report. https://www.dinuba.org/images/docs/forms/dinuba_acfr.pdf
[9] U.S. Census Bureau. 2023. OnTheMap Work Destination Analysis. https://onthemap.ces.census.gov/

Figure A5-19 TCAC Opportunity Areas – Economic (City of Dinuba)

Source: AFFH Data Viewer, 2023

Healthy and Safe Housing Environment

Like the rest of western Tulare County and the western tri-county area, pollution burden is high throughout the city of Dinuba. The CalEnviroScreen map for the city of Dinuba identifies the degree to which communities are considered burdened by pollution by comparing the scores of each census tract to every other census tract in the state. CalEnviroScreen identified pollution burden is high throughout most of the city (Figure A5-20). Pollution burden is highest in Downtown and Southeast Dinuba (96th percentile) and lowest in Northeast Dinuba (75th percentile). Pollution burden associated with ozone and particulate matter is high throughout the entire city. Pollution burden associated with pesticide use, cleanup sites, and groundwater threats is highest in southern parts of the city. Downtown and Southeast Dinuba also have a high pollution burden from lead risk from housing and proximity to cleanup sites.

Pollution burden is high throughout Dinuba, particularly pollution associated with ozone and particulate matter. Characteristics associated with vulnerability to impacts from pollution in Dinuba include high rates of asthma and cardiovascular disease, low education attainment, and high rates of poverty and unemployment.

The TCAC environmental opportunity map also identifies pollution burden, using CalEnviroScreen scores. However, unlike CalEnviroScreen, the TCAC map compares census tracts to other census tracts within the same COG to show differences in pollution burden within the region. According to the TCAC opportunity map, environmental outcome scores vary throughout the city but are generally more positive (Figure A5-21). Environmental outcomes are lowest in Southwest Dinuba and are also low in Downtown and part of Southeast Dinuba. Throughout the rest of the city, environmental outcomes are positive.

Senate Bill (SB) 535 tasks the California Environmental Protection Agency with identifying disadvantaged communities. Disadvantaged communities are low-income areas that are disproportionately affected by environmental pollution and other hazards. Under SB 35, a minimum of 25 percent of funds from the Greenhouse Gas Reduction Fund, funded by revenue from the State's cap-and-trade emissions program, goes to projects that benefit disadvantaged communities. All of Dinuba is considered a disadvantaged community under SB 535 (Figure A5-22).

In recent years the City has channeled the majority of such investments into the central, east and southeast part of the community, recognizing these neighborhoods tend to be lower income with higher rates of minority residents.

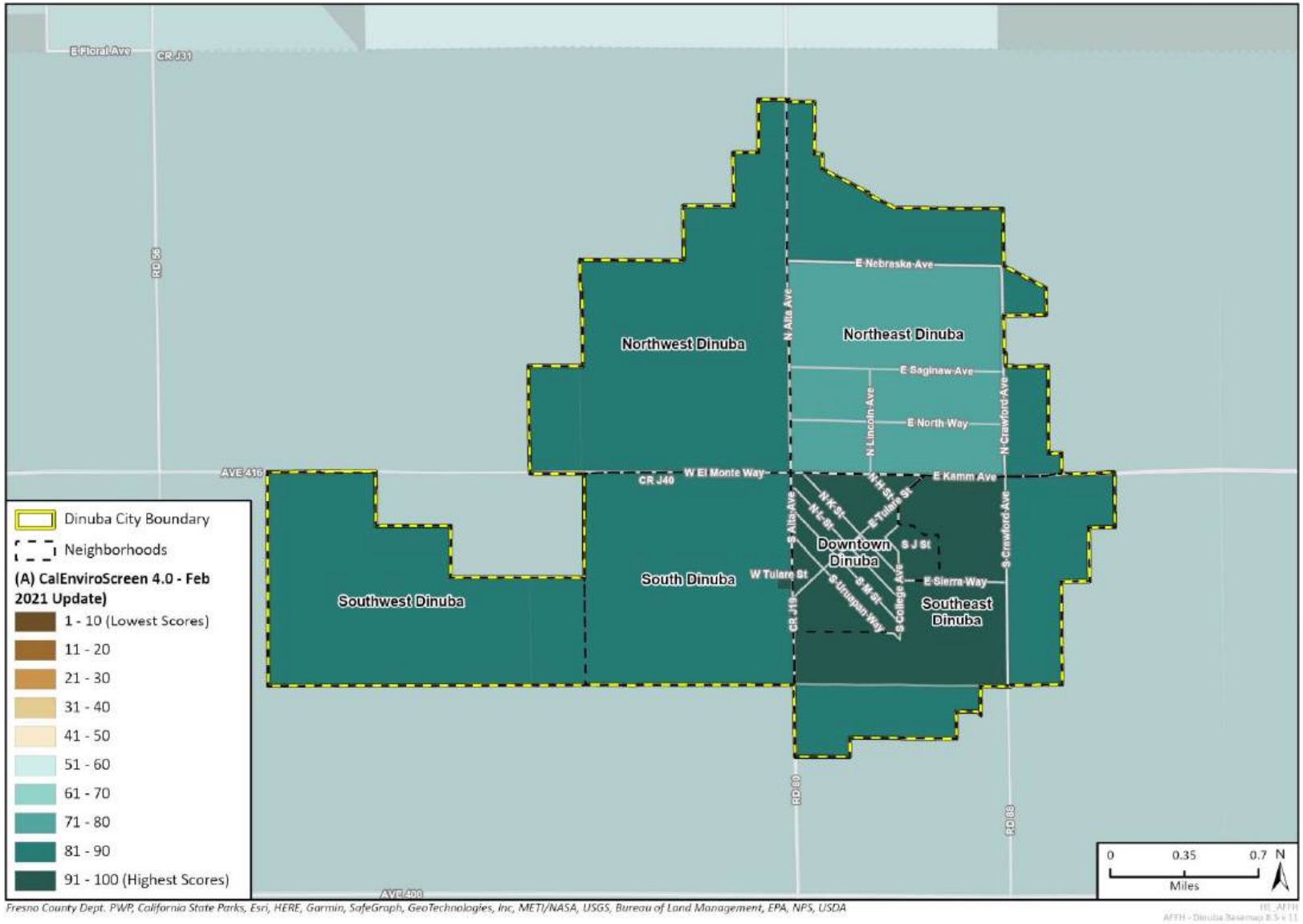
Based on local knowledge from staff, the City generally tries to keep industrial uses away from current or planned residential uses. There are no groundwater contamination issues in Dinuba. Parks are accessible to all areas of the City, including lower income areas.

Flooding in Dinuba has been reported to have occurred in 1937, 1950, 1955, 1966, 1969, and 1993. Flooding in the City has been the result of intensive localized rainfall combined with snowmelt runoff which has resulted in overflows of the East Branch of the Alta Canal. Portions of Dinuba are within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on their Flood

Insurance Rate Map. Much of the flood area in Dinuba roughly follows the course of sloughs or creeks that originally flowed through the area, but were diverted into irrigation ditches as the area was settled.

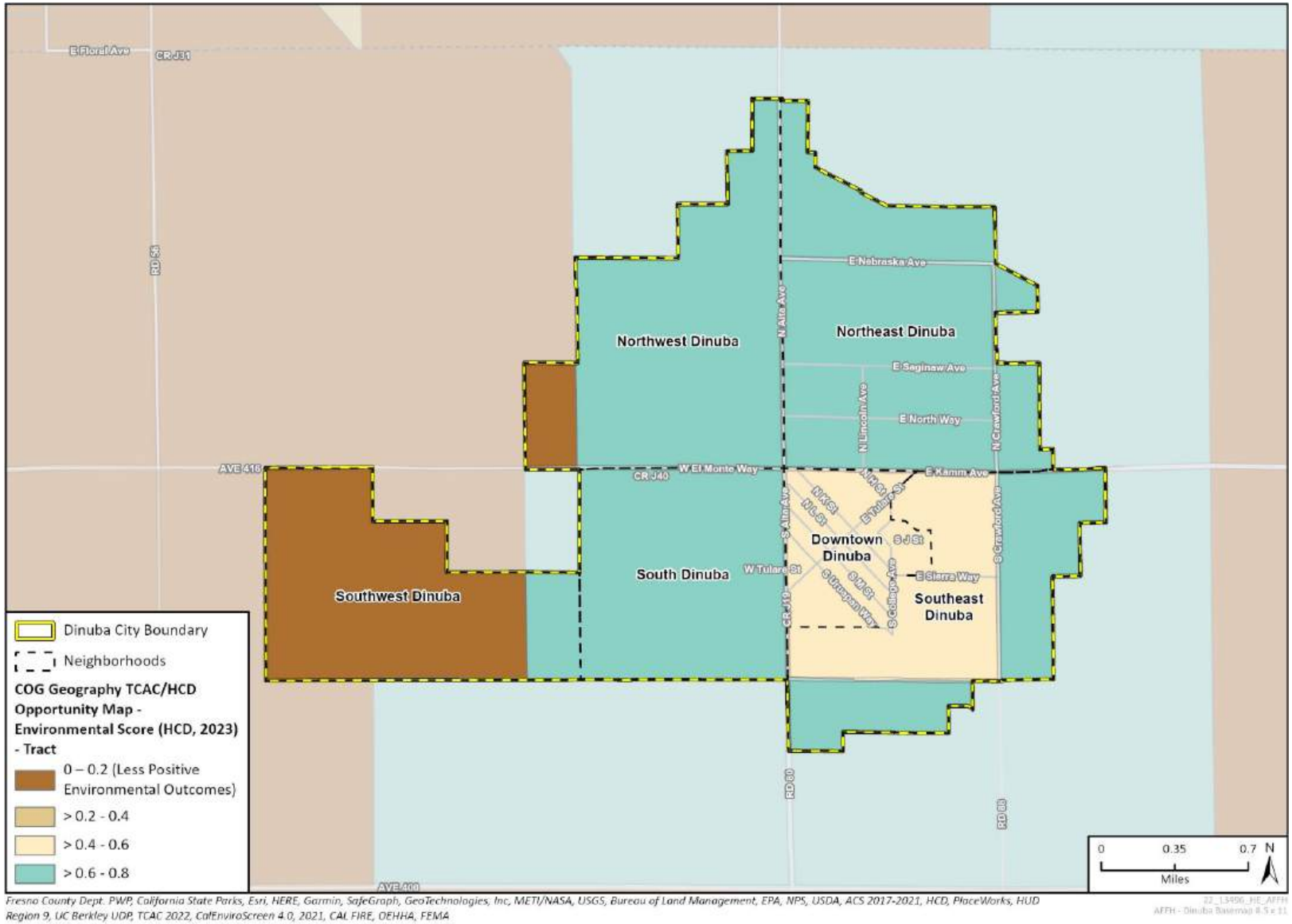
Access to grocery stores citywide has recently improved. There are two new grocery stores on the east side ~~and~~ within the last tear (2024), the City revitalized an old shopping center called Mercantile Row. According to the HPI, more than 94 percent of residents live within a mile of a supermarket or large grocery store.

Figure A5-20 CalEnviroScreen 4.0 Percentile Scores (City of Dinuba)



Source: AFFH Data Viewer, 2023

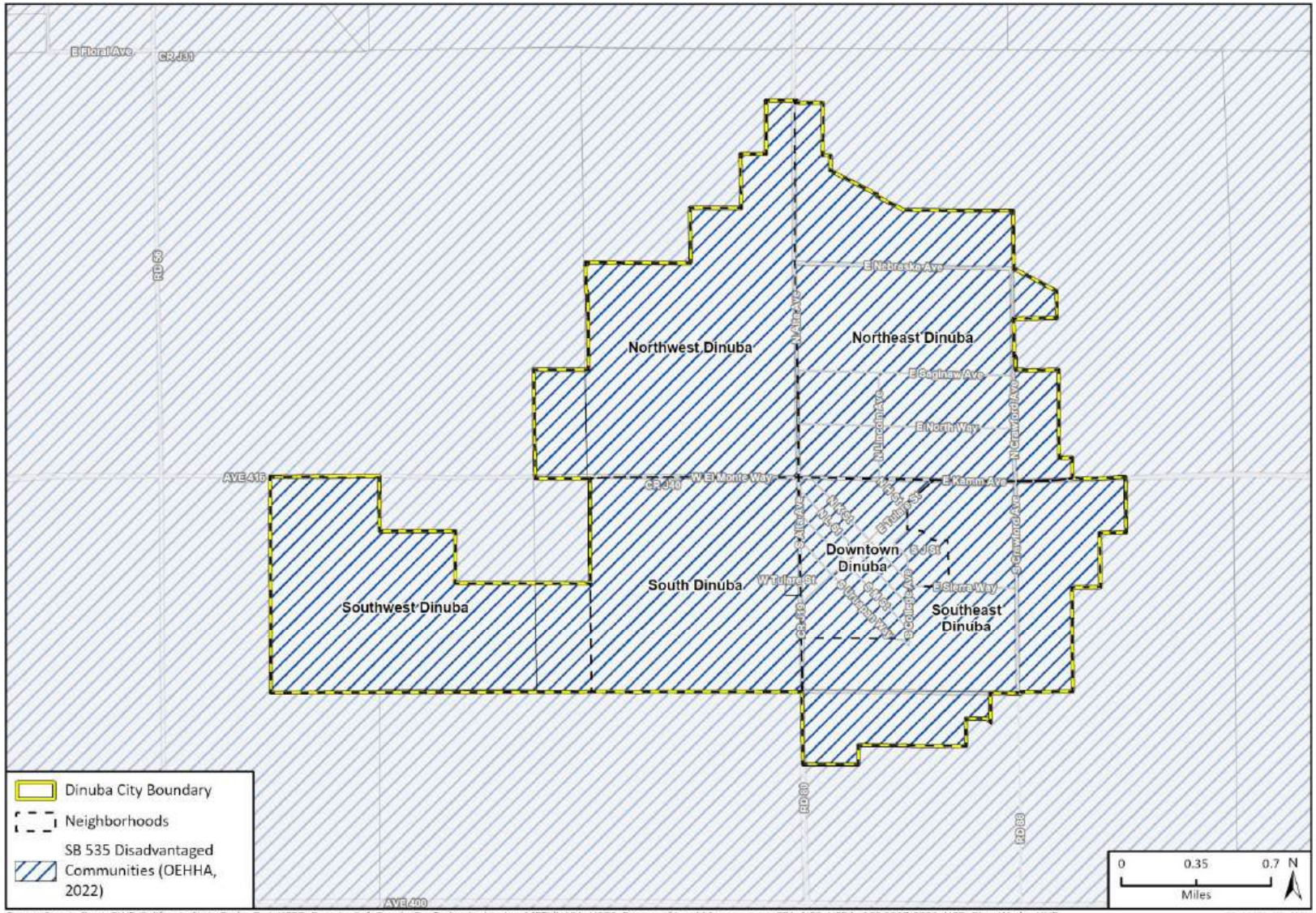
Figure A5-21 TCAC Opportunity Areas - Environmental (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-22 SB 35 Disadvantaged Communities (City of Dinuba)



Source: AFFH Data Viewer, 2023

A5.2.7 Disproportionate Housing Needs

Housing Problems

Similar to other cities in the county, almost half of all households in Dinuba are experiencing housing problems. Housing problems, as defined by HUD, include overcrowding, cost burden, lack of kitchen facilities, and lack of plumbing facilities. Approximately 49 percent of households in Dinuba are experiencing housing problems and 29 percent of households are experiencing severe housing problems. The percent of households experiencing housing problems and severe housing problems in Dinuba is slightly higher than the county and tri-county area, where 44 percent of are experiencing housing problems and 26 percent of households are experiencing severe housing problems in both the county and tri-county area.

Substandard Housing

HUD considers housing units to be "standard units" if they comply with local building codes, whereas housing units are considered "substandard" if they lack complete plumbing or kitchen facilities. According to ACS estimates Dinuba has approximately 42 substandard housing units, which comprises approximately 0.6 percent of the total occupied units in the city. Of the 42 substandard units, most lack complete kitchen facilities (27 housing units). The percentage of substandard housing units in Dinuba is similar to Tulare County and other jurisdictions in the region.

Approximately 61 percent of the city's housing stock was constructed prior to 1990 and is more than 30 years old. Housing units older than 30 years have a higher likelihood of needing repair and modernization improvements. The areas of Dinuba with older housing or housing that is more likely in need of repair are Downtown and Southeast Dinuba. According to ACS estimates, housing units in Downtown and Southeast Dinuba are older than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old, 70 percent of which are over 50 years old.

As mentioned previously, the Dinuba Core area (Downtown, east, and south areas) tend to be older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. Northwest Dinuba is the newest development area. There are currently new subdivisions approved/in process in eastern Dinuba. Aging neighborhoods in the Core area tend to have a higher need for rehabilitation efforts.

Housing cost burden is significantly higher among renters than homeowners in Dinuba. Approximately 52 percent of renters and 23 percent of homeowners are cost burdened in Dinuba.

Housing Cost Burden

The rate of cost burden (spending more than 30 percent of household income on housing costs) among Dinuba residents is higher than the county and tri-county area averages. Approximately 38 percent of all households are cost burdened, compared to 38 percent and 18 percent of the county and tri-county areas, respectively. Housing cost burden is much higher among renters than homeowners.

Twenty-three percent of homeowners in Dinuba experience cost burden. Cost burden among homeowners is highest in Downtown and Southeast Dinuba, where 53 percent of households are cost burdened, and Southwest Dinuba, where 51 percent of homeowner households are cost burdened

(Figure A5-23). Northeast Dinuba has the lowest percent of homeowner households that are cost burdened (18 percent).

In Dinuba, renters experience cost burden at more than double the rate of homeowners. Fifty-two percent of renters experience cost burden in Dinuba. South and Southwest Dinuba have the highest percentage of renters experiencing cost burden (65 percent). Northeast Dinuba has the lowest percentage of renters experiencing cost burden (39 percent) (Figure A5-24).

As household income increases, the likelihood of experiencing cost burden decreases (Table A5-4). Extremely low-income households have the highest percentage of cost burden, 86 percent of homeowners and 84 percent of renters. Among low-income households, 35 percent of homeowners are cost burdened and 31 percent of renters are cost burdened. Moderate- and above moderate-households have the lowest rates of cost burden among the different income levels. Less than one percent of moderate- and above moderate-homeowners and three percent of moderate- and above moderate-renters are cost burdened.

Table A5-4 Assistance Needs of Lower-Income Households, 2015-2019 (City of Dinuba)

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely low-income (0-30% AMI)	**865**		**175**		**1,040**	
With any housing problem	740	86%	170	97%	910	88%
With cost burden >30%	725	84%	150	86%	875	84%
With cost burden >50%	545	63%	125	71%	670	64%
Very low-income (31-50% AMI)	**735**		**490**		**1,225**	
With any housing problem	650	88%	335	68%	985	80%
With cost burden >30%	580	79%	320	65%	900	73%
With cost burden >50%	145	20%	150	31%	295	24%
Low-income (51-80% AMI)	**655**		**745**		**1,400**	
With any housing problem	405	62%	400	54%	805	58%
With cost burden >30%	205	31%	260	35%	465	33%
With cost burden >50%	30	5%	10	1%	40	3%
Moderate & Above Income (>80% AMI)	**675**		**1,830**		**2,505**	
With any housing problem	60	9%	240	13%	300	12%
With cost burden >30%	19	3%	95	5%	24	1%
With cost burden >50%	15	2%	0	0%	15	1%
Total Households	**2,930**		**3,240**		**6,170**	
With any housing problem	1,855	63%	1,145	35%	3,000	49%
With cost burden >30%	1,529	52%	825	25%	2,354	38%
With cost burden >50%	735	25%	285	9%	1,020	17%

Note: Housing Problems: There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income.

Severe cost burden: Monthly housing costs (including utilities) exceeding 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Overcrowding

As discussed in Chapter A2, *Housing Needs Assessment*, Dinuba has 2,032 large households (households with five or more people), comprising approximately 33 percent of all households in the city, which is 11 percent higher than the county (22 percent) and 54 percent higher than the tri-county average (19 percent). A higher percentage of owner households (24 percent) are large households compared to renter households (18 percent).

Approximately 17 percent of households in Dinuba are overcrowded and four percent are severely overcrowded. The percentage of overcrowded households in the city is much higher than in the county (10 percent) and tri-county area (10 percent). The percentage of overcrowded housing is higher than the State average (8.3 percent) throughout the entire city. Overcrowded housing is highest in Northeast Dinuba, where 17 percent of households are overcrowded (Figure A5-25). Overcrowded housing is also high in Downtown, Southeast, and South Dinuba, where between 10 and 15 percent of households are overcrowded.

Persons Experiencing Homelessness

The 2023 Kings and Tulare County Point-In-Time (PIT) Count did not record the number of persons experiencing homelessness in Dinuba. In Tulare County, 1,053 persons experiencing homelessness were recorded in 2023. Based on the total number of homeless individuals recorded across the county, and Dinuba's share of the county's total population (five percent), the number of people experiencing homelessness in Dinuba is expected to be approximately 46. The cities of Porterville, Tulare, and Visalia have a disproportionately high percentage of the county's homeless population compared to their share of the total population. A total of 1,017 homeless residents were recorded in these three cities, with the remaining 36 individuals located throughout the rest of the county. Therefore, Dinuba has low percentage of the county's homeless population in comparison to the share of the county's population. The number of homeless residents in the city has remained consistent over the last several years. In 2022, the City housed nine homeless individuals in the recently constructed Sierra Village project, which provides 44 units of affordable housing.

Unsheltered residents tend to reside in parks throughout the city, including Surabian Drive Linear Park, Rose Ann Vuich Park, and the Recreation Center baseball diamond area. As discussed previously, the following transportation services operate in Dinuba and the City is considered "somewhat walkable."

- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART)
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection
- TCRTA operates Tulare County Area Transit (TCaT)
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Rose Ann Vuich Park is located along Avenue 416 across the street from the DART transportation center and adjacent to the El Monte Way and Palm Drive and Dinuba Senior Center bus stations. A Family HealthCare Network facility is also located a block away from Rose Ann Vuich Park. The Dinuba Recreation Center is located approximately three blocks away from Rose Ann Vuich Park and has access to the same facilities.

In 2017, the City of Dinuba formed the internal Homeless Outreach Partnership Effort (H.O.P.E.) to address homelessness in the community. The H.O.P.E. team is primarily focused on engaging the homeless, building rapport and trust, and referring them to needed services. The H.O.P.E team's primary goals are to manage homelessness issues, connect homeless persons to resources, and reduce or eliminate homelessness. While working directly with the homeless, the team has learned that there is "no silver bullet" and combatting homelessness is a long-term commitment, which requires consistent engagement. Since its inception, the H.O.P.E. team has worked closely with other agencies and organizations such as Kings Tulare Homeless Alliance, Tulare County, Dinuba Unified School District, United Health Centers, CSET, and others to provide critical assistance to needy homeless individuals and families. Through these efforts, the team has successfully housed ten homeless individuals/families. In working with the homeless, the H.O.P.E. team has identified a set of challenges that create difficulties in addressing homelessness. These challenges include:

- Lack of low barrier shelters
- Lack of adequate mental health services
- Lack of local rapid-rehousing units
- Lack of local permanent supportive housing units
- Homeless need to be ready and willing to get help

The H.O.P.E. team remains dedicated in the face of these challenges and is committed to "helping people help themselves." Looking ahead, the team is focused on the following strategies in their efforts to addressing homelessness in the community:

- Continue to track homeless
- Continue to work with local landlords/property managers
- Partnership with Self Help to provide 5 permanent supportive housing units (Sierra Village II)
- Establish accessory dwelling unit (ADU) program
- Encourage new, affordable multi-family units
- Exploring Homeless Work Program
- Exploring rental assistance program

Additional services available to unhoused individuals include:

- 2-1-1 Tulare County: Connects communities with resources, services, and opportunities, through the non-emergency 2-1-1 phone number, a comprehensive website, via 2-way texting, and a mobile application.
- United Heath Center (Dinuba): A Fully Qualified Health Clinic which offers health services to patients without insurance on a Sliding Fee Scale according to the patient's income and number of household members.
- CSET (Community Services Employment Training): Offers a variety of assistance in areas such as employment training, housing, financial assistance, family resources, and home weatherization to those in need.

Due to limited services for unhoused populations in Dinuba, many persons in need of homeless services tend to go to the nearby Cities of Visalia~~y~~ or~~f~~ Fresno.

Displacement

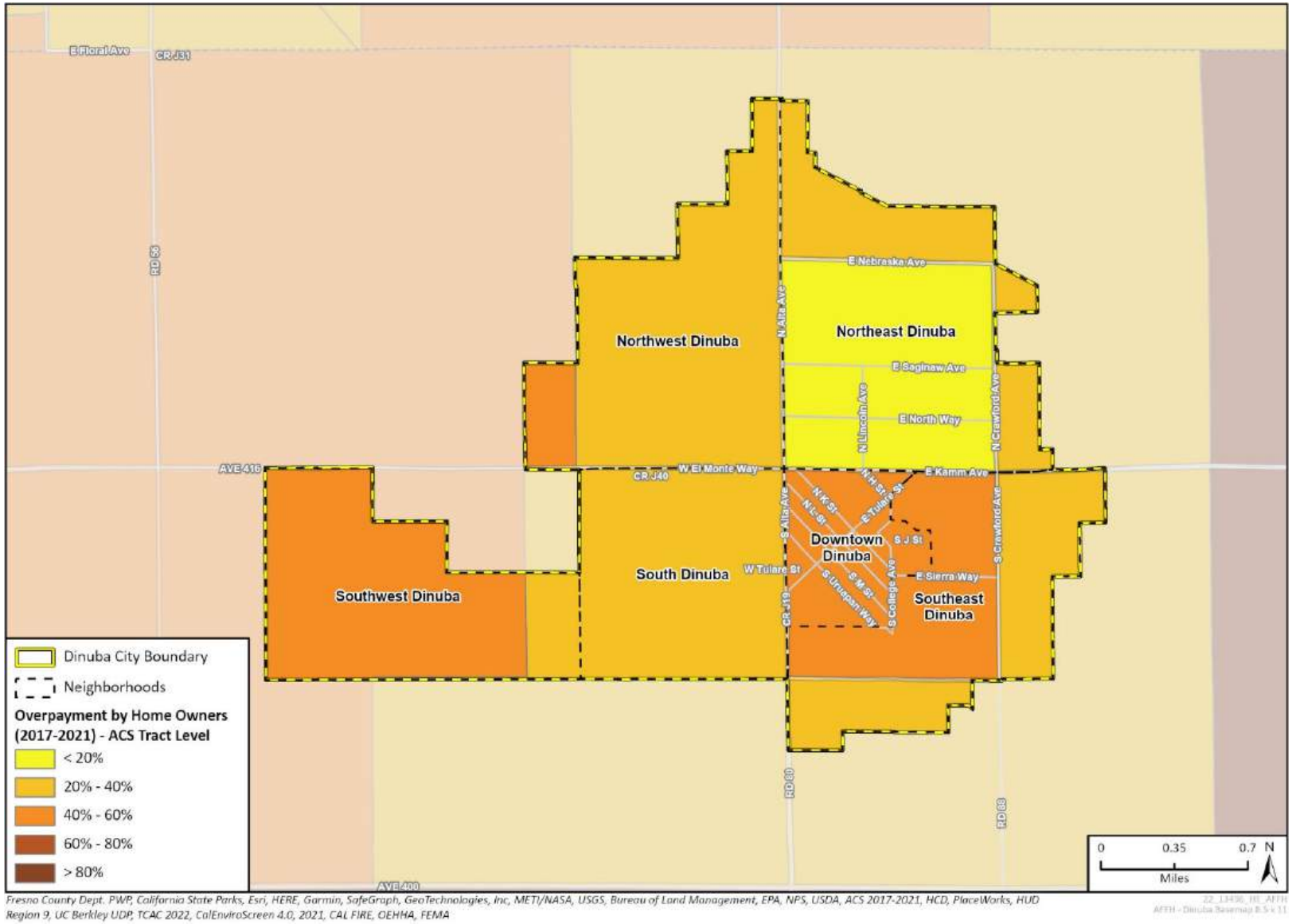
Communities are designated sensitive to displacement pressure if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics[10]:

- The share of renters is above 40 percent
- The share of people of color is above 50 percent
- The share of very low-income households that are severely rent burdened is above the county median
- The percent change in rent is above the county median for rent increases

According to the Urban Displacement Project (UDP), residents living in Downtown and part of Southeast Dinuba are at risk of displacement (Figure A5-26).

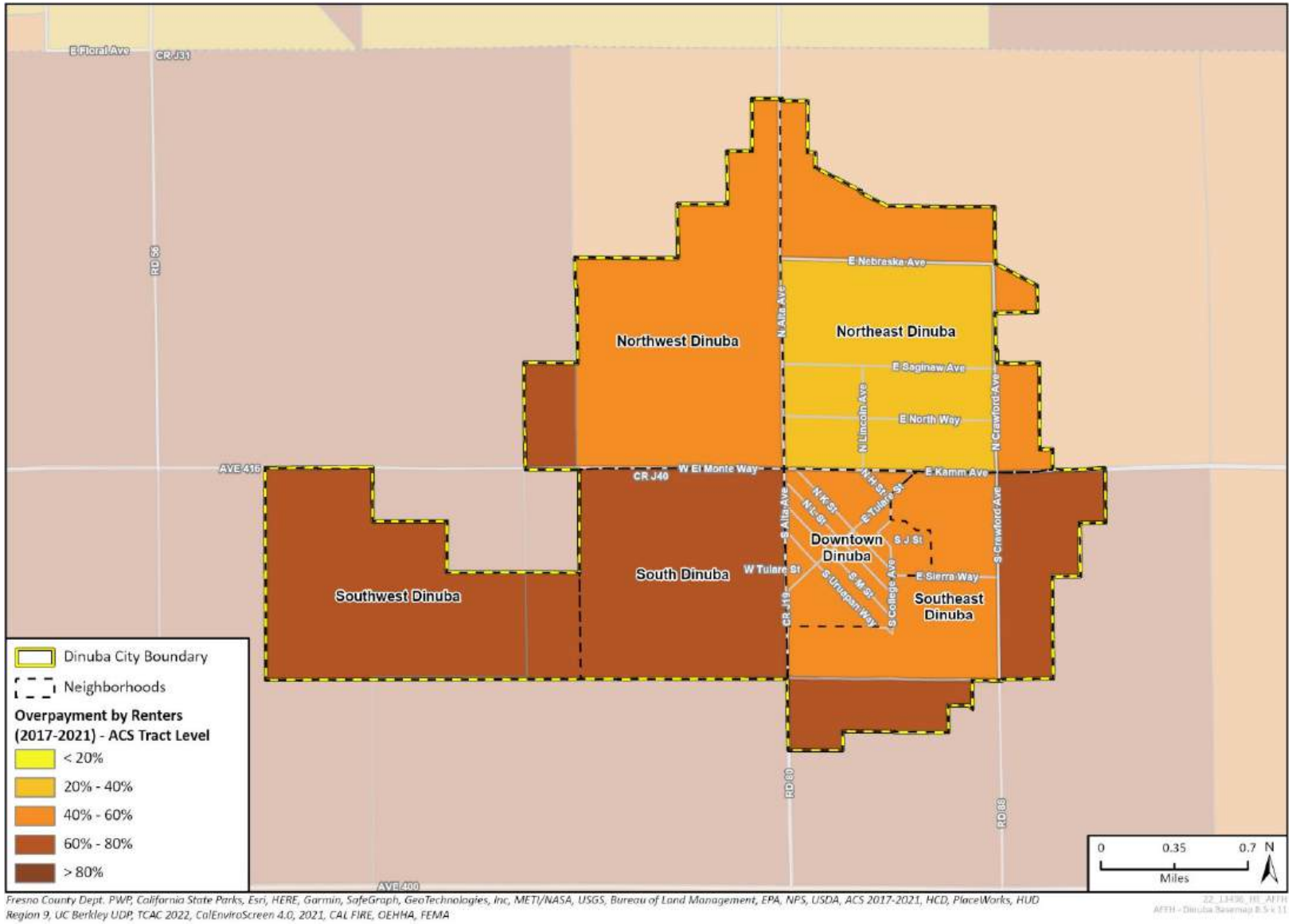
[10] AFFH Data Viewer. 2023. Estimated Displacement Risk Overall Urban Displacement Project 2022. https://www.arcgis.com/home/item.html?id=93242c4310254705abe4daf04ae25ce0

Figure A5-23 Overpayment by Home Owners (City of Dinuba)



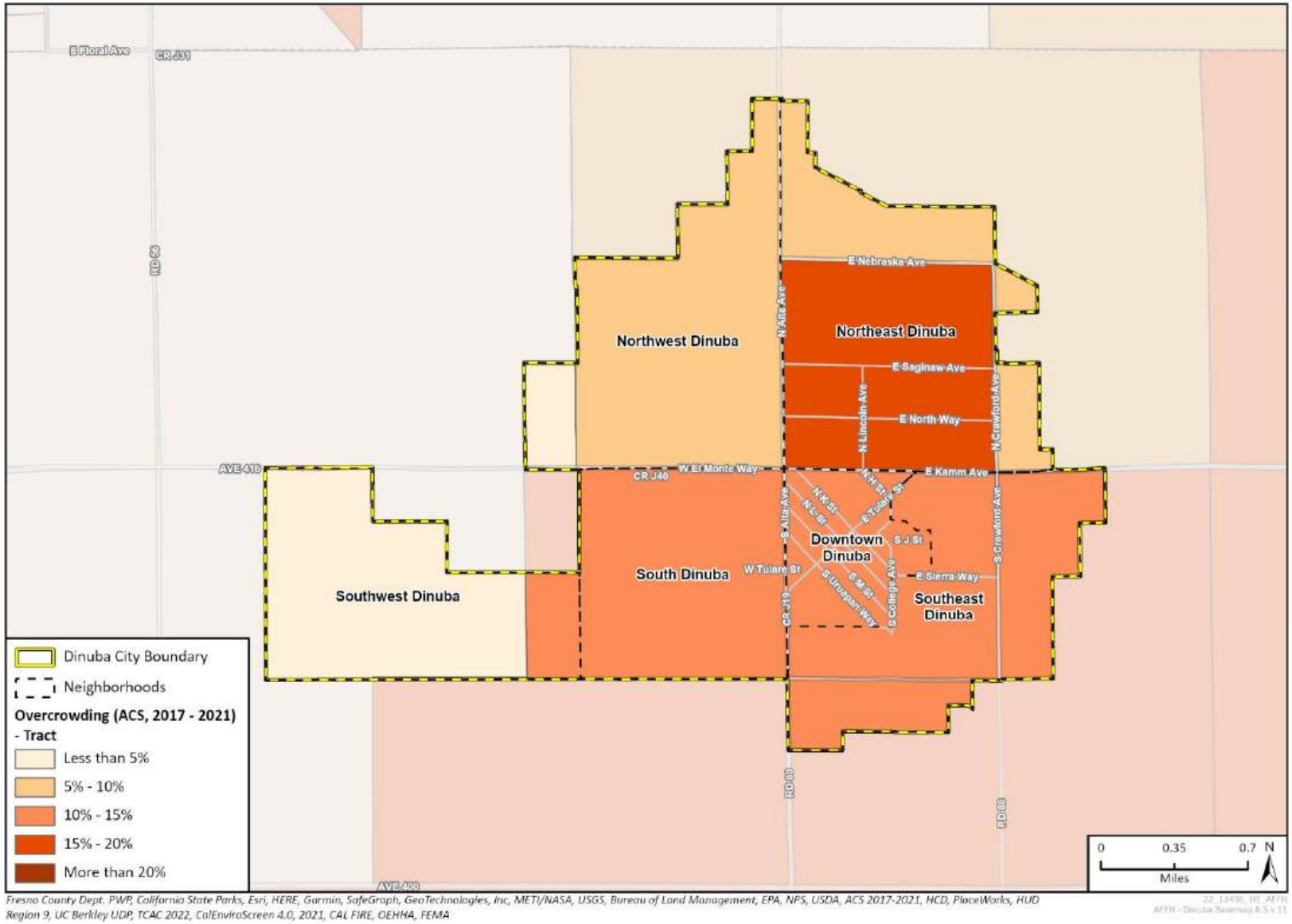
Source: AFFH Data Viewer, 2023

Figure A5-24 Overpayment by Renters (City of Dinuba)



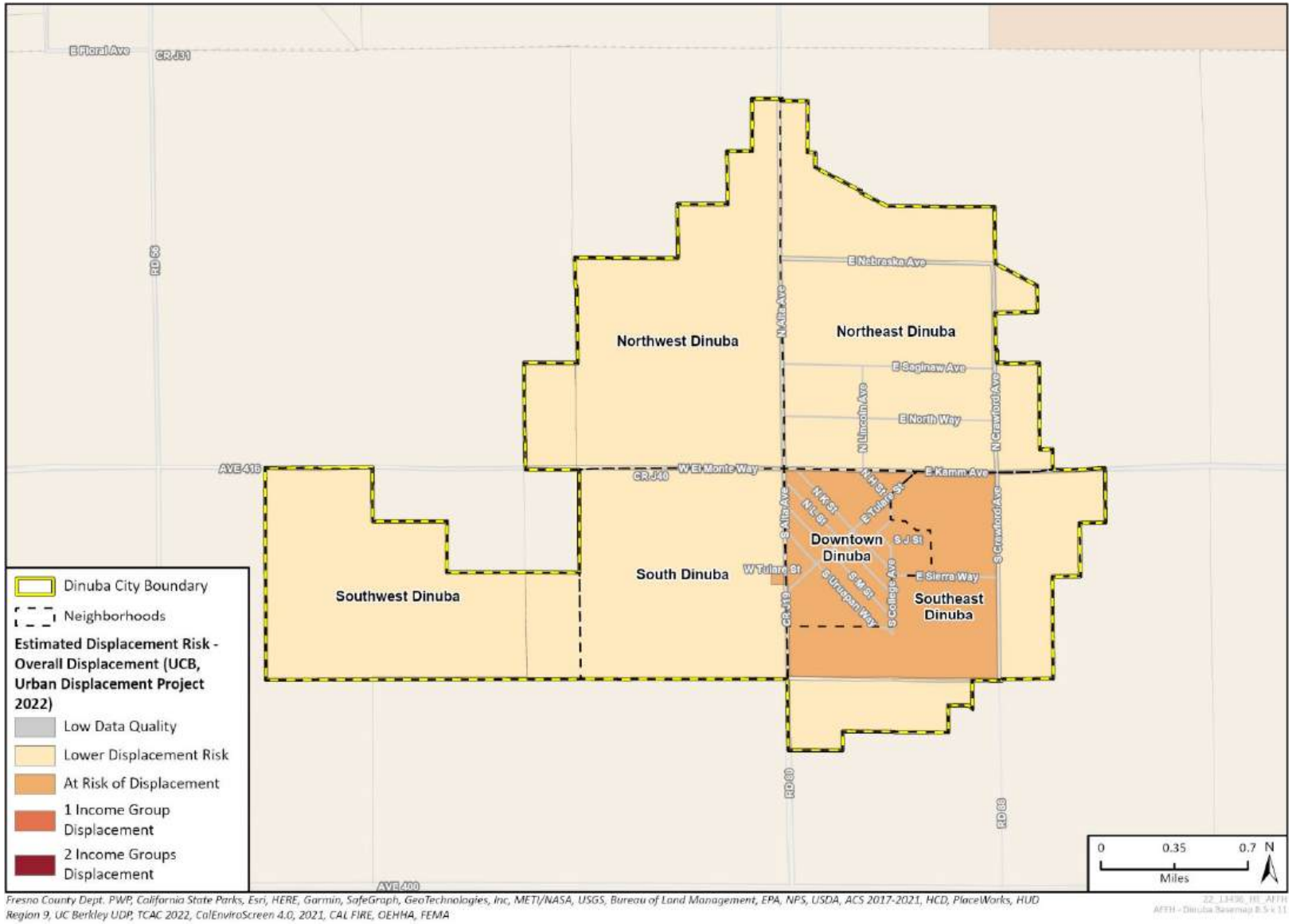
Source: AFFH Data Viewer, 2023

Figure A5-25 Overcrowded Households (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-26 Displacement Risk (City of Dinuba)



Source: AFFH Data Viewer 2.0, 2023

A5.2.8 Local Area Knowledge

Dinuba was established by a group of farmers following a land dispute with the Southern Pacific Railroad during the late 1800s. During the end of the Civil War, southern farmers who were struggling amid a recession immigrated to California and eventually settled in Tulare County. The Southern Pacific Railroad was granted federal land patents for land within 10 miles of the railroad right-of-way, which included land that had been settled and developed by the southern farmers.[11] In 1888, two major landholders, James Sibley and W. D. Truxbury, deeded 240 acres to the Southern Pacific Railroad to develop a railroad depot and town site in the area that is now Dinuba.[12]

During the first decade of the 1900s, thousands of Korean immigrants arrived in Hawaii and California. Many of these immigrants came to towns like Dinuba and worked as tenant farmers and truck farmers. Dinuba, along with Reedley, Sacramento, and Delano, attracted approximately 83 percent of the Korean population in the United States during the early 1900s.[13]

The town's economy was built on agriculture and related industries, generally consisting of small farmers. During the late 1800s and early 1900s, an extensive irrigation canal system was built in Dinuba and the surrounding area by diverting water from the Kings River. The reliable source of water and success of the Thompson seedless grape made raisins the popular crop for local farmers. During the late 1900s and early 2000s, Tulare County lost a substantial amount of farmland due to land idling (when agricultural land is not cultivated), residential development, and ecological restoration. With this loss in farmland, Dinuba's economy began to shift from primarily agriculture to include expanded and new commercial and industrial operations, particularly related to food processing and warehousing. City annexation of additional land during the early 2000s enable the designation of over 600 acres of land as an industrial park. Tenants of the industrial park include Ruiz Foods, currently the city's largest employer, the Best Buy West Coast Distribution Center, and Patterson Logistics.[14]

To address place-based concerns and enhance community development, the City has focused on infrastructure improvements in recent years. The Griggs neighborhood in Northeast Dinuba (a disadvantaged community) was recently improved with street reconstruction, utility improvements, and a neighborhood park.

Stakeholder and Community Input

The City held a community workshop on May 22, 2023 to discuss the Housing Element and introduce new Housing Element goals and requirements to the community. Two community members participated in the workshop. During the workshop, participants expressed the need for more affordable housing in the city, particularly accessible affordable housing. It was noted that a new high school is currently being constructed in the southern part of the city, which provides an opportunity for housing development in the surrounding neighborhood. During workshops held in each jurisdiction as part of the Tulare County Regional Housing Element planning effort, participants identified the most significant housing barriers, including rent affordability and rent increases, lack of housing with supportive services, and difficulty buying a home.

[11] Ron Dial. 2016.Dinuba (Images of America)
[12] City of Dinuba. 2006. General Plan Updated Background Report. https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf
[13] Erika Lee. Immigration, Exclusion, and Resistance, 1800s-1940s. https://www.nps.gov/articles/upload/04-Essay-4-immigration.pdf
[14] City of Dinuba. 2020. Dinuba Parks & Recreation Master Plan. https://www.dinuba.org/images/2022/Dinuba_PRMP.pdf

An online survey was available in both English and Spanish on the TCAG Housing Element website from February 6 to March 16, 2023. The survey asked participants about housing issues and the types and location of housing development they would like to see in their city. Respondents in Dinuba identified the need for homeless shelters or day services for homeless residents, "higher-end homes," and affordable options for home ownership. In addition, respondents reported a lack of upkeep of housing units by landlords. According to respondents in Dinuba, the largest barrier to affording desirable housing in the city is the cost and low supply of housing and the most urgent housing issues selected were the availability of desired housing and overcrowded housing. Housing needs identified by respondents in Dinuba include mobile home preservation and assistance, supportive housing programs for individuals experiencing homelessness, median-income housing, "higher end" housing, and non-low-income housing, and higher density zoning. When asked about their preferences for the location of future housing development, respondents primarily selected areas in Southeast Dinuba as well as Northwest Dinuba.

The City also participated in a series of stakeholder interviews with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, smaller, rural areas have vastly fewer amenities and housing resources. According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, State housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable housing and supportive housing for previously homeless residents and discrimination based on HCV use. It was noted that the PIT Count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, cities can address housing needs by fostering strong relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

A5.2.9 Other Relevant Factors

Other factors to fair housing issues in Dinuba that have not been previously discussed in this analysis include land use and zoning patterns, widespread social vulnerability of residents, and lack of farmworker housing.

Social Vulnerability Index

The Center for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry created the Social Vulnerability Index (SVI) to identify communities that exhibit social conditions that would make them more vulnerable to hazardous events such as natural disasters. The SVI can also serve as an identifier of vulnerable communities that are underprivileged and underserved and are more susceptible to experiencing housing issues and lack of housing opportunities. The SVI ranks census tracts based on 16 social factors grouped into four categories: socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation.[15]

The SVI identifies the entire city of Dinuba as having higher vulnerability than most of the state, based on a high level of vulnerability for each of the four categories. Dinuba scored particularly high for all four categories: socioeconomic status (social factors such as poverty and unemployment) household

[15] Agency for Toxic Substances and Disease Registry. 2023. CDC SVI Documentation 2020. https://www.atsdr.cdc.gov/placeandhealth/svi/documentation/SVI_documentation_2020.html

characteristics (social factors such as the percentage of children/senior residents and disabilities) racial and ethnic minority status (factors such as percent minority residents and percent of residents that speak English less than "very well"), and housing type/transportation (factors such as percent of the housing stock consisting of multi-unit structures and mobile homes and the percent of residents without a vehicle).

Land Use and Zoning Patterns

Most of Dinuba's housing stock consists of single, detached structures (71 percent), which is a reflection of land use and zoning patterns throughout the city. Only 25 percent of housing units are multifamily units. Most of the land zoned for residential uses comprises of low-density residential zones. Select parcels are zoned medium and high density residential, most of which are located in Downtown Dinuba and a small area located south of Gerald Avenue in Northeast Dinuba.

The City has identified General Plan Focus Areas under the draft Land Use Element Update. Focus Area 1 consists of approximately 925 acres southwest of nearby Downtown Dinuba, currently with primarily agricultural uses along with several interspersed single-family residences. The area is generally bounded (clockwise from the northern boundary) by Sierra Way, Alta Avenue (Road 80), Avenue 400, a north-south boundary 0.5-mile west of Alta Avenue (no existing roadway), Kamm Avenue, and a north-south boundary 0.5-mile west of Road 70. An existing residential subdivision at the corner of Sierra Way and Alta Avenue is excluded from the Focus Area. This Focus Area was previously designated for industrial development. However, with the development of the new high school, land use in this area will be reoriented to provide residential uses. The proposed new Dinuba High School is at the heart of the Focus Area and consists of an approximately 76-acre site at the southwest corner of Kamm Avenue and Alta Avenue. This Focus Area will be the city's largest new residential growth area comprising about 500 acres of the approximately 925 total acres in residential land use categories. Other non-industrial uses planned for this area include light industrial and commercial uses.

Focus Area 2 consists of approximately 180.7 acres located on both the north and south sides of the eastern portion of El Monte ~~Road~~Way. Some of the eastern portions of the area are located outside of the existing city limits, though all areas are within the City Sphere of Influence. The area is generally bounded (clockwise from the north) by a line parallel to and 0.25-mile north of El Monte Way, Road 92 (including a line extending south from its current dead end), Sierra Way/Avenue 412, Randle Road, Franzen Way, and Crawford Avenue. Focus Area 2 is primarily agricultural and commercial uses currently. The East El Monte Way Focus Area is envisioned to be a walkable mixed-use neighborhood with a variety of housing types and densities, and convenient multimodal connections to community-serving commercial and service amenities.

The new Focus Areas aim to serve the needs of future and existing communities, especially related to commercial and walkable spaces.

Farmworker Housing Needs

Dinuba's economy is primarily based on agriculture, and the dominant land use surrounding the city is agricultural.[16] Approximately 20 percent of Dinuba's population works in agriculture, forestry, fishing and hunting, and mining (1,827 people). Dinuba is located near the border of Tulare County, Fresno County, and Kings County, all of which contain expansive agricultural operations. Farmworkers employed by nearby agricultural businesses may seek housing in Dinuba. However, the migratory and

[16] City of Dinuba. 2006. General Plan Update Background Report. https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf

sometimes seasonal nature of farm work often makes it difficult for farmworkers to find affordable housing options. There is currently no public or subsidized housing for farmworkers in Dinuba. HATC operates multiple properties for farmworkers throughout the county, but none in Dinuba's city limits.

Home Loan Applications

As discussed in Chapter A3, *Housing Constraints Analysis*, there is a disparity in mortgage application approvals between racial/ethnic groups in Tulare County. Non-white mortgage loan applicants have lower rates of loan origination and higher rates of loan denial compared white-applicants. Home Mortgage Disclosure Act data from the Federal Financial Institutions Examination Council, indicates white home loan applicants had the highest rate of approval compared to other racial/ethnic groups, and "other" races and Native Hawaiian/Pacific Islander applicants had the lowest. These patterns indicate there may be racial/ethnic discrimination in mortgage lending. While there is no Home Mortgage Disclosure Act data for Dinuba, it is likely that the city experiences similar patterns as Tulare County. Table A5-5 shows the loan actions taken by race/ethnicity percentage in Tulare County.

Table A5-5 Mortgage Loans (County of Tulare)

	Loan Action					
Race/Ethnicity	Loan Originated	Application Approved But Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other
White	56.0%	2.7%	14.9%	17.9%	3.1%	5.3%
Hispanic/Latino	53.3%	2.5%	18.1%	17.7%	2.6%	5.9%
Black/African American	50.4%	1.7%	20.6%	22.7%	1.3%	3.4%
Native American/Alaska Native	44.3%	4.4%	23.6%	19.2%	0.5%	7.9%
Asian American	49.9%	3.0%	19.2%	18.2%	3.4%	6.3%
Native Hawaiian/Pacific Islander	39.4%	0.0%	18.2%	18.2%	0.0%	24.2%
Other Race	35.5%	1.9%	15.0%	12.6%	29.6%	5.4%
Two or More Races	52.4%	0.0%	28.6%	9.5%	4.8%	4.8%

Source: FFIEC Home Mortgage Disclosure Act. 2020 Dataset. https://ffiec.cfpb.gov/data-browser/data/2022?category=states .Accessed July 11, 2023

A5.2.10 Subsidized Housing

Subsidized housing consists of affordable rental units that are subsidized by federal and State agencies but are owned by private owners. Subsidies including HUD, the U.S. Department of Agriculture, the California Housing Finance Agency, HCD, and the Low-Income Housing Tax Credit program administered by TCAC. According to the AFFH Data Viewer, there are 788 subsidized housing units in Dinuba. Subsidized housing units are scattered throughout Northwest, Northeast, Downtown, and Southeast Dinuba (Figure A5-27).

Public housing includes affordable rental units that are owned and operated by the government. The HATC manages public housing units in Dinuba which are available to low-income households, the elderly, and persons with disabilities. According to HUD's Public Housing Program, there are a total of 80 public housing units in Dinuba. Public housing developments in Dinuba are located in Downtown and Southeast Dinuba (Figure A5-28). These housing units consist primarily of single-family homes. The HATC

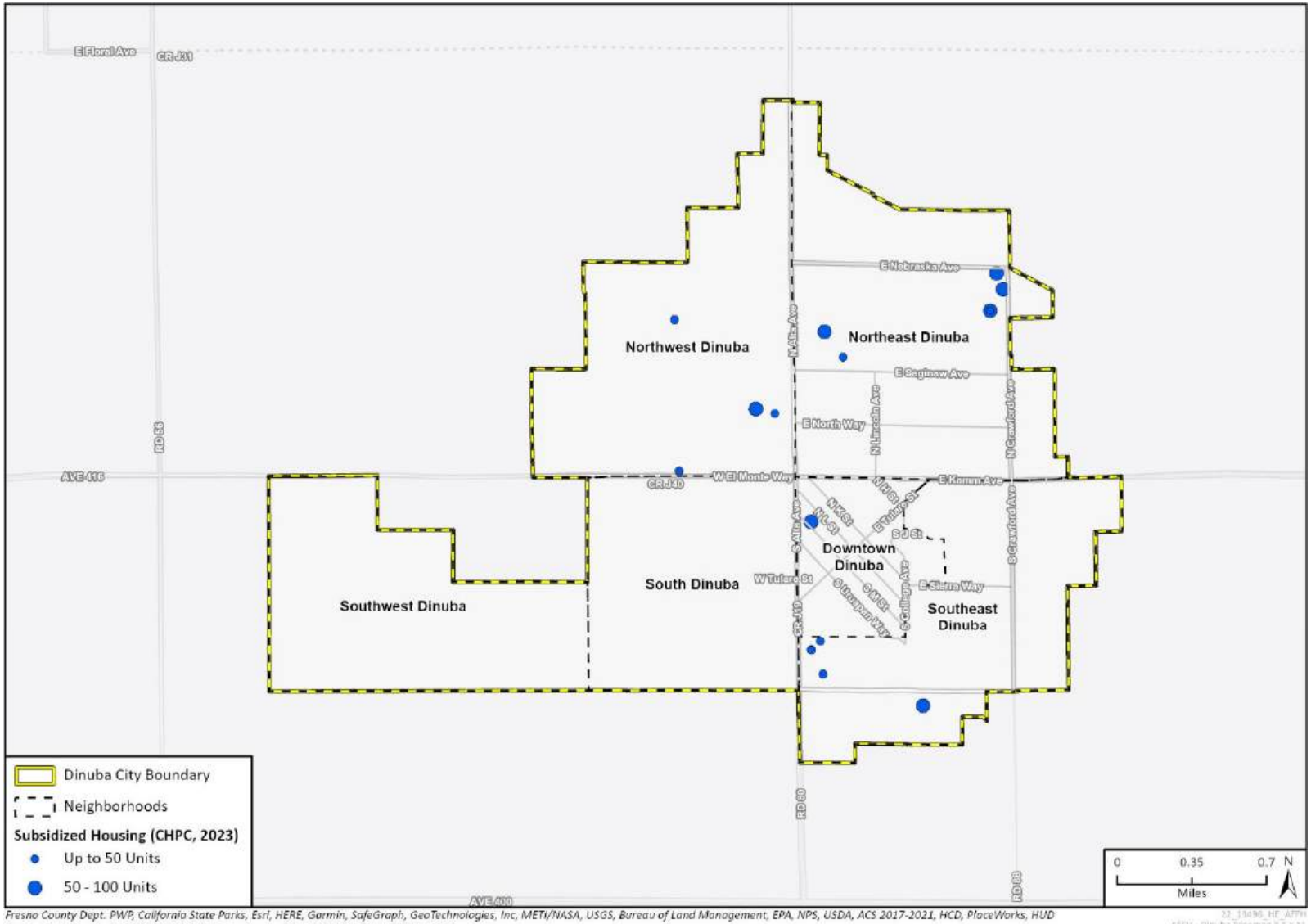
owns and operates the Euclid Village Apartments, located in Northwest Dinuba, which consists of 56 two-, three-, and four-bedroom apartments, five of which are accessible to residents with disabilities.

The HATC administers housing choice vouchers (HCVs) in the city of Dinuba. While the HATC administers the HCV program in Dinuba, housing units themselves are owned by private landlords that accept HCVs on behalf of renters. According to the HATC, as of 2023, there are 122 households receiving rental assistance through HCVs in the city. The use of HCVs is more common in Northeast, South, and parts of Northwest and Southeast Dinuba, where between five and nine percent of households use HCVs (Figure A5-29). Downtown, South, and part of Northwest and Southeast Dinuba have fewer HCV recipients.

According to Self-Help Enterprises, there is a ~~dramatic~~ lack of decent housing that is affordable to low-income households to rent or purchase. Families are overcrowded, encountering ~~horrible~~substandard housing conditions, and often dramatically overpaying for their housing. Self-Help Enterprises operates rental housing projects in Dinuba and has noted that these projects often have long waiting times. There are also homeless residents in Dinuba with few or no options for permanent supportive housing.

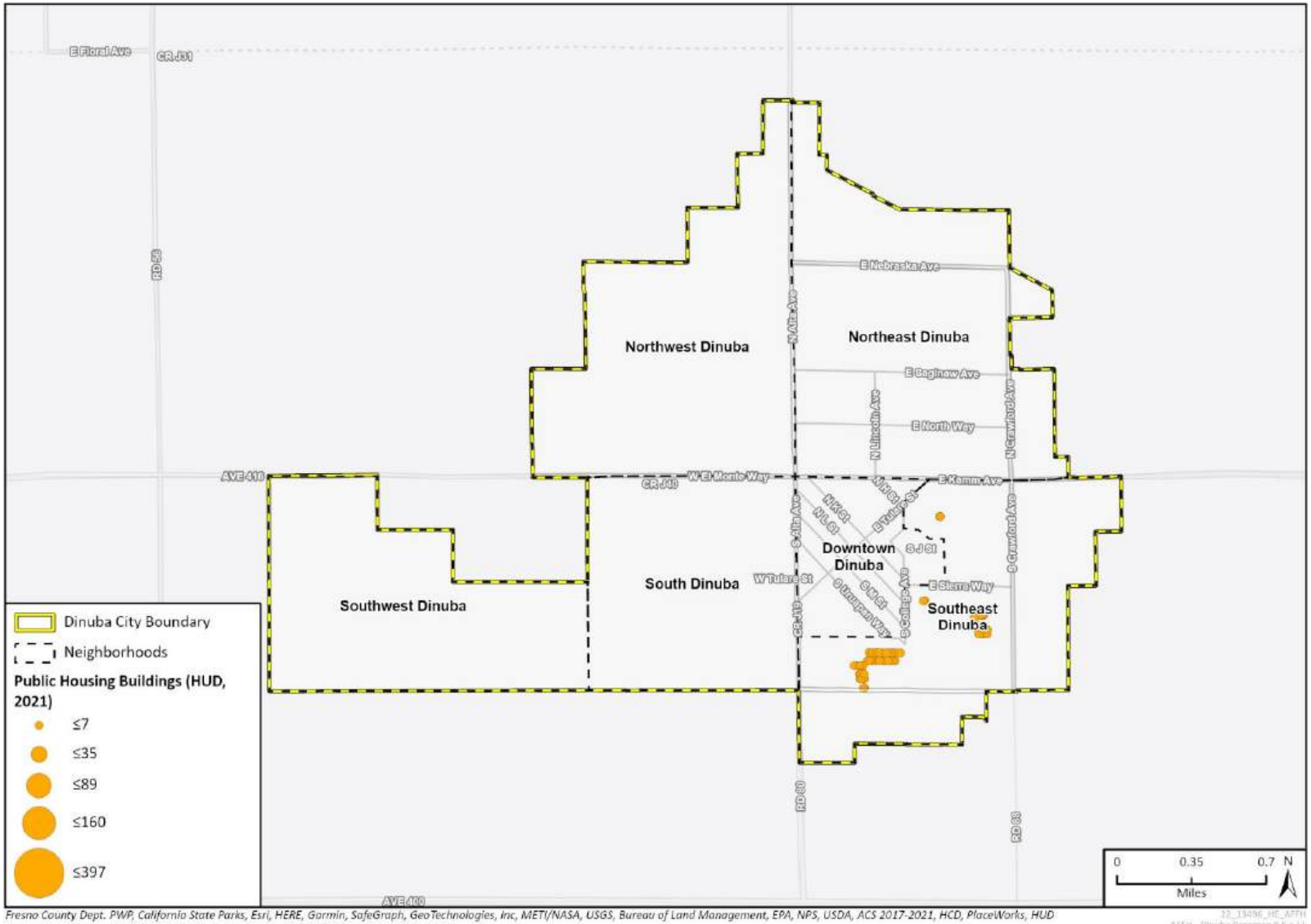
Common complaints from Self-Help Enterprises clientele include high rental prices, a reluctance of landlords to rent to Housing Choice Voucher holders, and a ~~lack of city staff~~shortage of municipal resources to make proactive attempts to seek resources to build new housing.

Figure A5-27 Subsidized Housing (City of Dinuba)



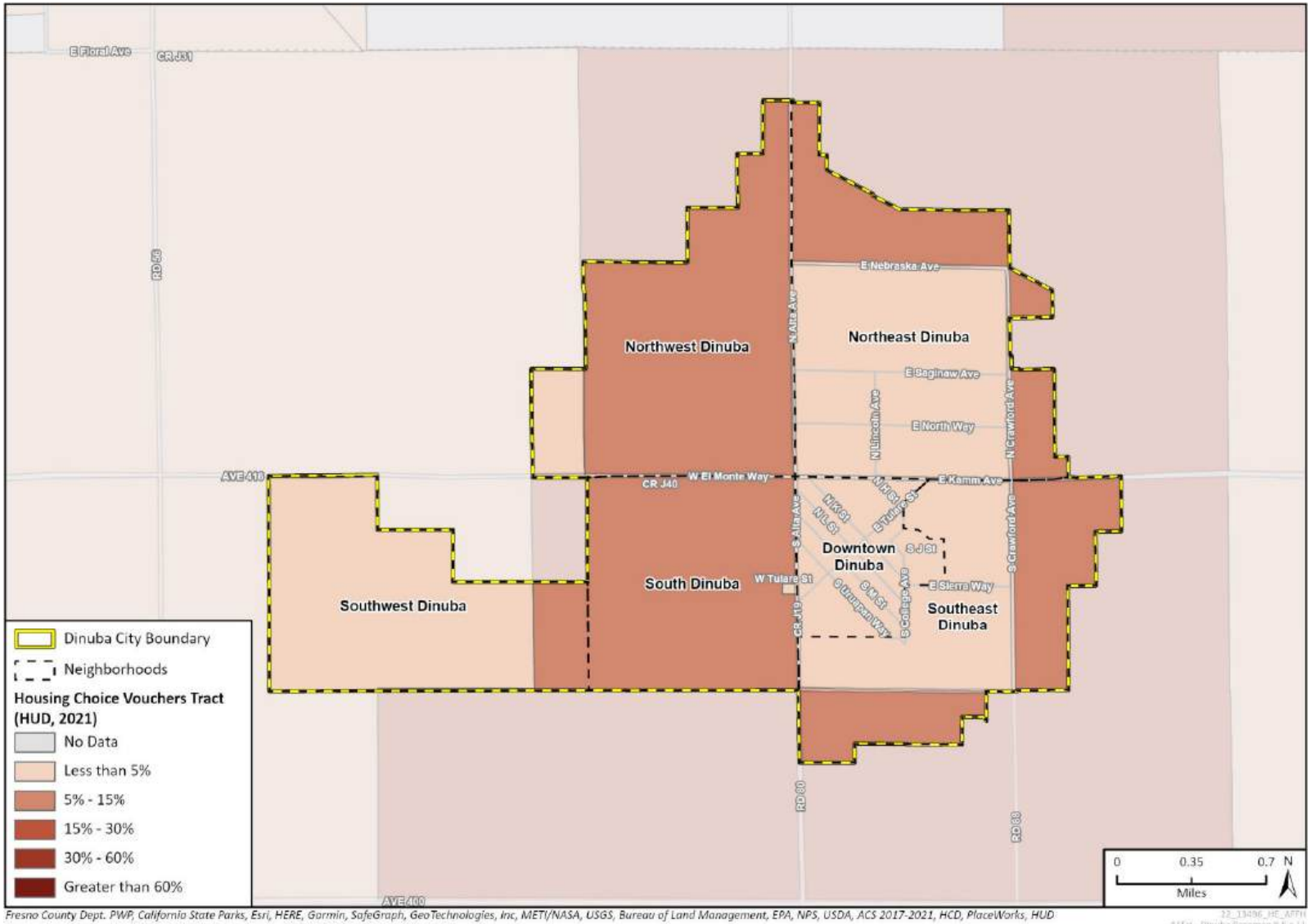
Source: AFFH Data Viewer, 2023

Figure A5-28 Public Housing (City of Dinuba)



Source: AFFH Data Viewer, 2023

Figure A5-29 Housing Choice Vouchers (City of Dinuba)



Source: AFFH Data Viewer, 2023

A5.2.11 Housing Site Inventory Analysis

This portion of the AFFH analyzes the relation between the housing opportunity sites and AFFH-related issues. Government Code Section 65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity.

Housing Sites by TCAC Opportunity Area

For purposes of evaluating fair housing, resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Dinuba has a mix of resource areas with most areas consisting of moderate-resource areas. Downtown Dinuba and portions of Southeast Dinuba are areas of high segregation and poverty, while Northwest and the northern portion of Northeast Dinuba are high-resource areas. The rest of the city consists of moderate-resource areas.

The City's Site Inventory can accommodate 2,~~642~~ 574 housing units on 32 sites. Figure A5-30, Figure A5-31, Figure A5-32, and Figure A5-33 show the housing opportunity sites by TCAC designated resource area. The housing opportunity sites are designated by income category – whether the sites could accommodate housing appropriate for low-, moderate-, or above moderate-income households. The "appropriateness" of sites for various affordability levels is dictated by state housing element law and HCD guidance and includes allowable density, size of site, realistic capacity, existing use(s), and other factors. More information about the sites and income designations is available in Chapter A4, *Housing Resources*.

Most of the housing opportunity sites are in high resource areas (~~53~~ 50 percent of the proposed housing units) and moderate-resource areas (~~46~~ 48 percent of proposed housing units), primarily in Northeast, Northwest, and South Dinuba, in part due to the availability of large vacant and underutilized parcels in these neighborhoods.

A small portion of the City's RHNA will be satisfied by planned and approved projects (~~253~~ 316 of the total required 1,588 housing units). To understand the overall picture of housing development during the eight-year planning period, this analysis considers those units. Of the four planned and approved projects, three projects are located in moderate resource areas (235 housing units) and one project is located in a high resources area (63 housing units). None of the planned and approved projects are located in low resource areas or areas of high segregation and poverty.

Total Units by Resource Area

There are ~~49~~ 65 units planned in areas of high segregation and poverty and low resource: ~~86~~ 92 percent of those units (~~42~~ 60 units) will be lower-income units and ~~14~~ 8 percent (~~7~~ 5 units) will be moderate-income units. In contrast, 2,~~530~~ 509 units are planned in areas designated moderate- and high/highest-resource: ~~26~~ 30 percent of those units (~~653~~ 746 units) will be lower-income units, ~~15~~ 12 percent (~~389~~

290 units) will be moderate-income units, and 59 percent (1,473~~88~~ units) will be above moderate-income units.

Table A5-6 shows the number of proposed housing units by income level in each resource area.

Table A5-6 Proposed Housing Units by Resource Area (Housing Opportunity Sties)

Income Level	Lower-Income	Moderate-Income	Above-Moderate Income	Total Units
Areas of High Segregation and Poverty	~~42~~ 60 units (~~6~~7% of lower-income units)	~~7~~ 5 units (2% of moderate-income units)	0 units (0% of above moderate-income units)	~~49~~ 65 units (3~~2~~% of total units)
Low-Resource Areas	0 units (0% of lower-income units)	0 units (0% of moderate-income units)	0 units (0% of above moderate-income units)	0 units (0% of total units)
Moderate-Resource Areas	~~524~~ 600 units (~~75~~74% of lower-income units)	~~323~~ 214 units (~~82~~73% of moderate-income units)	~~327~~ 414 units (~~22~~28% of above moderate-income units)	1,~~174~~ 228 units (~~46~~48% of total units)
High-/Highest-Resource Areas	~~129~~ 146 units (~~19~~18% of lower-income units)	~~66~~ 76 units (~~17~~26% of moderate-income units)	1,~~161~~ 059 units (~~78~~72% of above moderate-income units)	1,~~356~~ 281 units (~~54~~50% of total units)

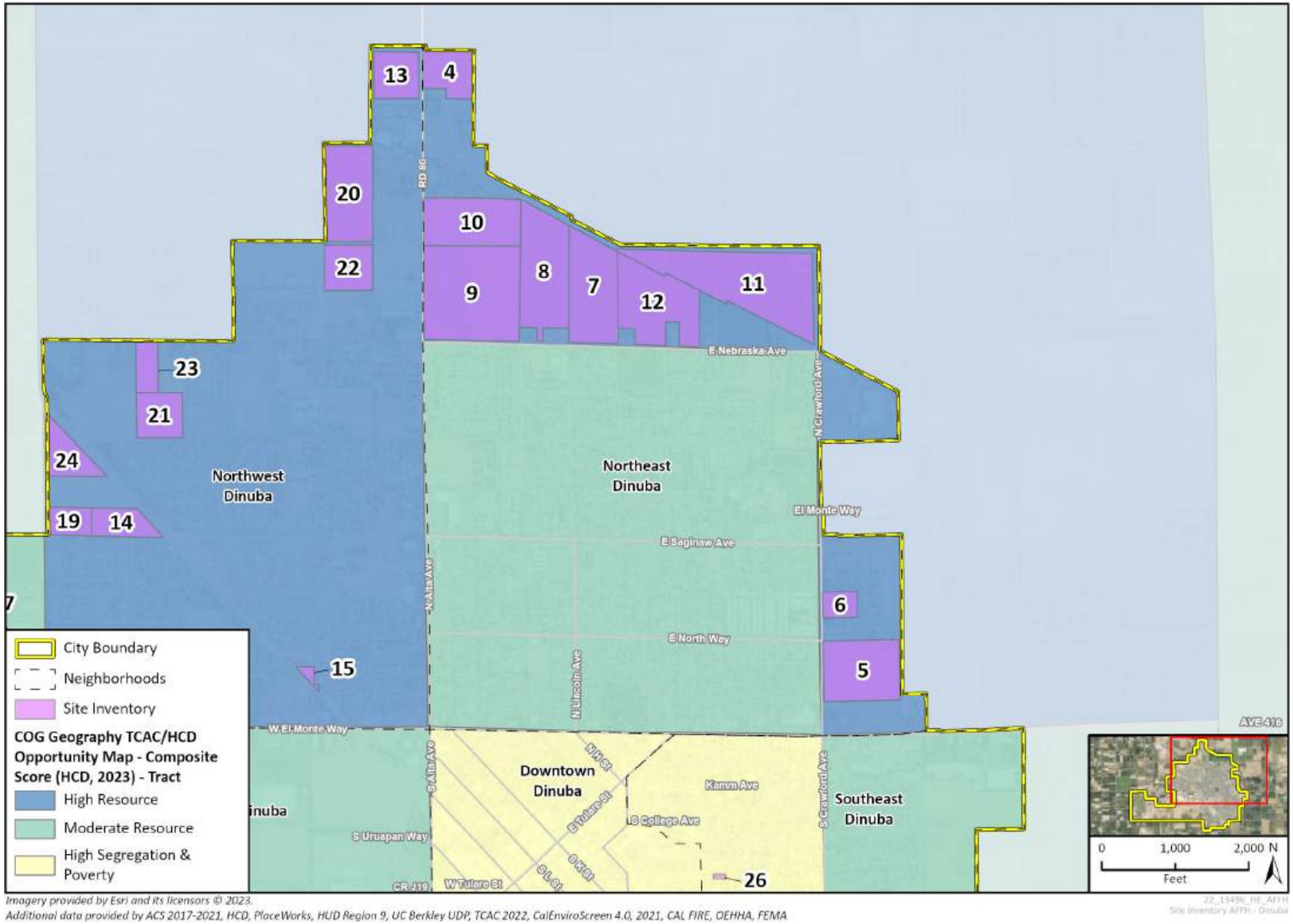
The planned and approved projects, together with the housing opportunity sites, will add a higher percentage of lower-income units in moderate- resource areas (~~75~~ 74 percent of total lower-income units) and high-resource areas (~~19~~ 18 percent of total lower-income units) than in areas of high segregation and poverty (76 percent of total lower-income units). A total of ~~49~~ 65 housing units (~~two~~ three percent of total housing units from approved and planned and housing opportunity sites) are proposed in areas of high segregation and poverty. The remaining housing units (~~98~~ 97 percent) are proposed in moderate- and high-resource areas. Therefore, overall housing development during the planning period will not increase patterns of segregation and will increase integration by household income in terms of access to opportunity.

Furthermore, efforts are underway to revitalize a portion of Southeast Dinuba, which is designated by TCAC as moderate resource. The Land Use Strategic Plan for the East El Monte Way Economic Vitality Community Sustainability Plan was adopted in 2018, which includes land use, circulation, economic development, and other strategies to revitalize the Mercantile Row Shopping Center within an approximately 170-acre area along the East El Monte Commercial Corridor.[17] Since adoption, two subdivisions have been approved. There is also land designated for high-density residential development in the area, and the City is seeking developers for those sites. The plan includes strategies to add vibrancy and resources in a low- and moderate-resource neighborhood. As a result, the sites that surround this area of the city will have access to improved commercial and community facilities.

With implementation of Housing Plan Program 13, the City will continue to foster economic growth and access to opportunities in low-resource areas and areas of high segregation and poverty by dedicating Capital Improvement Project funds, growing business and employment opportunities, increasing transit access, and reducing pollution burden in these areas.

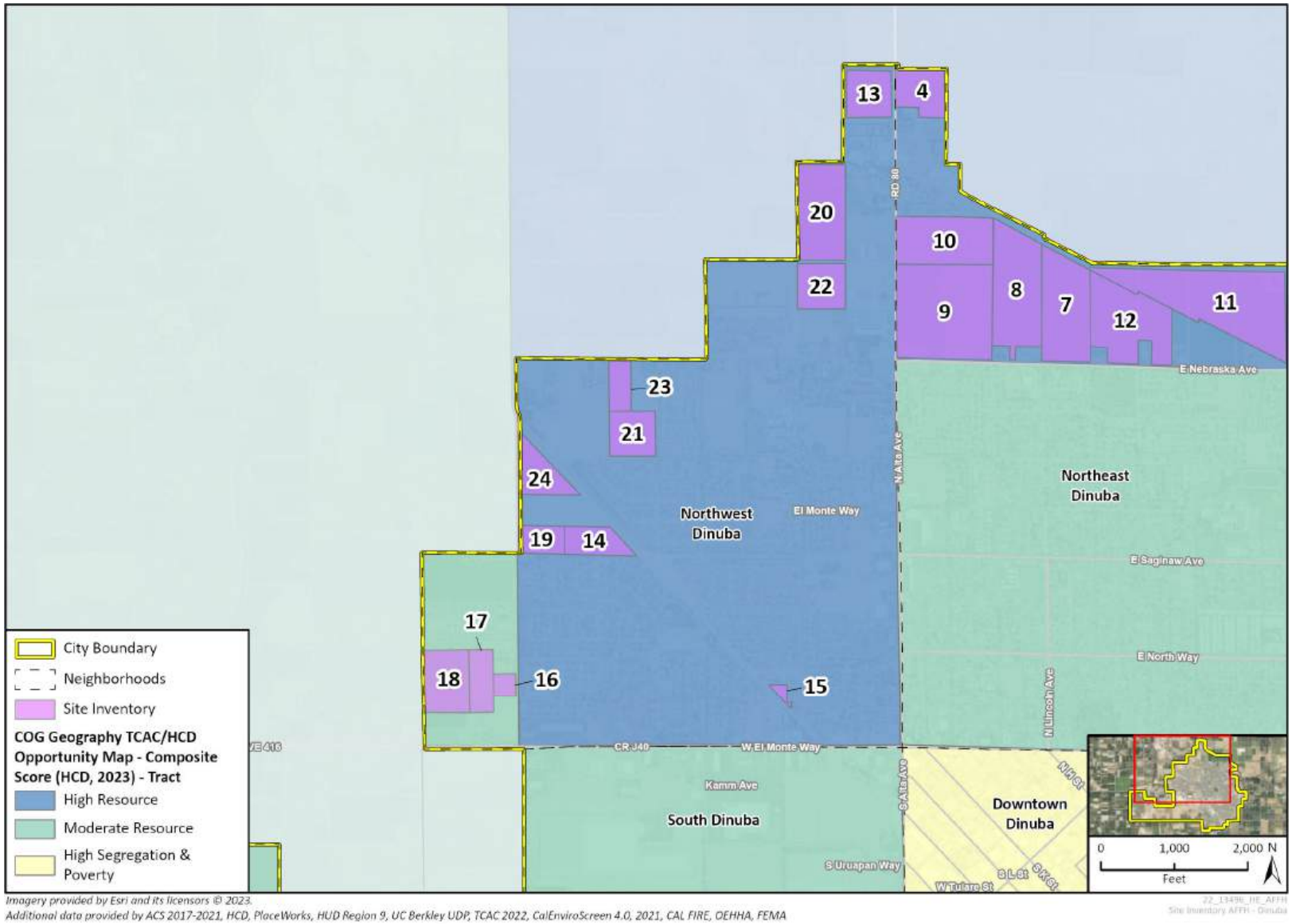
[17] City of Dinuba, Land Use Strategic Plan For The East El Monte Economic Vitality And Community Sustainability Plan, available at: https://www.dinuba.org/images/2018/Land-Use-Strategic-Plan-E-El-Monte-Way-FInal-Accepted-Plan.pdf.

Figure A5-30 Housing Opportunity Sites by TCAC Resource Area, Northeast Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-31 Housing Opportunity Sites by TCAC Resource Area, Northwest Dinuba

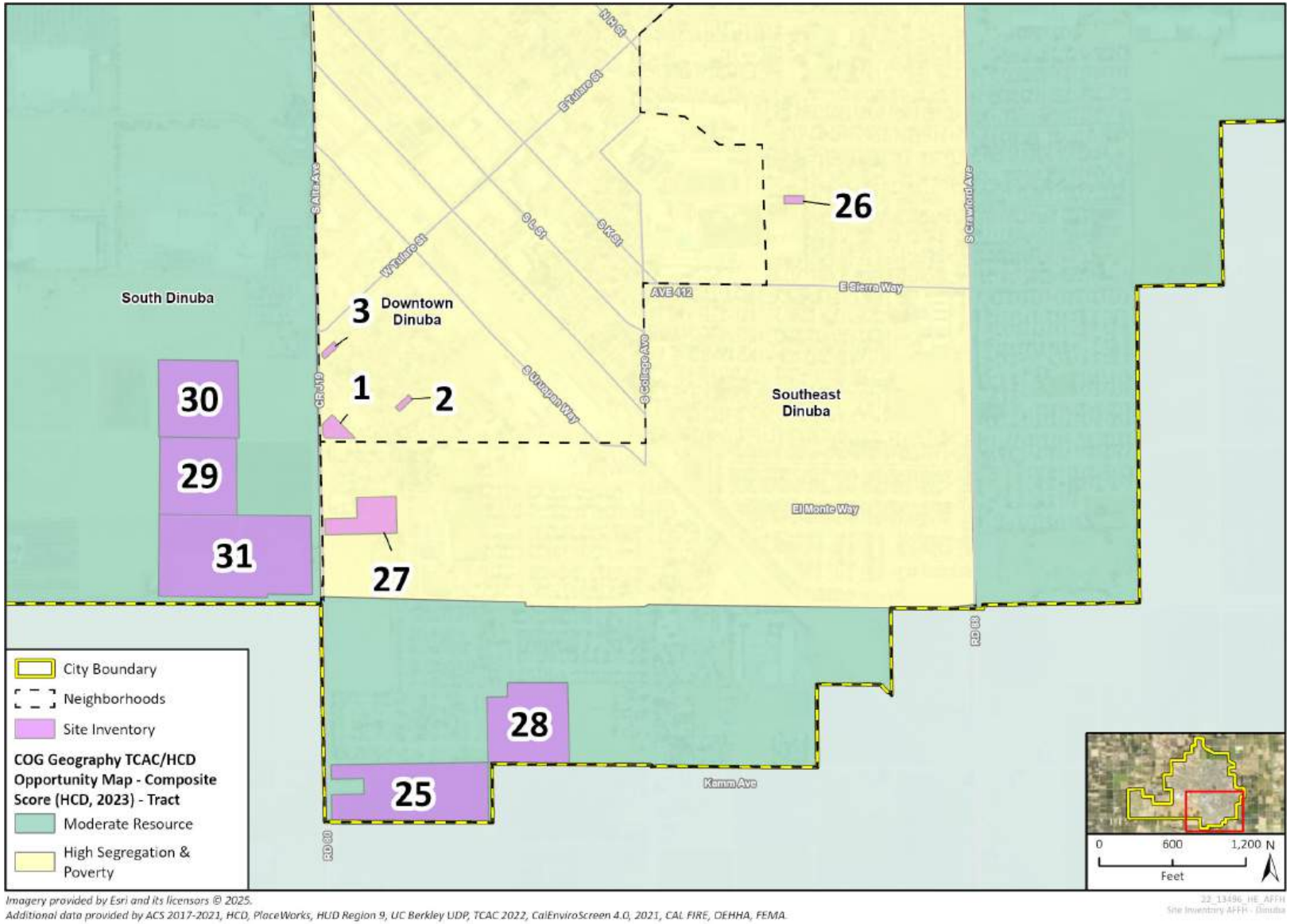


Source: AFFH Data Viewer, 2023

Figure A5-32 Housing Opportunity Sites by TCAC Resource Area, South and Southwest Dinuba

Source: AFFH Data Viewer, 2023

Figure A5-33 Housing Opportunity Sites by TCAC Resource Area, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Sites by Income Population

Census tracts with more than 50 percent low- and moderate-income (LMI) households are located in every neighborhood in Dinuba and almost all opportunity sites are located in census tracts with more than 50 percent LMI households. Figure A5-34, Figure A5-35, Figure A5-36, and Figure A5-37 show the housing opportunity sites by percentage of LMI populations. Approximately ~~93~~ 96 percent of the total housing units included in the opportunity sites are located in census tracts with more than 50 percent LMI households due to the availability of underutilized sites in these areas and the potential for mixed-use, transit-oriented development. All of the low-income units (~~695~~ 806 housing units), all of the moderate-income units (~~396~~ 295 housing units), and ~~88~~ 93 percent of the above moderate-income units (~~1,308~~2,465 housing units) are located in these areas. Of the opportunity sites in these areas, approximately 55 percent of proposed units are appropriate for above moderate-income households, ~~167percent~~ 12 percent appropriate for moderate-income households, and ~~29~~ 33 percent for low-income households. These areas of Dinuba will benefit from the mix of households of differing income levels. The Site Inventory will improve the mixture of housing opportunities by income level in the city and will not exacerbate segregation by income between neighborhoods.

Sites by Overcrowded Households

Overcrowding is highest in parts of Northeast Dinuba, Downtown, Southeast, and South Dinuba, where approximately 13 percent of housing is overcrowded. However, none of the opportunity sites in Northeast Dinuba are in areas with a high rate of overcrowding. Downtown, Southeast, and South Dinuba have a mixture of low-, medium-, and high-density residential development, alongside commercial and light industrial land uses. The Site Inventory assumes that sites in Downtown, Southeast, and South Dinuba could accommodate 1,~~043~~ 184 housing units, of which ~~566~~ 660 would be lower-income, equal to approximately ~~22~~ 26 percent of the total housing units included in the Site Inventory and ~~81~~ 82 percent of the total lower-income sites. The remaining 1,~~599~~ 390 housing units could be accommodated in Northeast and Northwest Dinuba, which have lower levels of overcrowding. The Site Inventory will not exacerbate overcrowding conditions but will add new housing opportunities in areas that need them.

Sites by Overpayment by Renters

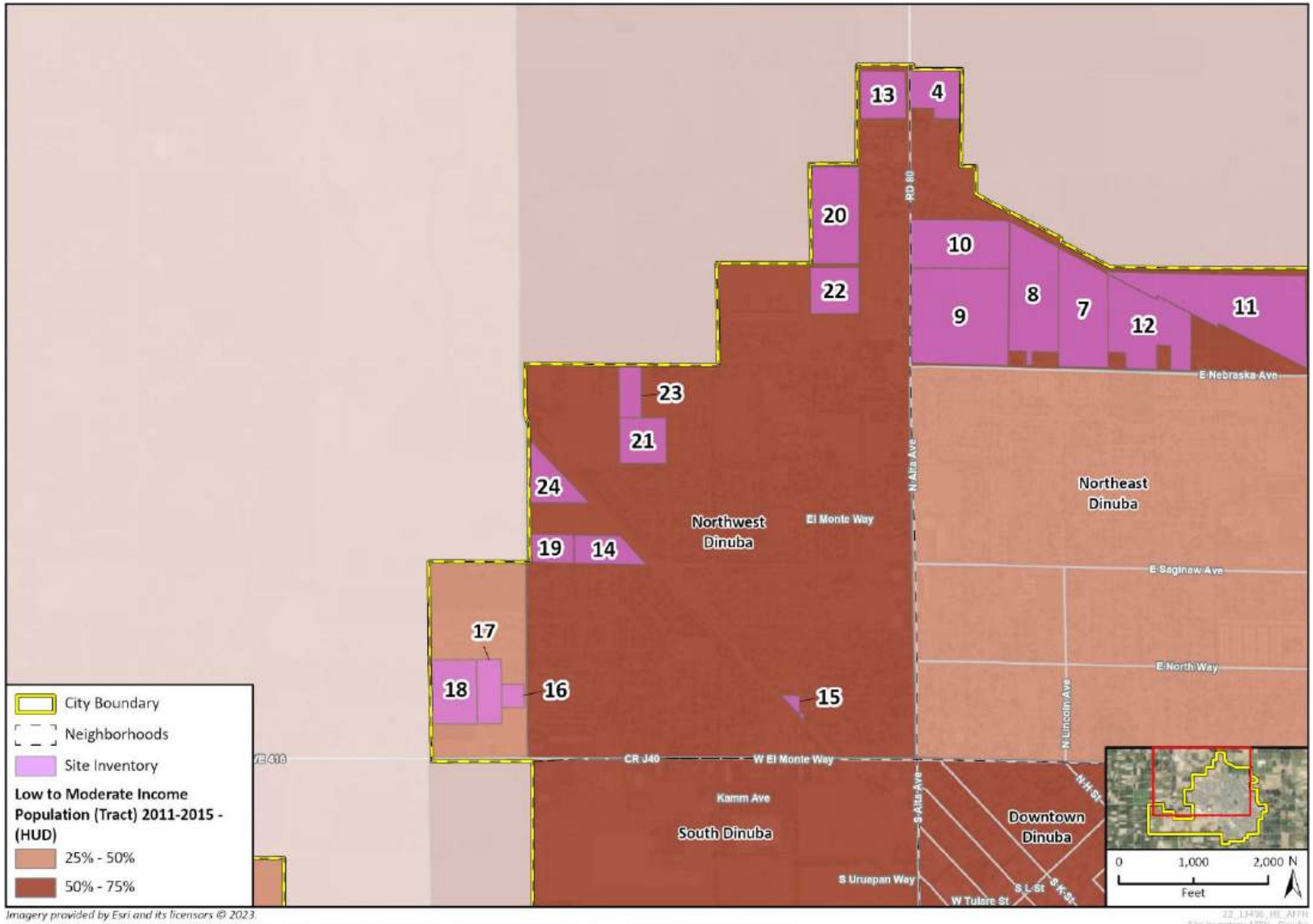
The percentage of overpayment by renters is high throughout Dinuba, and highest in South, Southeast, and Southwest Dinuba, where approximately 65 percent of renters are experiencing overpayment. There are no opportunity sites in Southwest Dinuba. Figure A5-42, Figure A5-43, Figure A5-44, and Figure A5-45 show the housing opportunity sites by overpayment by renters. The housing opportunity sites will provide housing opportunities for a mix of income levels in South and Southeast Dinuba, including ~~552~~ 649 units appropriate for lower-income households, ~~326~~ 217 units appropriate for moderate-income households, and ~~147~~ 305 units appropriate for above moderate-income households. Most of these housing units will likely be rental units, based on trends in planning entitlements and developer interest.

According to the UDP, new market-rate construction in gentrifying areas neither worsens nor eases rates of people moving out of the area. It increases rates of people moving to an area across all socio-economic groups, particularly high-socio-economic residents. The UDP recommends subsidized housing construction and housing preservation to help existing residents stay in their neighborhood. The mix of lower, moderate, and above moderate-income housing units in South and Southeast Dinuba will provide affordable housing options for existing lower-income residents as well as encourage higher-income households to move into the area. The Site Inventory will not exacerbate overpayment by renters but will add new housing opportunities in areas that need them.

Figure A5-34 Housing Opportunity Sites by Income Population, Northeast Dinuba

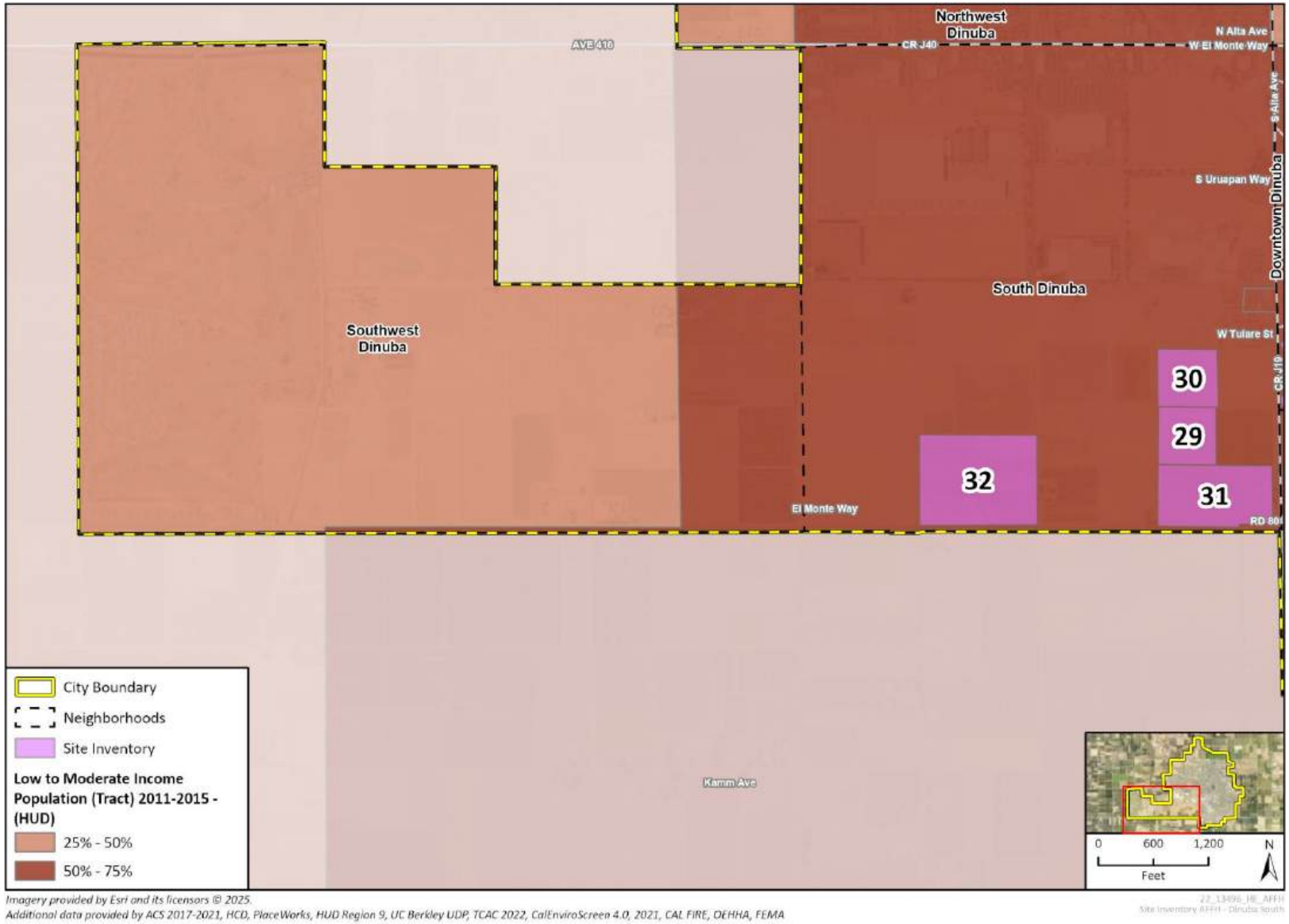
Source: AFFH Data Viewer, 2023

Figure A5-35 Housing Opportunity Sites by Income Population, Northwest Dinuba



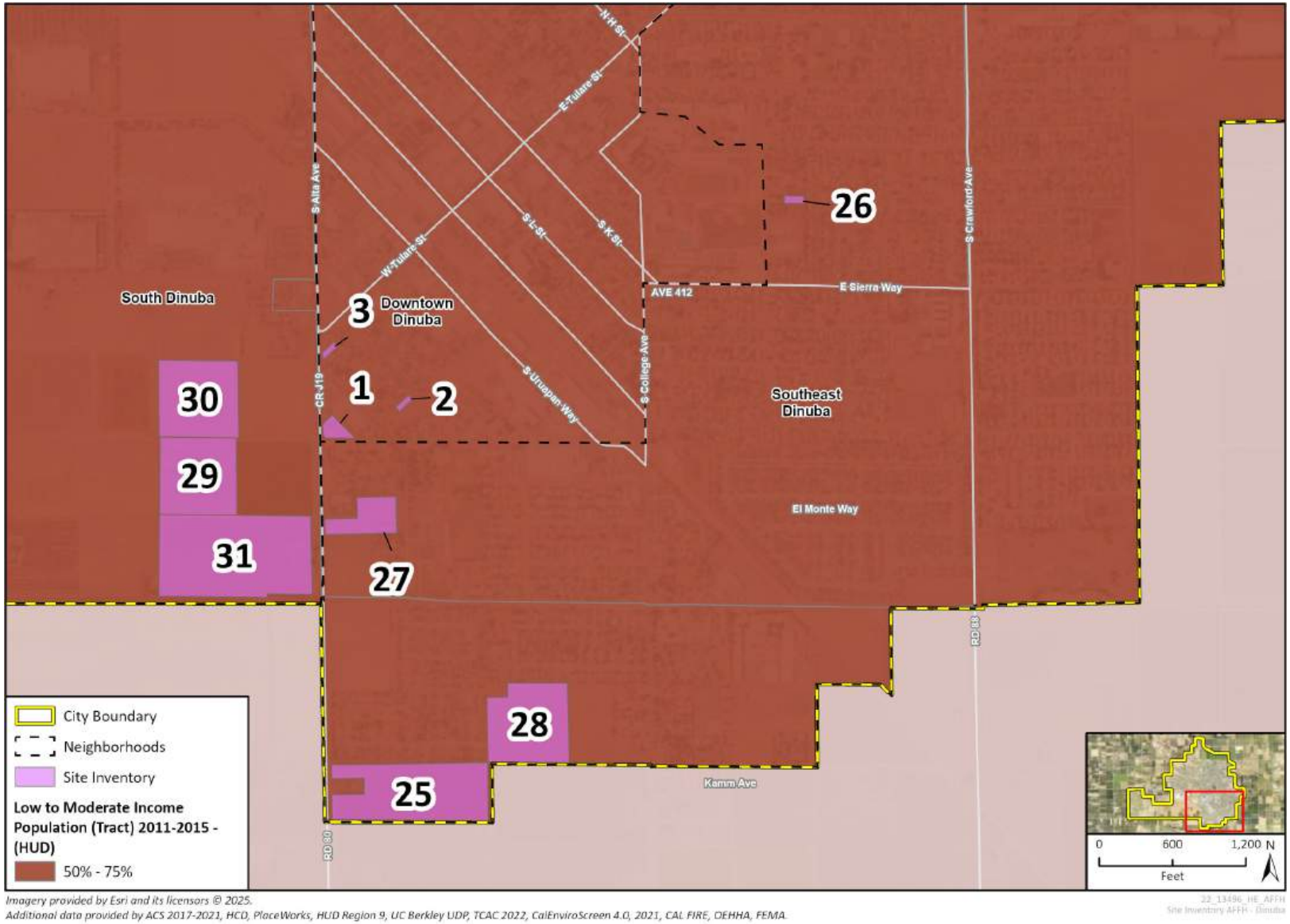
Source: AFFH Data Viewer, 2023

Figure A5-36 Housing Opportunity Sites by Income Population, South and Southwest Dinuba



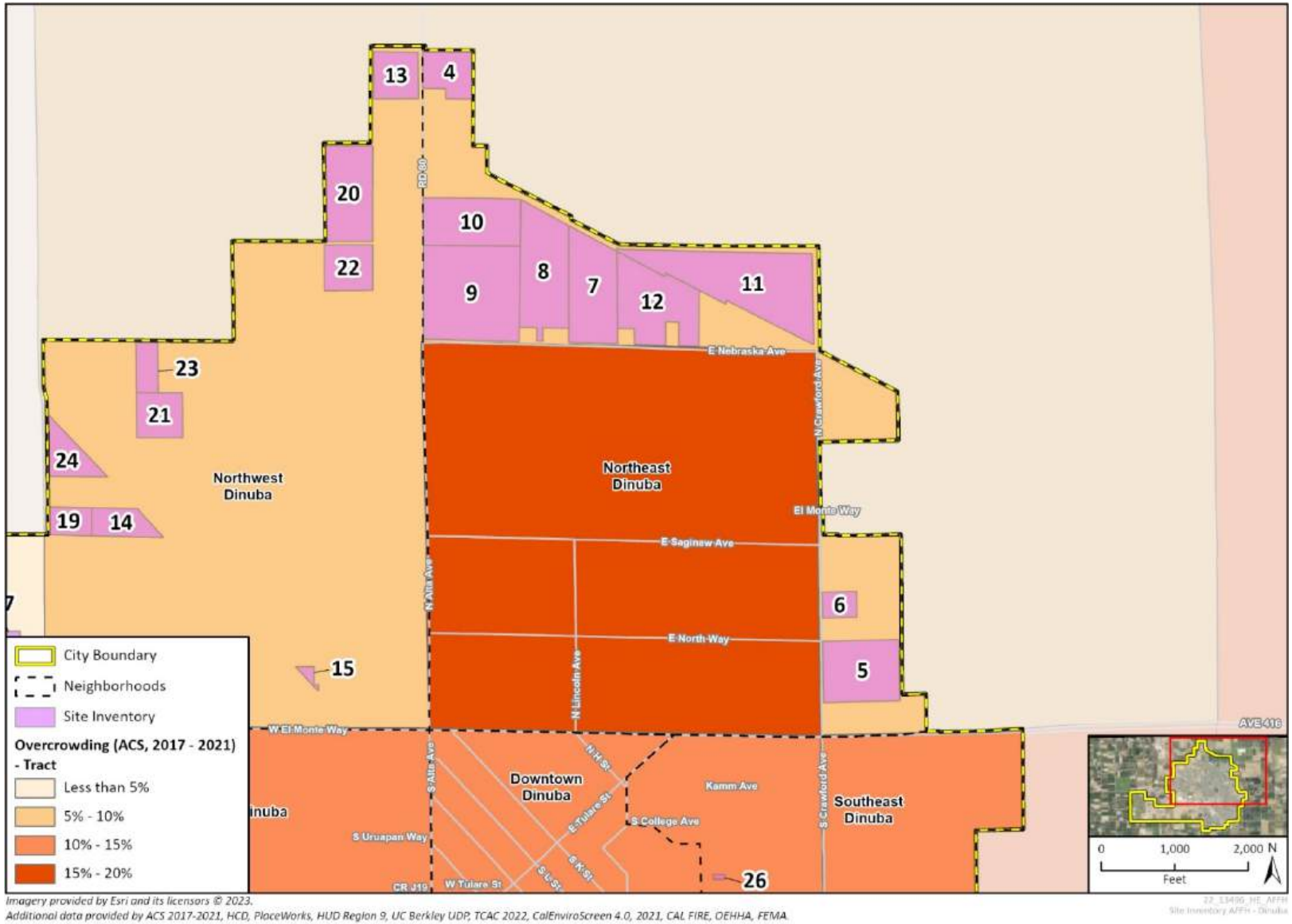
Source: AFFH Data Viewer, 2023

Figure A5-37 Housing Opportunity Sites by Income Population, Downtown and Southeast Dinuba



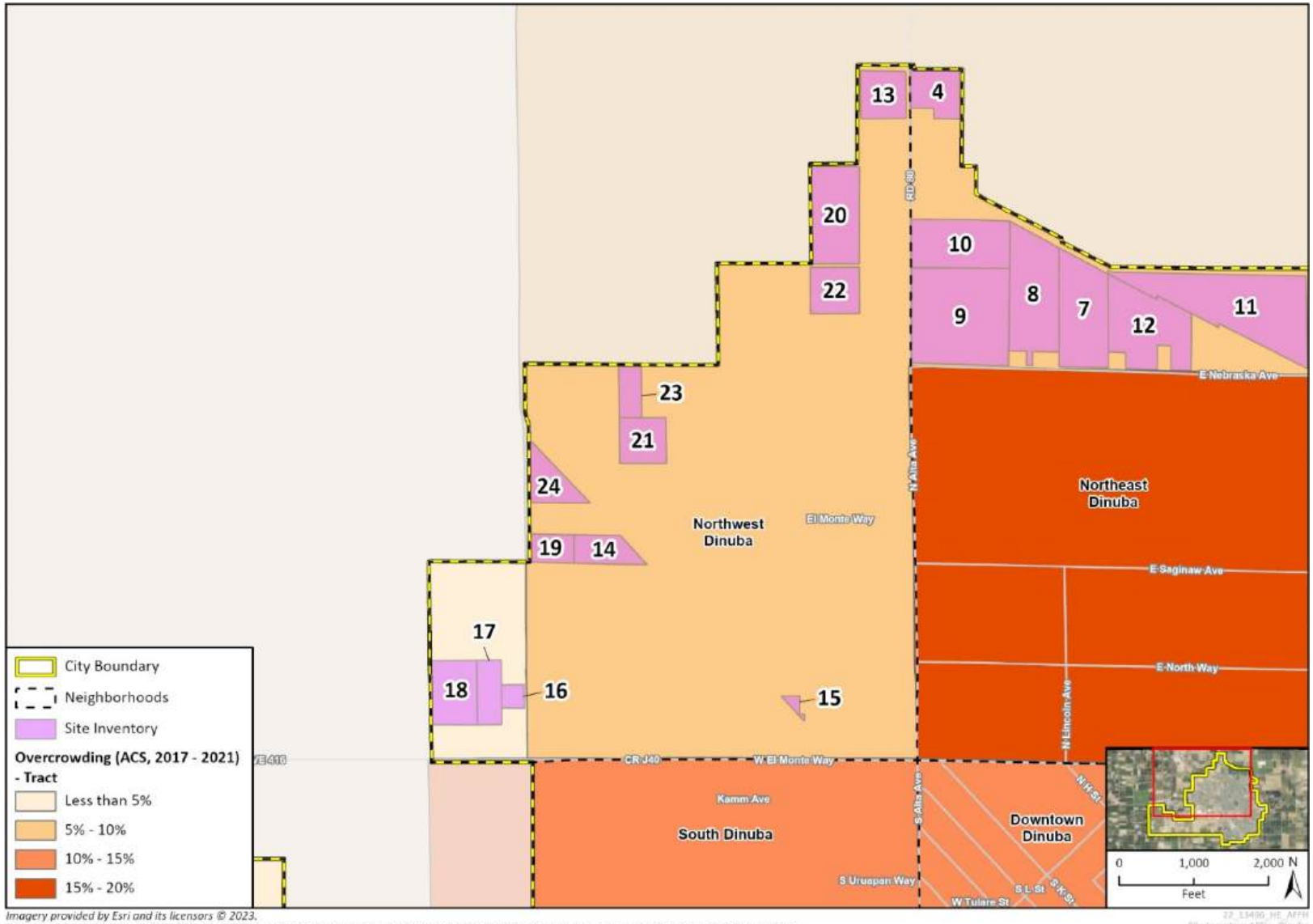
Source: AFFH Data Viewer, 2023

Figure A5-38 Housing Opportunity Sites by Overcrowding, Northeast Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-39 Housing Opportunity Sites by Overcrowding, Northwest Dinuba



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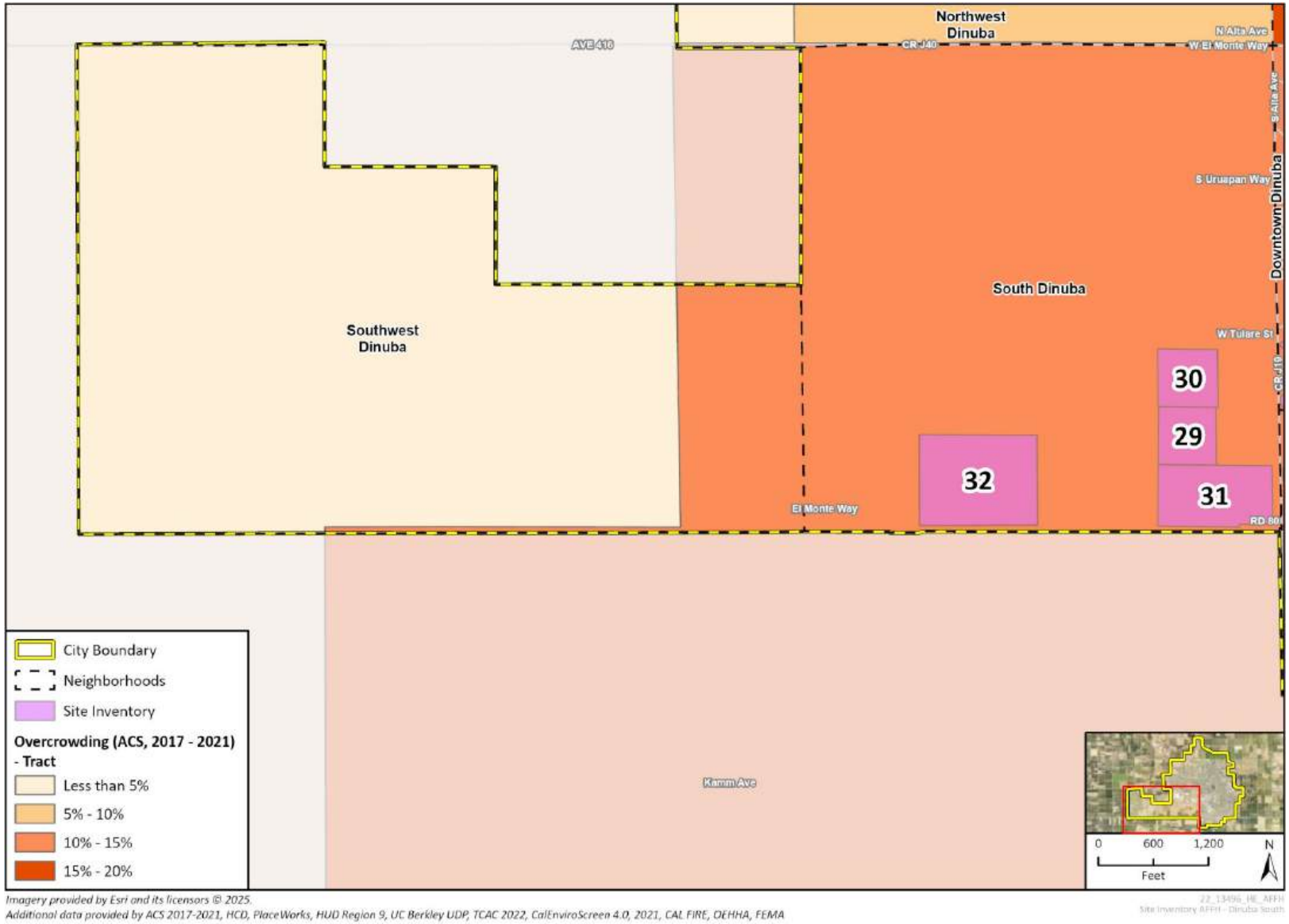
Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

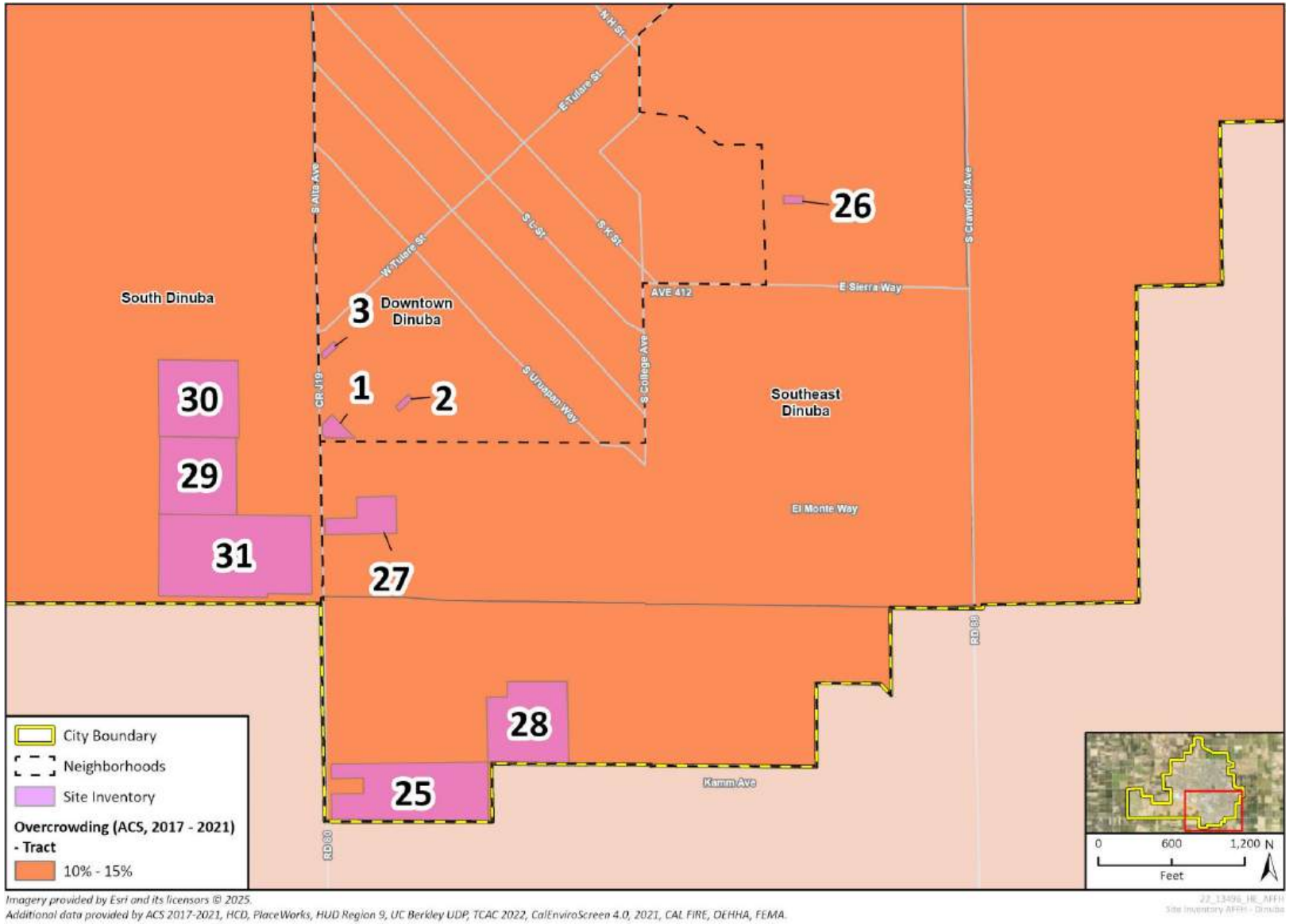
Source: AFFH Data Viewer, 2023

Figure A5-40 Housing Opportunity Sites by Overcrowding, South and Southwest Dinuba



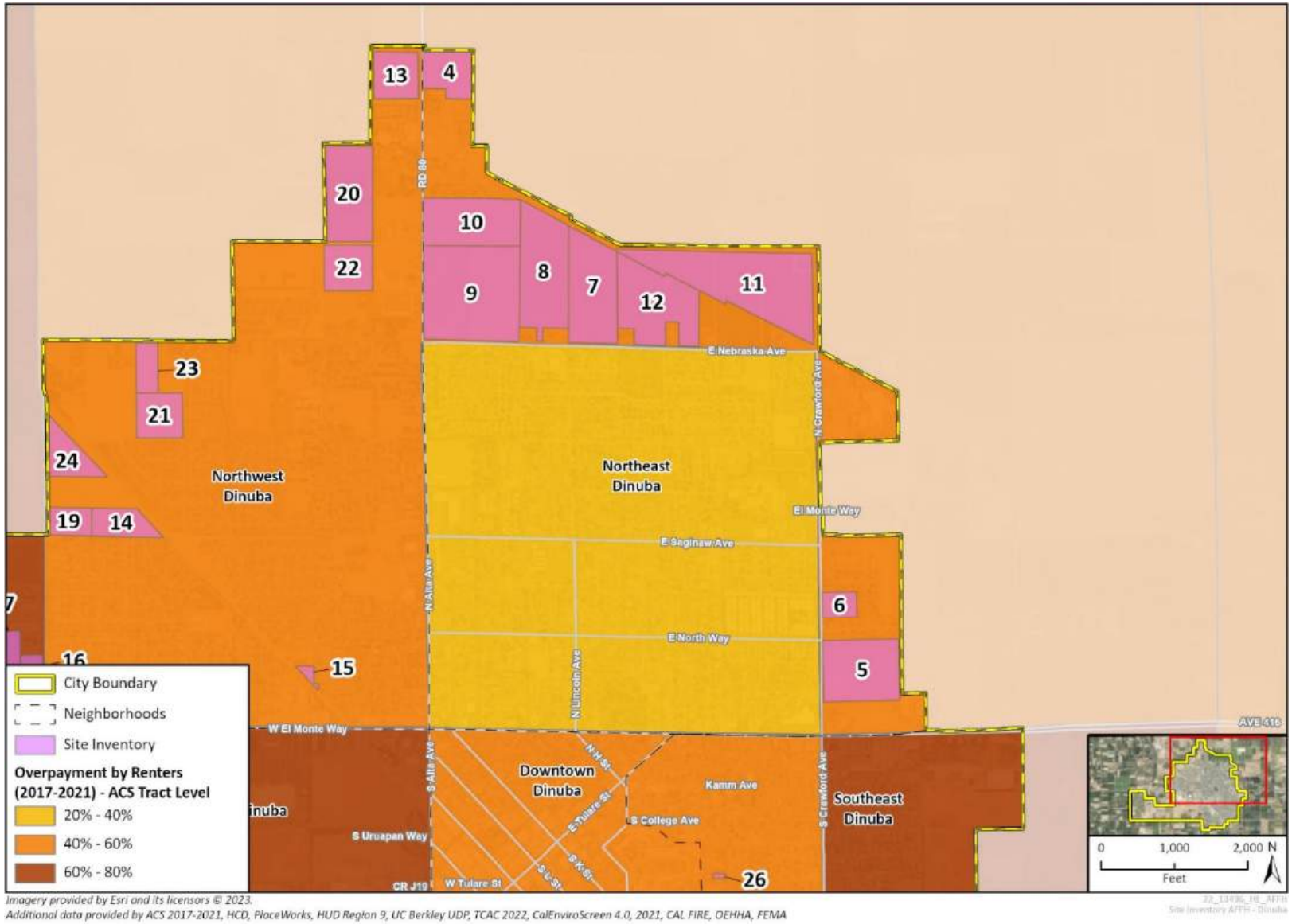
Source: AFFH Data Viewer, 2023

Figure A5-41 Housing Opportunity Sites by Overcrowding, Downtown and Southeast Dinuba



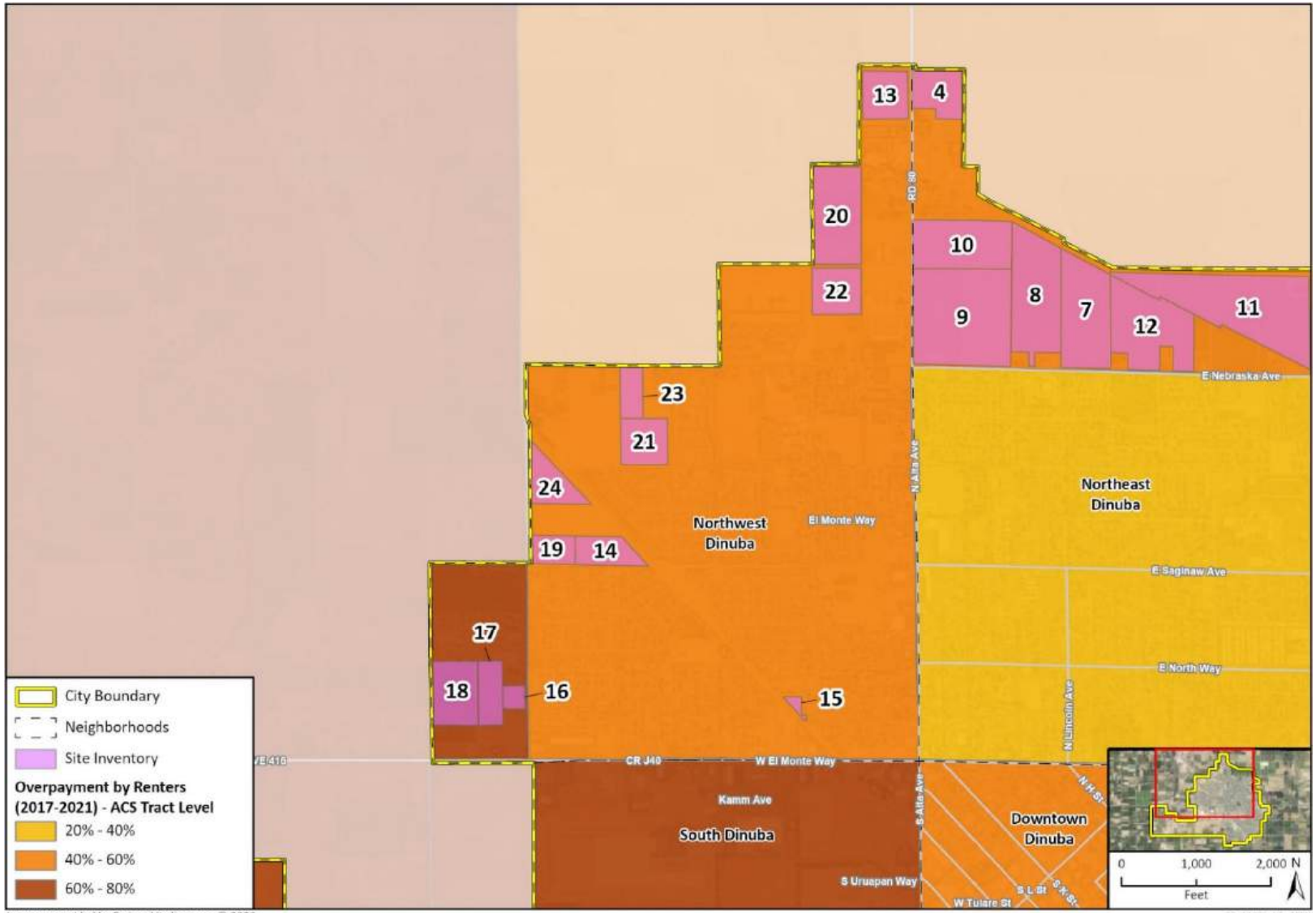
Source: AFFH Data Viewer, 2023

Figure A5-42 Housing Opportunity Sites by Overpayment by Renters, Northeast Dinuba



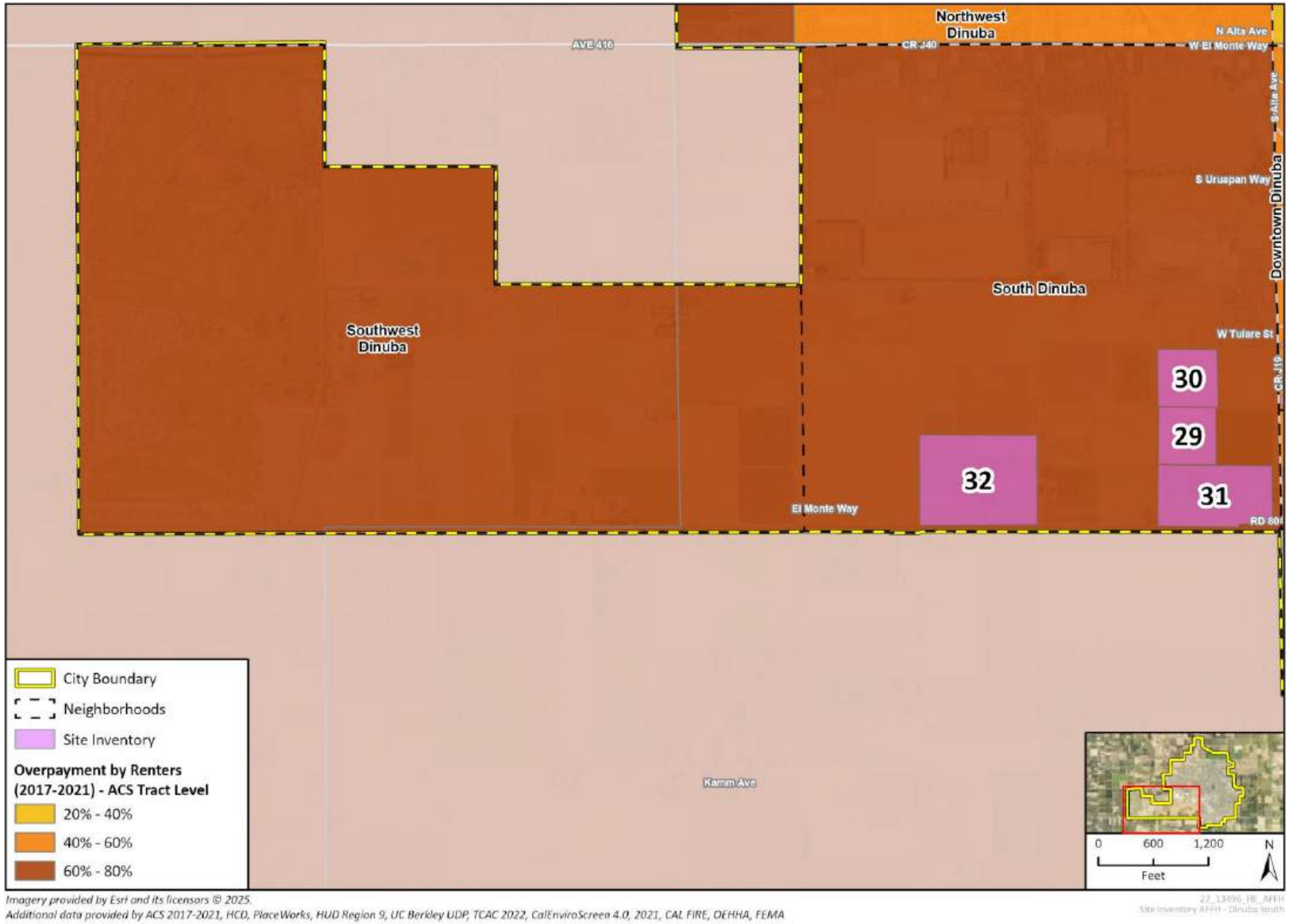
Source: AFFH Data Viewer, 2023

Figure A5-43 Housing Opportunity Sites by Overpayment by Renters, Northwest Dinuba



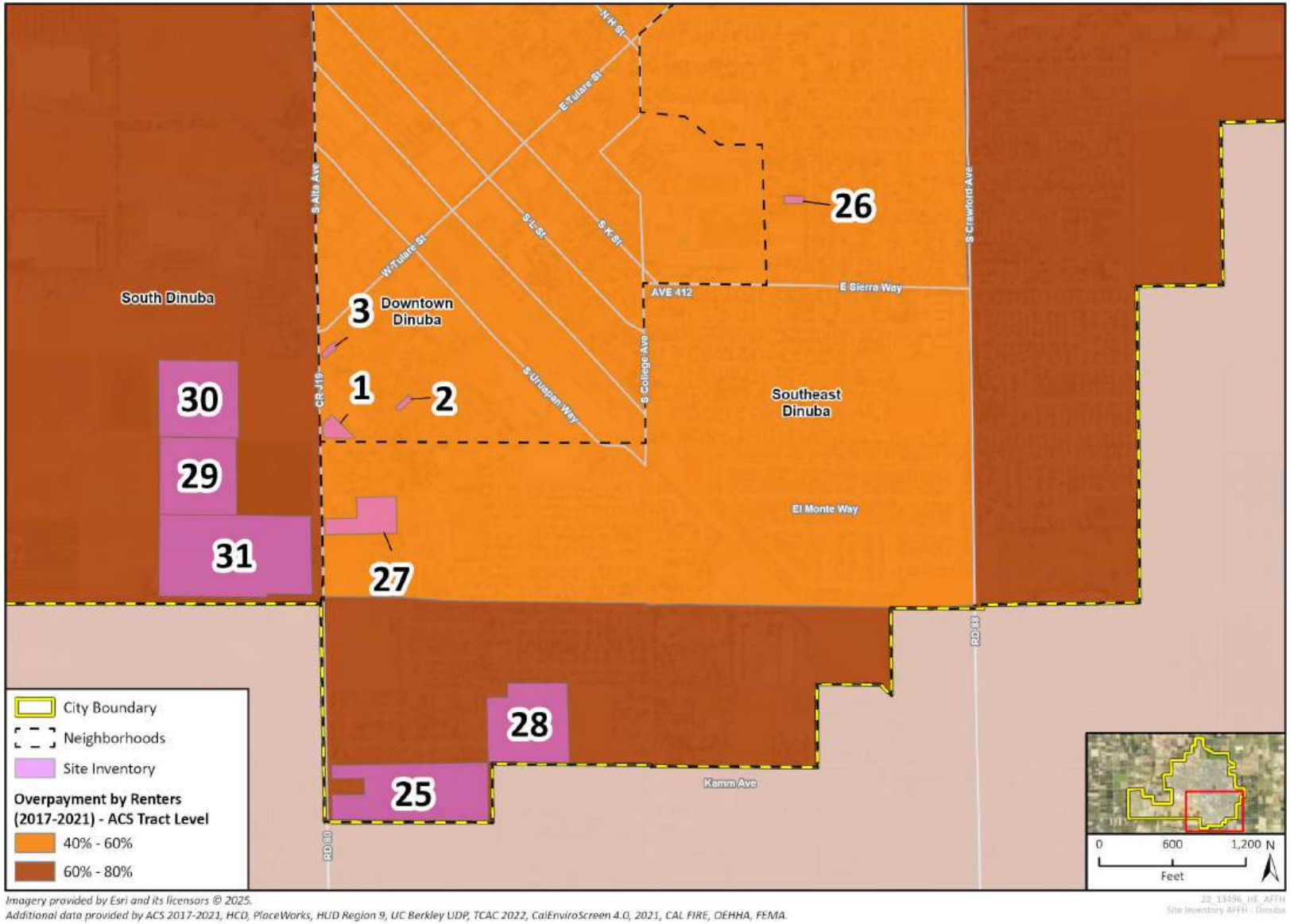
Source: AFFH Data Viewer, 2023

Figure A5-44 Housing Opportunity Sites by Overpayment by Renters, South and Southwest Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-45 Housing Opportunity Sites by Overpayment by Renters, Downtown and Southeast Dinuba



Source: AFFH Data Viewer, 2023

Sites by Areas of Integration and Segregation

Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This census tract, along with the rest of Southeast, Northeast, Northwest, and South Dinuba are predominantly Hispanic/Latino and have a high percentage of non-white residents (between 70 and 80 percent). Housing opportunity sites in Downtown and Southeast Dinuba accommodate a mix of income levels in areas that already have a diverse mix of ethnic and racial groups. Figure A5-46, Figure A5-47, Figure A5-48, and Figure A5-49 show the housing opportunity sites by percent non-white residents. The Site Inventory will not contribute to segregation based on race/ethnicity or income level.

As discussed in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the population has one or more disabilities. For persons with disabilities who live independently or with other family members, independent living can be supported with special housing features, financial support, and in-home supportive services. The location of housing is also an important factor for people with mobility restrictions who rely on public transportation for travel. Areas with a higher percentage of residents with a disability are in Downtown and Southeast, and Southwest Dinuba. Housing opportunity sites in these areas would add a total of ~~42~~ 60 units appropriate for lower-income households, ~~37~~ 5 units appropriate for moderate-income households, and ~~147~~ 116 units appropriate for above moderate-income households in areas with greater walkability and in proximity to transit stops. This will allow more residents to live near transit and create housing opportunities for residents who are unable to drive.

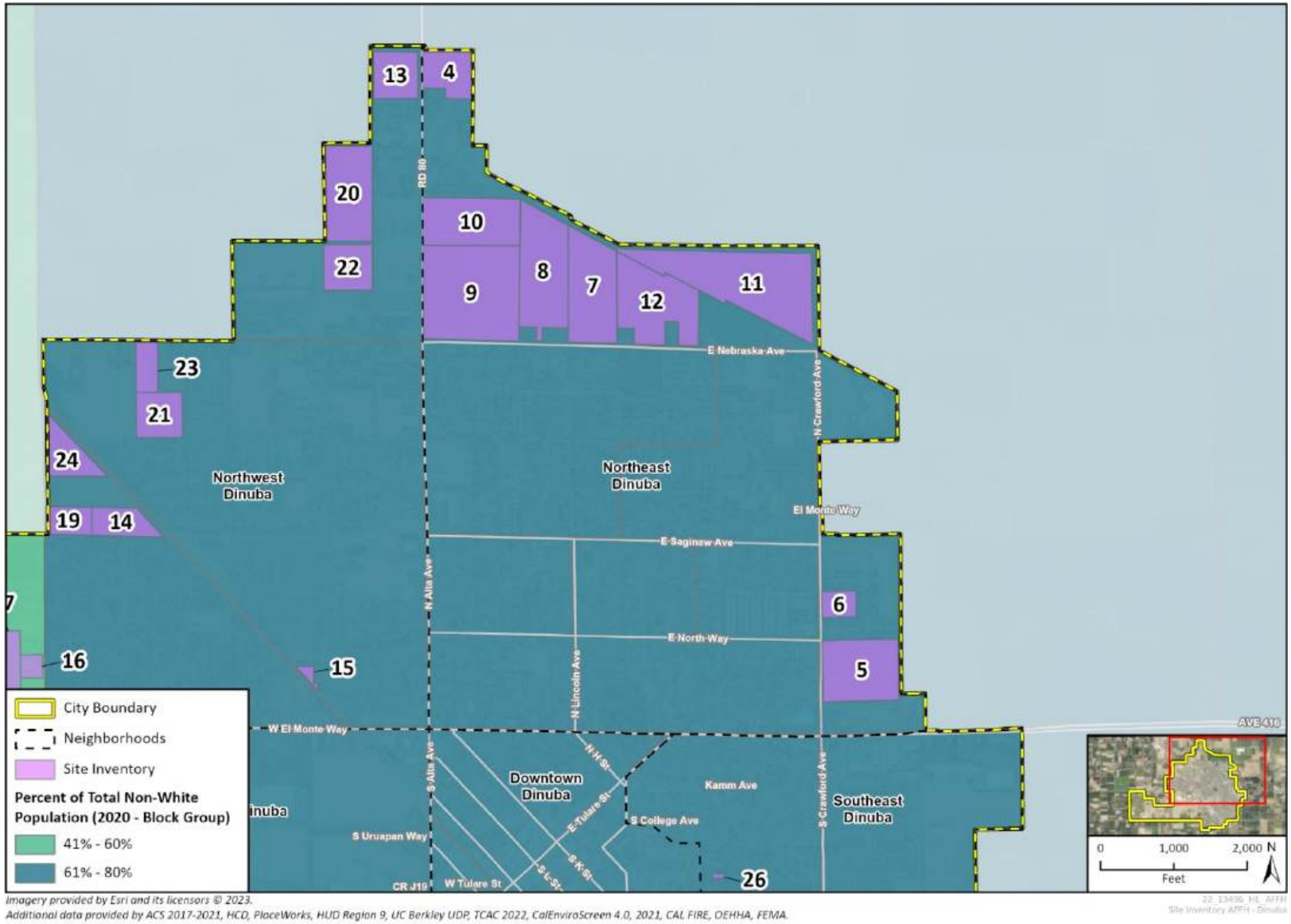
Sites by Communities Vulnerable to Displacement

Downtown and part of Southeast Dinuba are areas generally considered to be vulnerable to displacement by the UDP and are considered sensitive communities. However, most opportunity sites in Downtown and Southeast Dinuba are in areas that are not considered to be vulnerable to displacement. Only 49 housing units (~~two~~ three percent of the total proposed housing units and ~~22~~ 36 percent of proposed housing units in Downtown and Southeast Dinuba). All lower-income and ~~19 percent of~~ moderate-income housing units proposed in these neighborhoods are in areas considered vulnerable to displacement. Figure A5-50, Figure A5-51, Figure A5-52, and Figure A5-53 show the housing opportunity sites in relation to the location of sensitive communities The Site Inventory includes capacity for ~~42~~ 60 units appropriate for lower-income households in Downtown and Southeast Dinuba, approximately ~~six~~ seven percent of the total number of the proposed lower-income units accommodated by the opportunity sites. These lower-income units will provide affordable housing options for existing very low and low-income residents at risk of displacement.

Sites by CalEnviroScreen Score

All of Dinuba has high CalEnviroScreen scores, above the 75th percentile. Northeast Dinuba has the lowest CalEnviroScreen score, 75th percentile, while Downtown and a portion of Southeast Dinuba have the highest CalEnviroScreen score, 96th percentile. All housing units proposed by the Site Inventory are located in census tracts with a CalEnviroScreen score greater than 50 and ~~229~~ 174 housing units (approximately seven percent of total proposed housing units) are located in census tracts with a CalEnviroScreen score greater than 80. Figure A5-54, Figure A5-55, Figure A5-56, and Figure A5-57 show the housing opportunity sites by CalEnviroScreen score. Housing opportunity sites in census tracts with CalEnviroScreen scores greater than 80 are located in Downtown, Northwest, and Southeast Dinuba and would accommodate ~~42~~ 60 lower-income housing units, ~~seven~~ five moderate-income housing units, and ~~180~~ 109 above moderate-income housing units. The Site Inventory would not concentrate lower-income units in areas of higher pollution burden.

Figure A5-46 Housing Opportunity Sites by Total Non-White Population, Northeast Dinuba



Source: AFFH Data Viewer, 2023

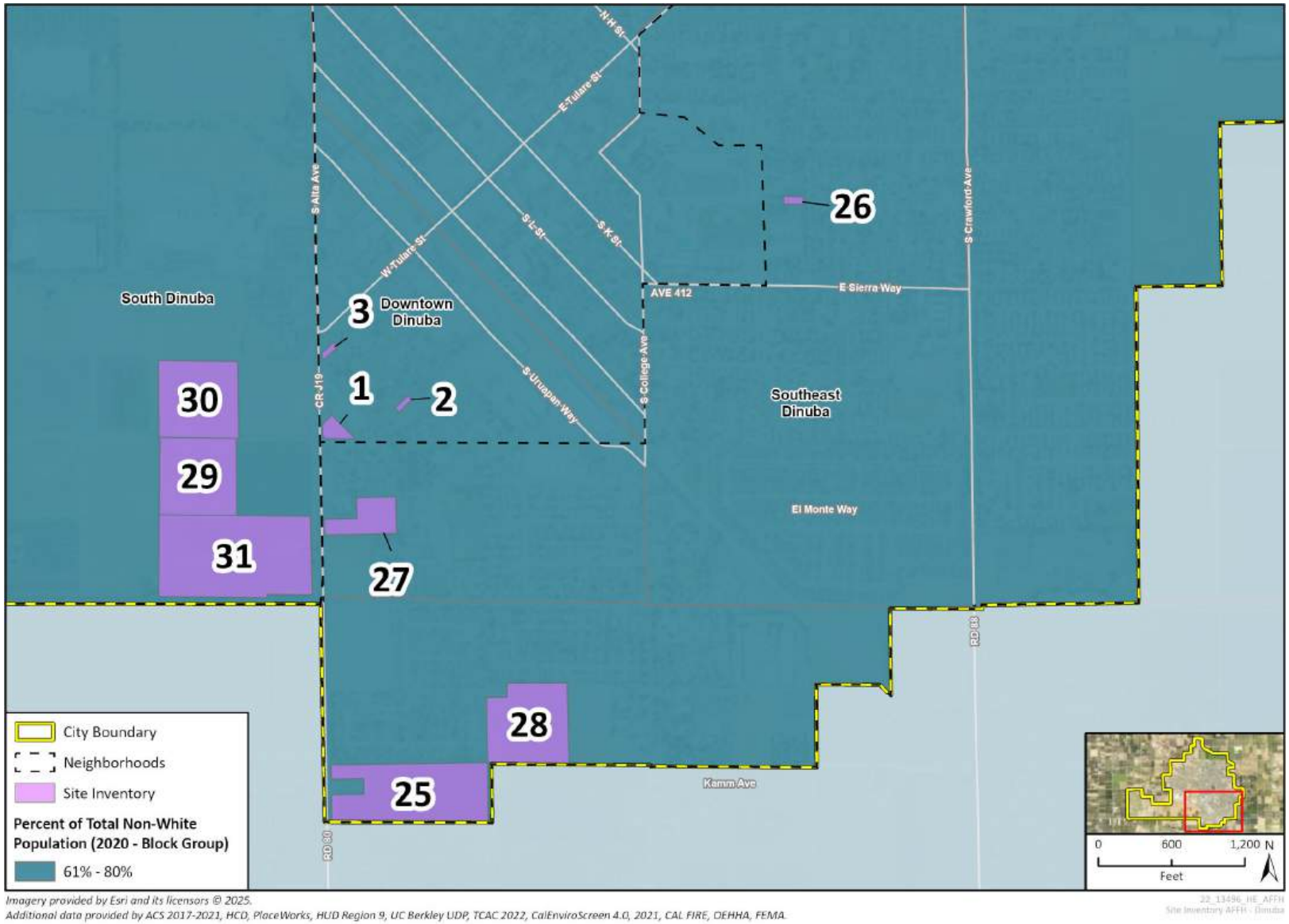
Figure A5-47 Housing Opportunity Sites by Total Non-White Population, Northwest Dinuba

Source: AFFH Data Viewer, 2023

Figure A5-48 Housing Opportunity Sites by Total Non-White Population, South and Southwest Dinuba

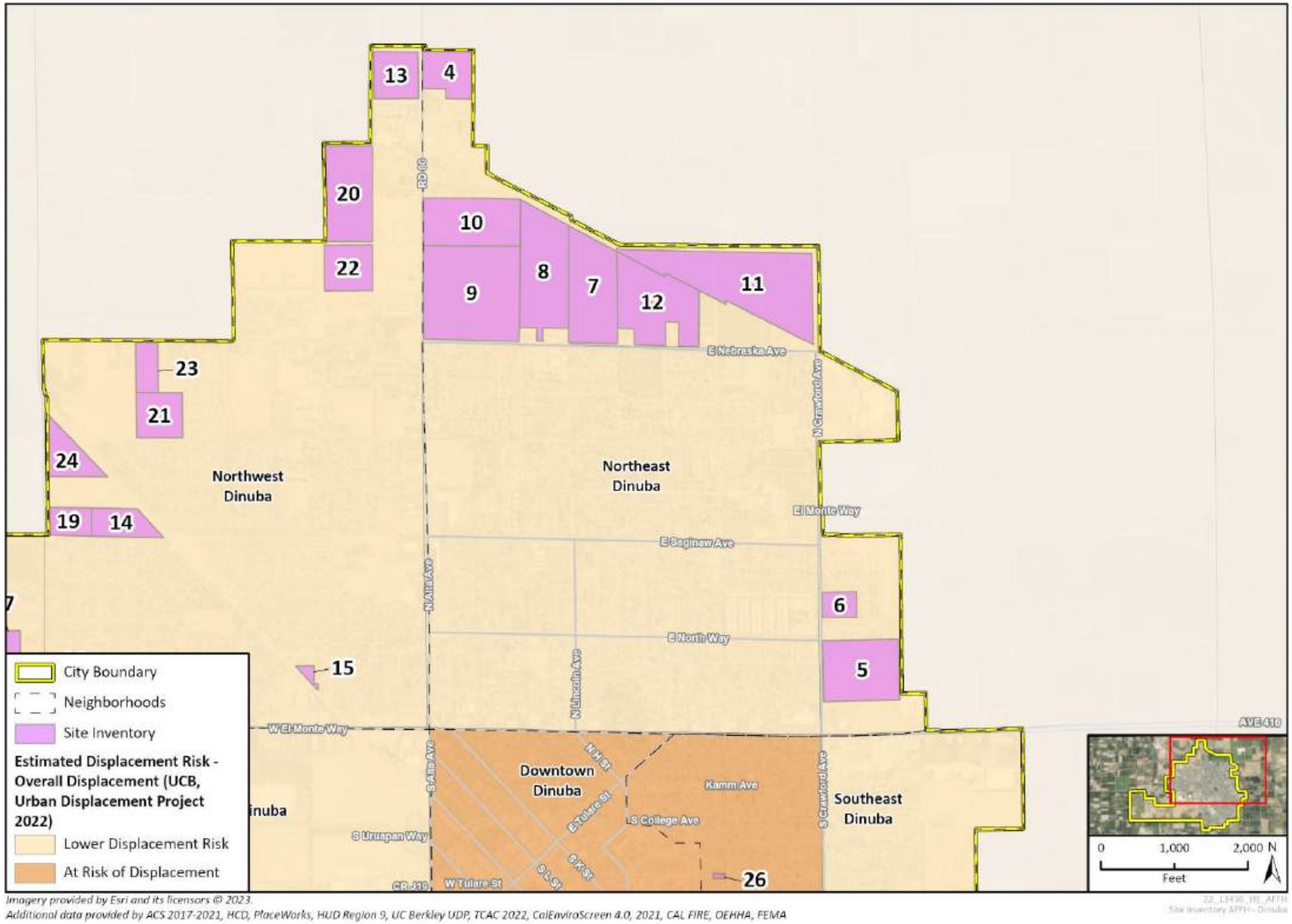
Source: AFFH Data Viewer, 2023

Figure A5-49 Housing Opportunity Sites by Total Non-White Population, Downtown and Southeast Dinuba



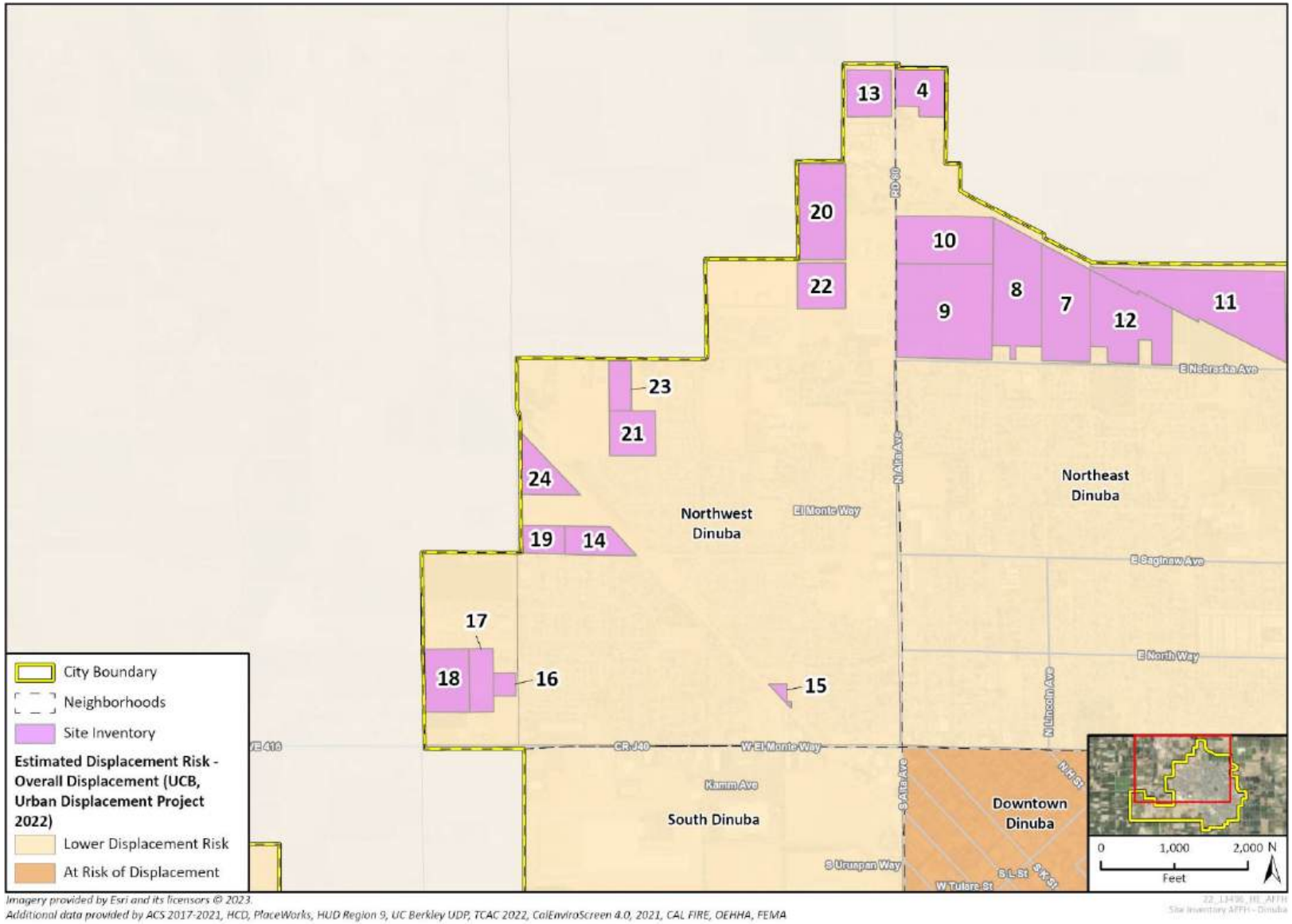
Source: AFFH Data Viewer, 2023

Figure A5-50 Housing Opportunity Sites by Displacement Risk, Northeast Dinuba



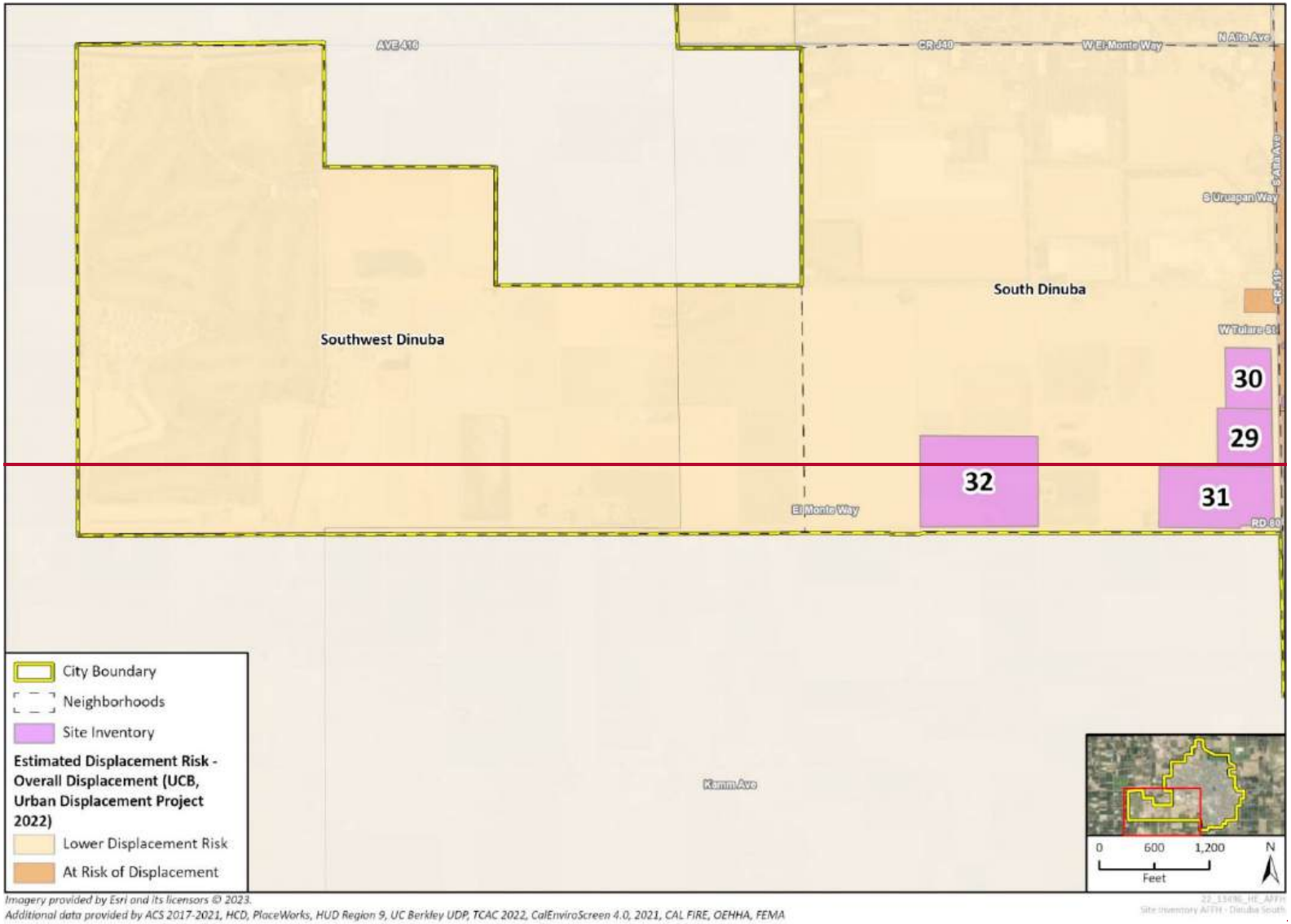
Source: AFFH Data Viewer, 2023

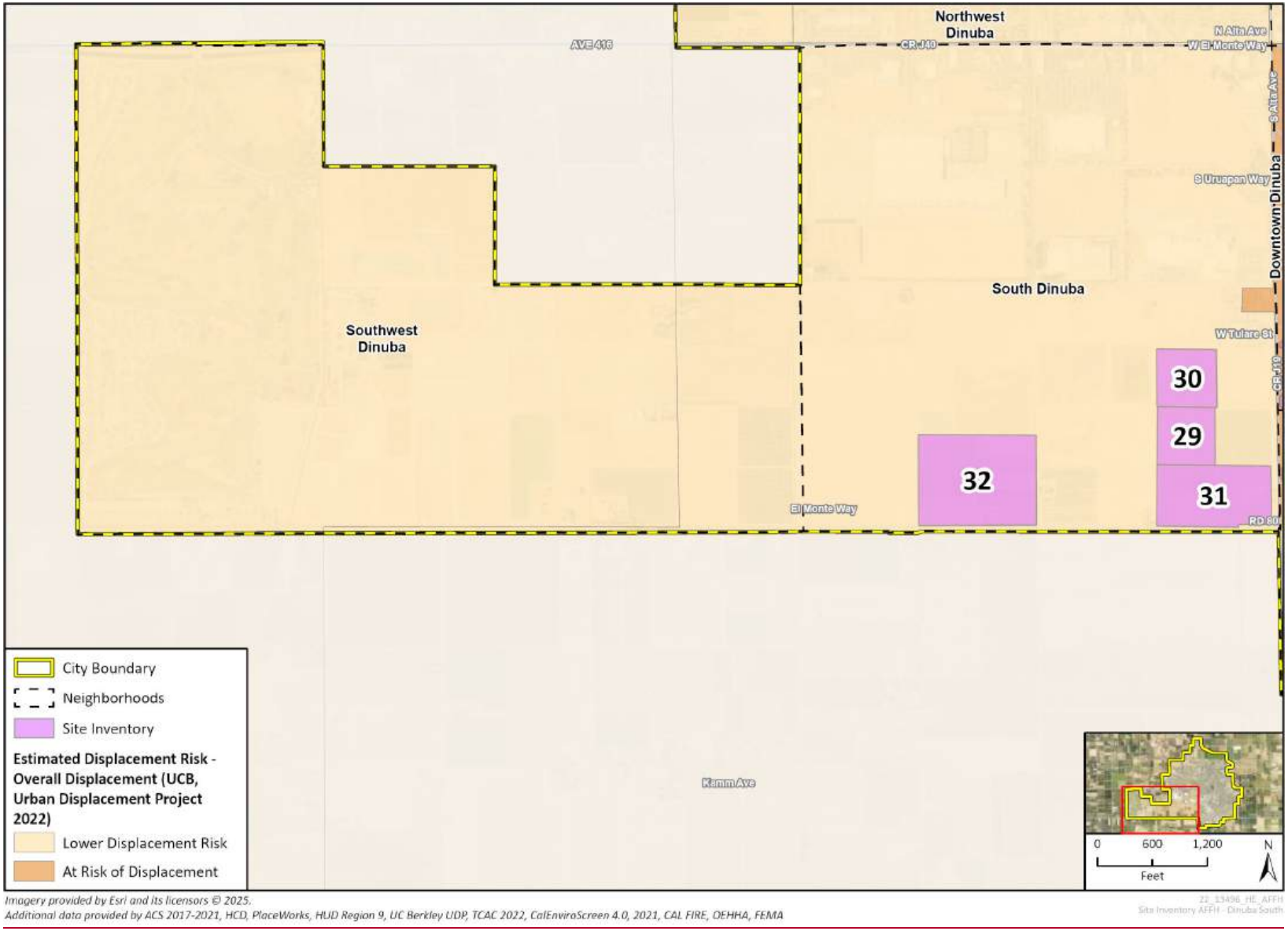
Figure A5-51 Housing Opportunity Sites by Displacement Risk, Northwest Dinuba



Source: AFFH Data Viewer, 2023

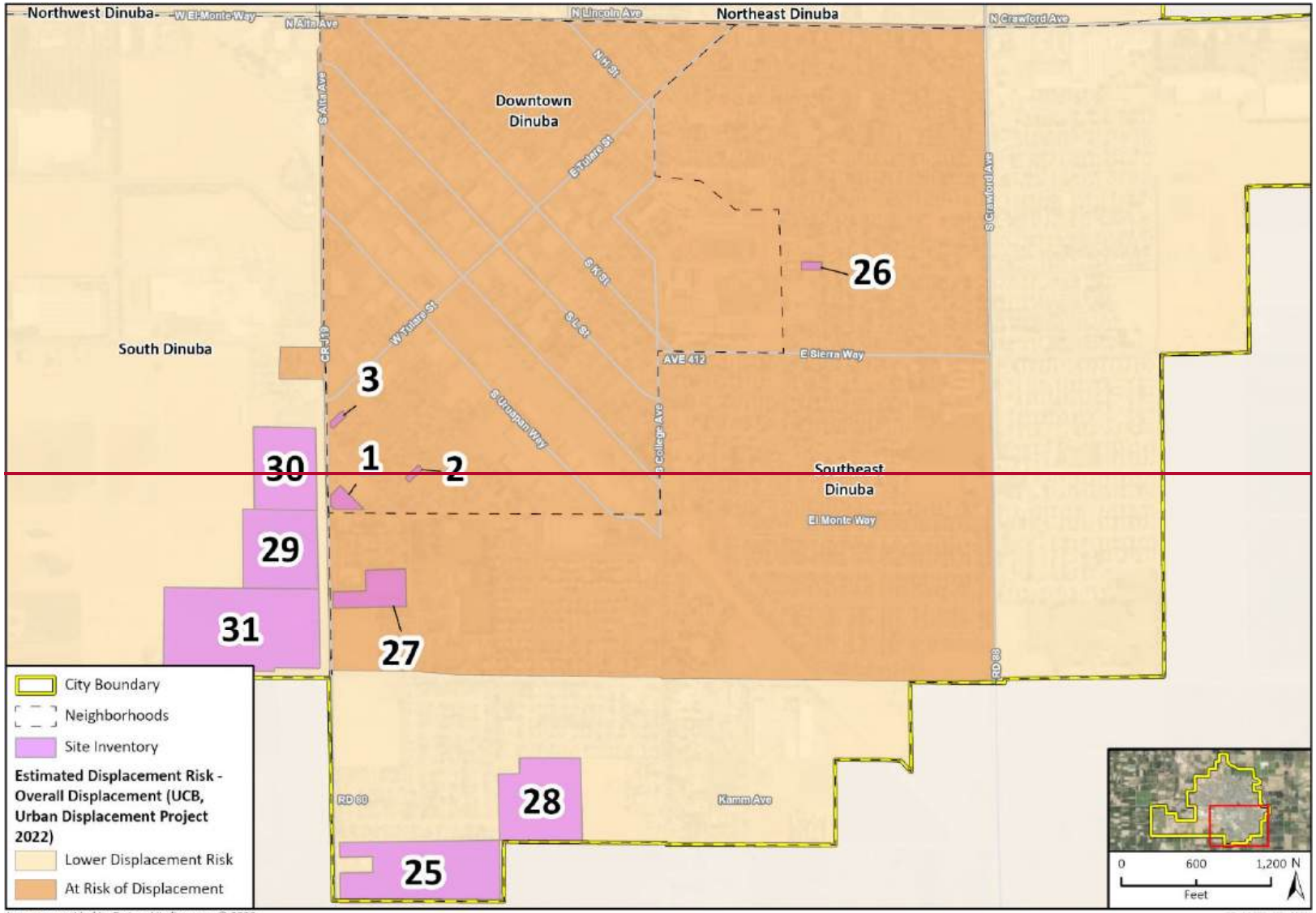
Figure A5-52 Housing Opportunity Sites by Displacement Risk, South and Southwest Dinuba

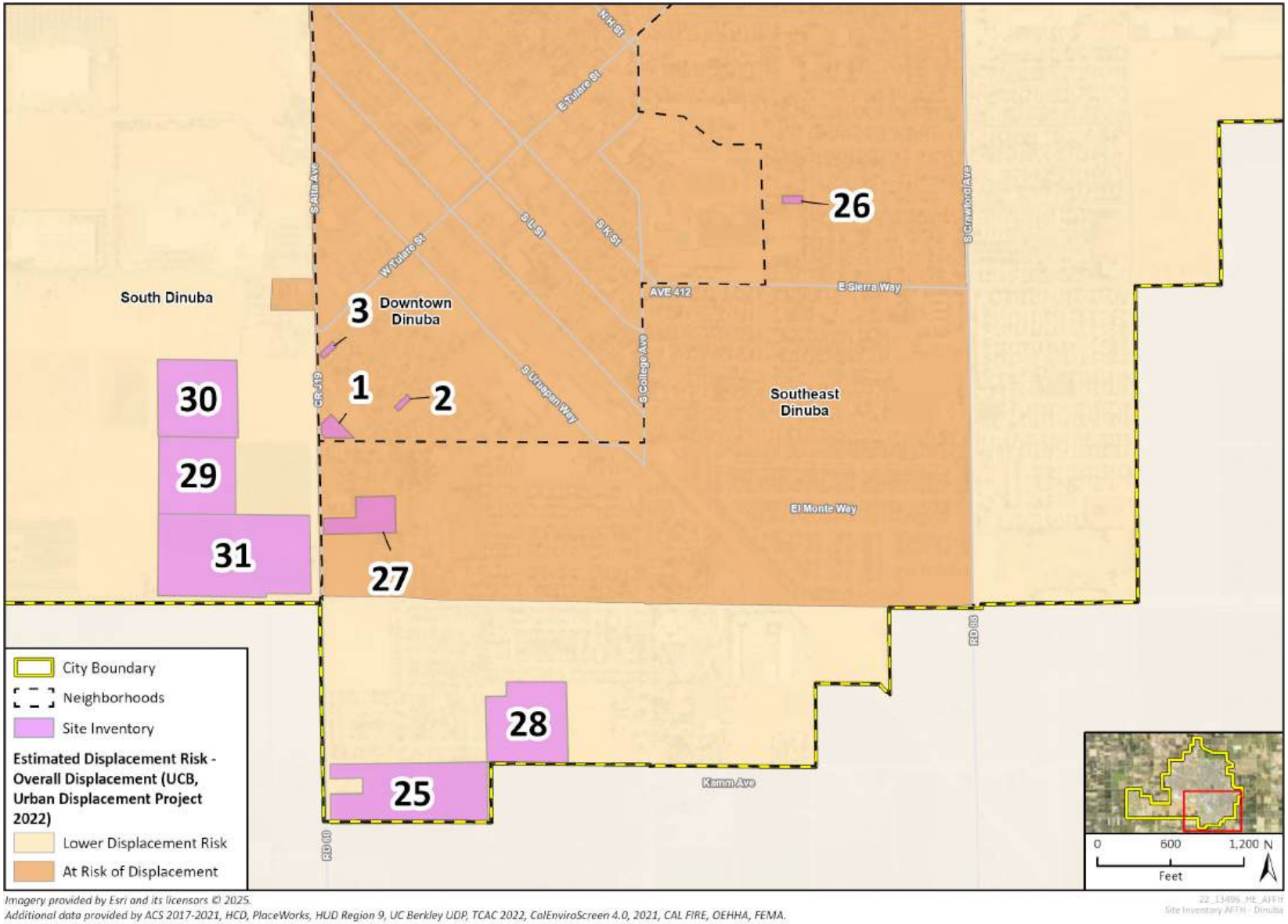




Source: AFFH Data Viewer, 2023

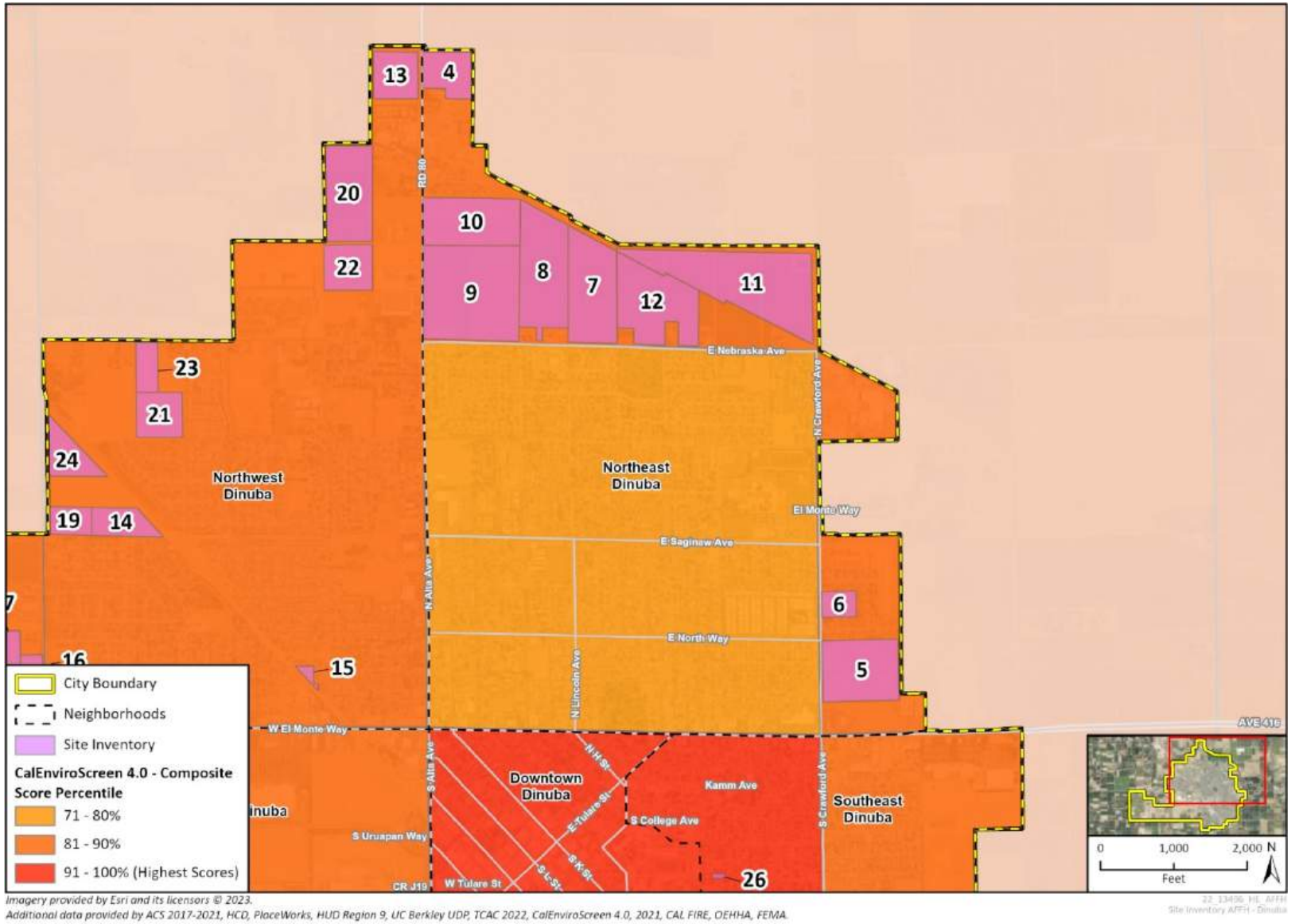
Figure A5-53 Housing Opportunity Sites by Displacement Risk, Downtown and Southeast Dinuba





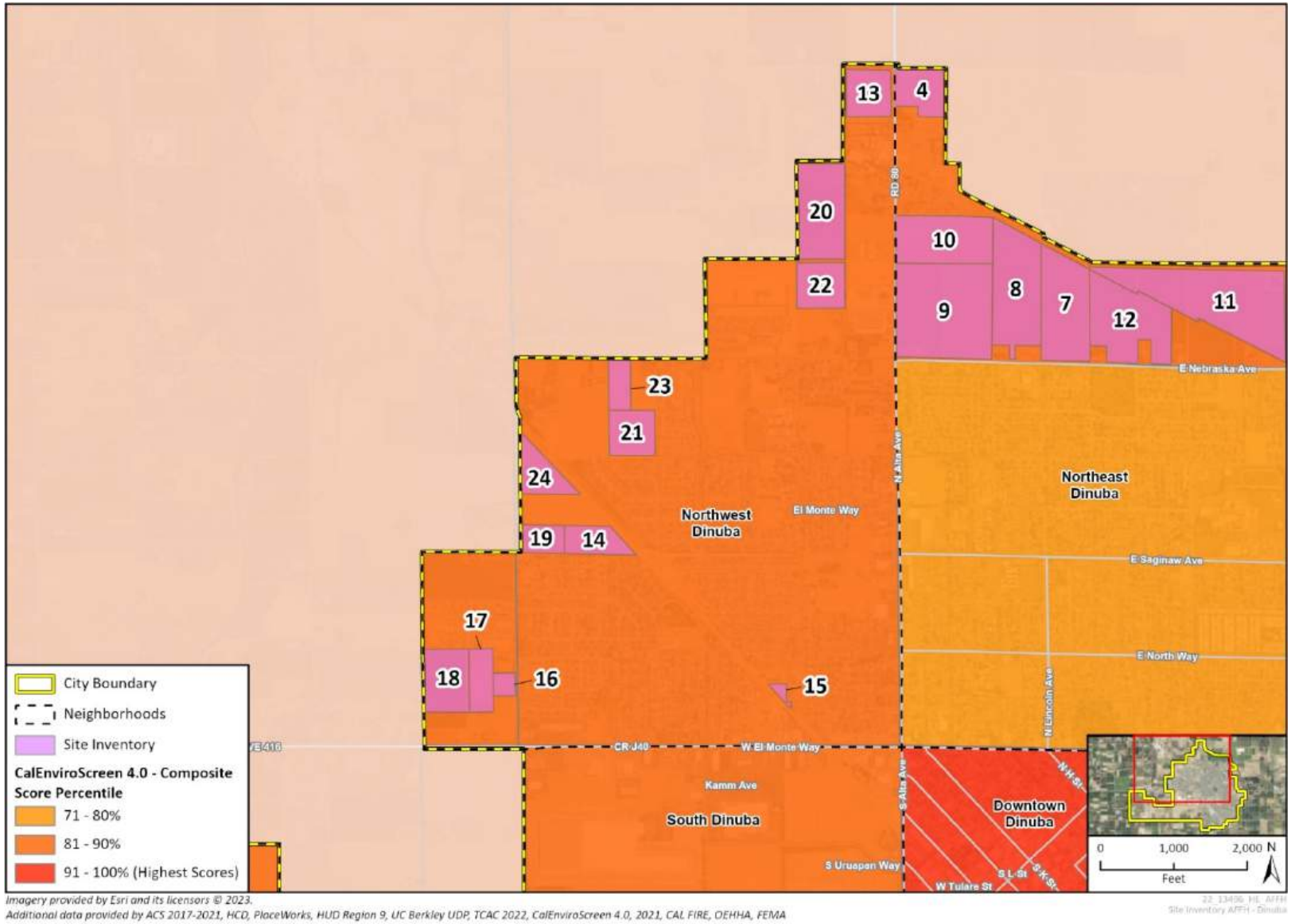
Source: AFFH Data Viewer, 2023

Figure A5-54 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northeast Dinuba



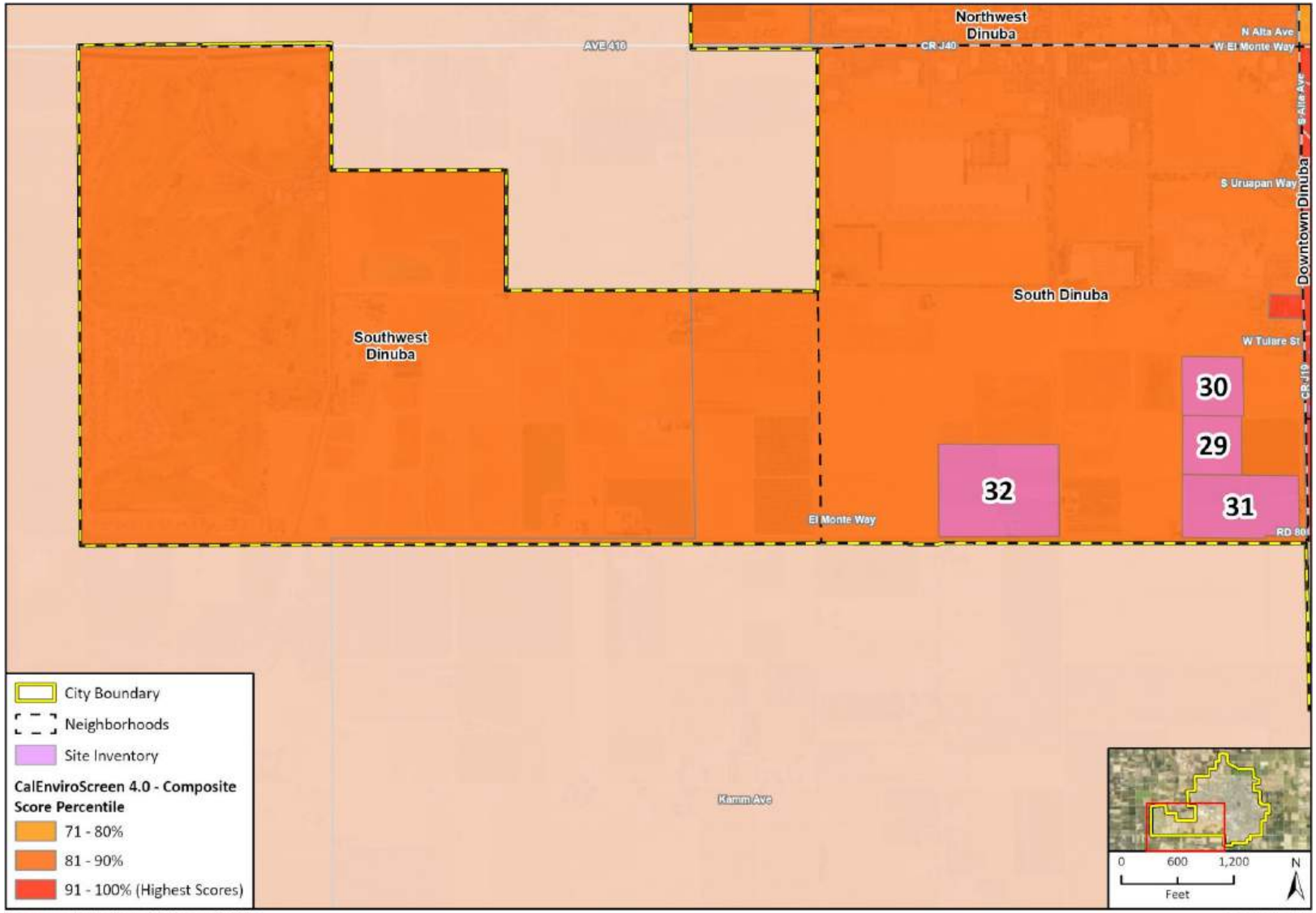
Source: AFFH Data Viewer, 2023

Figure A5-55 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northwest Dinuba



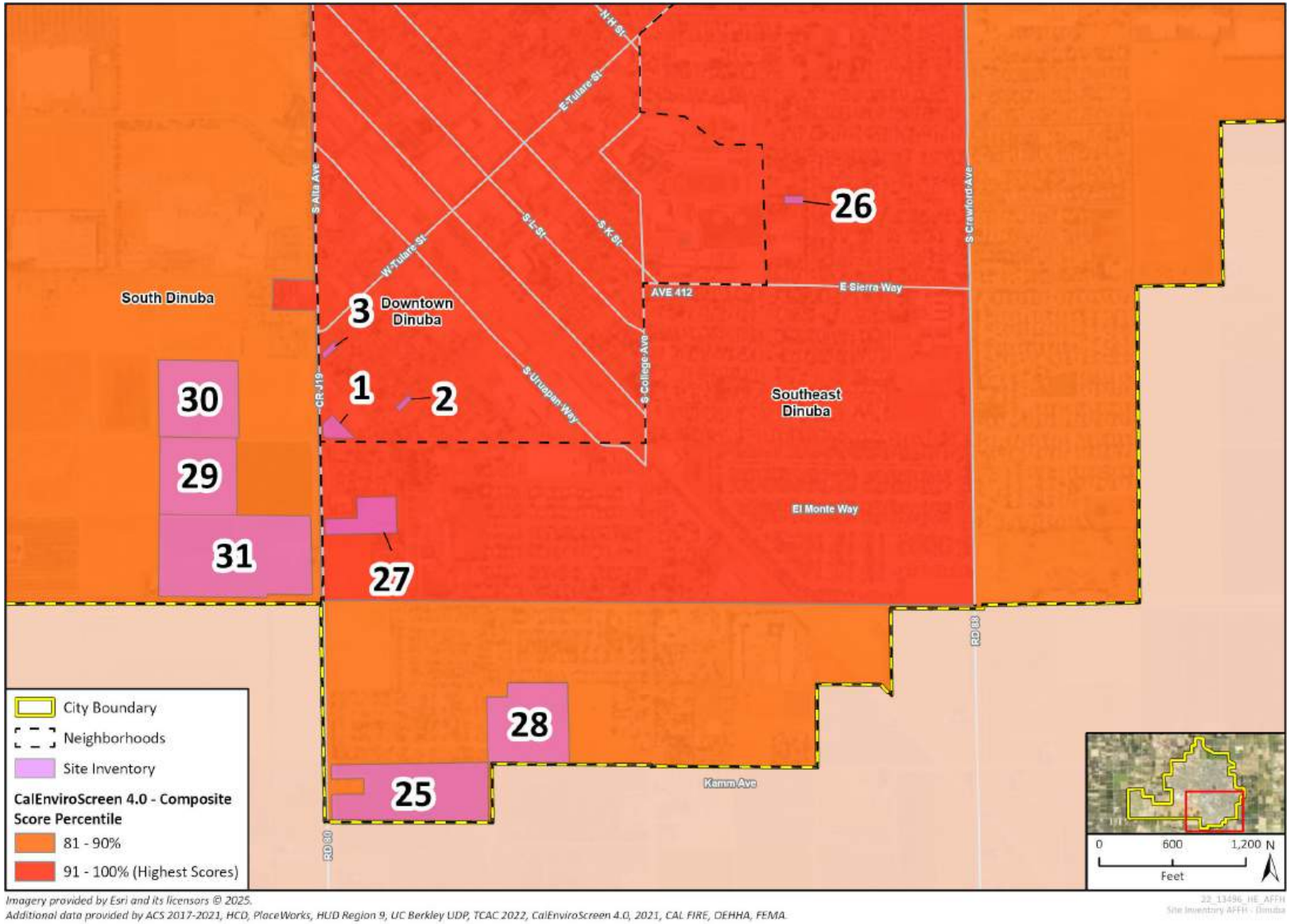
Source: AFFH Data Viewer, 2023

Figure A5-56 Housing Opportunity Sites by CalEnviroScreen Percentile Score, South and Southwest Dinuba



Source: AFFH Data Viewer, 2023

Figure A5-57 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Downtown and Southeast Dinuba



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Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

Sites Analysis Summary Data

Table A5-7 summarizes the Site Inventory by development priority area, sites, number of units by income level, and census tract characteristics.

A5.2.12 Contributing Factors and Meaningful Actions

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in the AI, community outreach, and the analysis in this document. Contributing factors were prioritized based on their impact on fair housing issues as well as the City's ability to address the contributing factors. A summary of the identified fair housing issues, contributing factors to these issues, and meaningful actions the City will undertake to affirmatively further fair housing for special needs, racial/ethnic minority, and low-income residents is included in Chapter A7, *Housing Plan*.

Enforcement and Outreach

The City's website has limited information on fair housing and no information on fair housing rights and responsibilities for tenants and landlords. In addition, housing information on the City's website is limited to English.

Contributing factors to insufficient enforcement and outreach in Dinuba include:

- Lack of language access (Priority Level – Medium): The City's website and fair housing informational materials are not provided in multiple languages.
- Limited distribution of fair housing information (High): The City's website has limited information on fair housing and there are very few community outreach events dedicated to fair housing.
- Lack of accessible forums (Medium): Outreach and information on fair housing is limited to a few forms of media.
- Lack of regular analysis and reporting of data on fair housing complaints and lending practices (Medium): Analysis and data on fair housing complains and lending practices is not regularly performed and is not made available to the public, other than in the Housing Element itself.

Segregation and Integration Patterns and Trends

Dinuba is a racially/ethnically diverse city with a high percentage of low- and moderate-income residents and low median household incomes. In particular, Downtown and portions of Southeast Dinuba have a disproportionately high percentage of residents with a disability, female single-parent households, low- and moderate-income residents, and residents living below the poverty line. Multifamily residential zones are concentrated in Downtown and Southeast Dinuba. According to the UDP, Hispanic/Latino residents are segregated in South, Downtown, and Southeast Dinuba.

Contributing factors to segregation and integration patterns and trends in Dinuba include:

- Land use and zoning laws (High): Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Displacement of residents due to economic pressures (Low): High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Location and type of affordable housing (High): Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Table A5-7 Site Inventory by Census Tract Characteristics

Priority Development Area	Census Tract Number	Number of Existing Households	Site Inventory Capacity (Units)			AFFH Indicators							CalEnviroScreen Percentile
			Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Percent LMI Households	Median Household Income	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	
Northeast													
	06107000401	1,749	~~129~~146	0	792	88%	51%	$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
Northwest													
	06107000401	1,749	0	~~66~~76	~~369~~267	88%	51%	$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
	06107000303	1,260	0	0	~~180~~109	64%	38%	$57,685	Moderate Resource	65%	2%	Lower Displacement Risk	94%
Downtown													
	06107000501	1,806	~~14~~ 11	~~4~~ 2	0	96%	68%	$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
South													
	06107000502	978	~~524~~600	~~293~~214	~~0~~189	91%	54%	$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Southeast													
	06107000501	1,806	~~28~~49	3	0	96%	68%	$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
	06107000502	978	0	30	~~147~~116	91%	54%	$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Total			~~695~~806	~~396~~295	~~,488~~1,473								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2023); U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021)

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Racially and Ethnically Concentrated Areas of Poverty

There is one R/ECAP in the city of Dinuba, located in Downtown/Southeast Dinuba. Ninety-three percent of residents living in this area are Hispanic/Latino and 61 percent are low-income. This census tract also has the highest percentage of residents living with a disability, the lowest median household income, and the highest poverty rate in the city.

Contributing factors to racially and ethnically concentrated areas of poverty in Dinuba include:

- Displacement of residents due to economic pressures: High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Land use and zoning laws: Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Location and type of affordable housing: Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Disproportionate Housing Needs

Cost burden among renters is high throughout most of the city. Cost burden among homeowners is highest in Downtown and Southwest Dinuba. Dinuba has a high percentage of large households, approximately 33 percent of all households in the city. Overcrowding is highest in South, Downtown, and portions of Southeast Dinuba. In addition to high percentages of overcrowding and cost burden, Downtown and portions of Southeast Dinuba have an older housing stock than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old and 47 percent are over 50 years old. However, these areas have the lowest household median incomes and highest percentage of low- and moderate-income residents, indicating that homeowners may not be able afford to afford to pay for repair and maintenance on their homes.

Contributing factors to disproportionate housing needs in Dinuba include:

- Rising home values and rent: The median home sale price in Dinuba has increased significantly over the past couple decades, more than doubling between 2000 and 2020, from $95,700 to $210,100. Rent costs have almost doubled in that time as well, increasing from $488 in 2000 to $963 in 2020.
- Lack of affordable housing in a range of sizes: Most affordable housing in Dinuba consists of single-family homes.
- Lack of sufficient affordable housing: Based on community feedback, community members and stakeholders identified the lack of enough affordable housing in the city.
- Lack of housing for large households: Approximately 17 percent of households are overcrowded in Dinuba, much higher than in the county overall (10 percent). In addition, based on community feedback, overcrowding is one of the highest priority housing issues to community members.
- Housing in need of maintenance and repairs: According to community feedback, many housing units are in need of maintenance and repair, especially rental units.

Disparities in Access to Opportunities

Most of Dinuba is considered high resource, however, Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This area has the highest pollution burden and lowest education and economic opportunity scores in the city.

Contributing factors to disparities in access to opportunities in Dinuba include:

- Lack of access to high paying jobs: The largest employment industries in Dinuba (educational services, and health care and social assistance; agriculture, forestry, fishing and hunting, and mining; and retail trade) consist of lower paying jobs.
- Lack of walkability: Most of Dinuba has below average walkability and lacks Americans with Disabilities Act (ADA) compliant sidewalks.
- Limited access to transit and regional connection: According to AllTransit, residents in Dinuba have lower access to transit opportunities than other larger cities in the region, such as Visalia and Tulare.
- High pollution burden and location of environmental hazards: Pollution burden is high throughout the city, but highest in Downtown and part of Southeast Dinuba, where pollution burden due to lead risk from housing and contaminated sites is highest.
- Lack of community revitalization strategies: As identified throughout this analysis and through community outreach, low-income and non-white households are concentrated in Downtown and Southeast Dinuba where affordable housing is concentrated. However, there are no programs to counteract these patterns, add additional services or amenities, or encourage place making specifically for these neighborhoods.

A5.2.12.1 Meaningful Actions to Address Fair Housing Issues

The findings of this analysis were used to develop meaningful actions, metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the city. The contributing factors were prioritized to better formulate policies and programs and carry out meaningful actions to further fair housing. Meaningful actions to address fair housing issues are included in the housing programs located in Chapter A7, *Housing Plan*.

A6 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the City of Dinuba reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table A6-1 and Table A6-2 summarizes the City's construction, rehabilitation, and preservation goals and accomplishments during the 5th cycle planning period and Table A6-3 provides a detailed program-level assessment of housing accomplishments over the last planning period.

A6.1 Overview of Accomplishments

During the 5th cycle Housing Element, the City implemented programs to support infill development, market-rate and affordable housing production, home repair, ADU development, and preservation of existing housing stock. Through the implementation of these programs, ~~T~~the City supported the housing needs of low-income households, renters, and special needs populations. Most notably, the City implemented the following:

- **2.1.2. Infill Development Program.** The City has adopted an Infill Development program whereas permit and impact fees can be reduced for infill development projects. One house relocation was assisted by this program in 2020. The City approved a multifamily housing project with a density bonus and impact fee reductions for the Trevino Apartments project at Merced and J Streets. This project was completed in 2018 and provides two units reserved for low-income households.
- **1.2.2. Affordable Housing Program.** The City collaborated with Self-Help Enterprises to provide affordable housing units to the community. Sierra Village Apartments, approved in 2018, will provide 44 affordable housing units in phase 1 and 64 units in phase 2 including one-, two-, and three-bedroom apartments with nine units reserved for farmworkers. This project utilized funds from the Affordable Housing and Sustainable Communities fund from the Strategic Growth Council and HOME funds. The second phase was completed in 2023.
- **2.2.2. Home Repair Program.** In 2021, the City used a CDBG grant to fund the installation of water and sewer lines to the Alta/Griggs neighborhood in Northwest and Northeast Dinuba.
- **1.2.2. Zoning Code.** The City began a comprehensive Zoning Code update to review and update standards, as needed. Completion is expected in mid-2024.
- **6.1.1. Energy-Efficiency Program.** The City works with developers to increase energy efficiency in new developments. The City provides brochures and flyers with information on energy efficiency at the Building Department and on the City's website.

A6.2 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The City supported housing development that benefited special housing needs groups as a result of the implementation of 5th Cycle Housing Element programs. During the 5th cycle, the City took the following actions to address special needs housing:

- In 2017, the City provided concessions for the 10-unit Trevino apartments project in the form of System Development Charges (SDC) exemptions and a Density Bonus (and associated relaxing of certain zoning standards) to increase the affordability of the project. Two units in this project are reserved for low-income households.
- The City continued to support the Housing Authority's implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participant's landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.
- In 2015, the City adopted amendments to the Zoning Code to define "supportive housing" and permit supportive housing and transitional housing within residential zone districts. In addition, the City permitted the use of emergency shelters in the RM zone without a conditional use permit or other discretionary permit with a slate of objective standards for emergency shelters. These objective standards include a maximum number of beds/persons, off-street parking based on demonstrated need, size of onsite waiting and intake areas, provision of onsite management, proximity to emergency shelters, length of stay for users of the facility, lighting, and security during emergency shelter operation.
- In 2022, the City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

Cumulatively, the City's 5th cycle ~~h~~Housing ~~e~~Element programs were generally effective in addressing the housing needs for some special needs groups, but additional actions can be taken to support the ~~specific~~ housing needs of the community, including low- and extremely low-income households, persons experiencing homelessness, persons with disabilities, and farmworkers. ~~For~~During the 6th cycle ~~housing element~~, the City will conduct additional actions to respond to the ~~specific~~ needs of the community by implementing more specific and targeted actions and objectives for these special needs housing groups.

As discussed in Chapter A2, *Housing Needs Assessment*, 60 percent of senior renter households in the city ~~that rent their housing~~ are experiencing housing cost burden. Evaluating the resources for senior-headed households reveals that there is a 20-unit deficiency of available rental units for lower-income senior households ~~that rent~~. In the 5th cycle ~~h~~Housing ~~e~~Element, housing programs for seniors included Program 6.2.4 to encourage non-profit developers to seek US Department of Housing and Urban Development funds, expedite processing of applications proposing senior housing, and consider allocating funds to offset infrastructure improvements. To better facilitate housing development for seniors, the City has added concrete objectives and actions to Housing Plan ~~P~~programs 8 and 11 to better support the development of affordable housing and housing for special needs groups, including seniors.

There are 1,641 residents over 18 years old with a disability in the city. Chapter A2, *Housing Needs Assessment*, identifies ~~that there are~~ 46 rental units designated to serve residents with disabilities. The City implemented 5th cycle ~~P~~program 6.-2.10 to reduce constraints on housing for persons with disabilities by adopting reasonable accommodation procedures, and supported the development of affordable housing. To increase support for housing for persons with disabilities during the 6th cycle, the City will implement ~~P~~program 6 ~~in the 6th cycle housing element to~~and will amend the Zoning Code to remove constraints to the development of multifamily and special needs housing, with the objective of completing 20 units for special needs groups. Additionally, the City will implement ~~P~~program 8, which

aims to facilitate housing production for persons with disabilities in the community by streamlining permitting and seeking funding for affordable housing development with prioritization of housing for special needs groups.

Large households face difficulties in securing affordable housing with a sufficient number of rooms ~~that are affordable~~ which results in overcrowding. Chapter A2, *Housing Needs Assessment*, describes that there is a resource gap of 414 units with four or more bedrooms. There were no 5th cycle programs that specifically addressed the need for housing for large families. During the 6th cycle, the City will implement Housing Plan ~~P~~program 8 to support the development of affordable housing, prioritizing special needs housing including large housing units.

As noted in Chapter A2, *Housing Needs Assessment*, the majority of persons experiencing homelessness in the county were surveyed in Porterville, Tulare, or Visalia, with only 3 percent living elsewhere, including Dinuba. The 5th cycle housing element included Program 6.2.6, which directed the City to apply for Federal Emergency Shelter Grant funding to facilitate emergency shelters and other non-shelter assistance. There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. The City has been successful in the provision of housing options and amenities and there are currently sufficient shelter beds in the city. In order to continue to address the needs of the greater community, the City will implement ~~P~~programs 1 and 6 to support regional collaboration for homeless services and facilitate the development of more shelter housing beds. Program 13 introduces new actions for other supportive services for persons experiencing homelessness, including annual outreach and law enforcement training to better assist persons experiencing homelessness.

As described in Chapter A2, *Housing Needs Assessment*, farmworkers frequently experience high rates of poverty, barriers to securing housing, and often reside in overcrowded and poor housing conditions. There are two income-based farmworker housing complexes operated by the Housing Authority of Tulare County and one privately owned housing project for 40 to 50 workers in Dinuba. There is a resource gap in available housing units for an estimated 926 farmworkers who reside in the city. The 5th cycle ~~h~~Housing ~~e~~Element included ~~P~~program 6.2.5, which directed the City to support housing for farmworkers through Community Development Block Grant and State HCD Farm Worker Housing Grant Employee housing program funds. Support for farmworker housing will ~~be~~ continue~~d~~ into the 6th cycle, along with additional objectives and actions. Program 6 will remove constraints to development of employee housing in more zoning districts and ~~P~~program 8 directs the City to support the development of affordable housing, prioritizing special needs housing including farmworker housing.

In the 5th housing cycle, the City employed several programs to encourage the development of affordable housing units to address the needs of low- and extremely low-income (ELI) households. The 5th cycle housing programs included ~~P~~programs 6.2.1, 6.2.2, and 6.2.3 which reduced constraints to affordable housing through Zoning Code amendments and directed the City to apply for funding for development available to low- and very low-income households. However, ~~T~~there were very few units that were constructed for this income level during the 5th cycle, as described in Quantified Objectives below. As described in Chapter A2, there are currently 996 ELI households in Dinuba, and only 768 units affordable to those income levels in the city. Therefore, there is still an unmet need for affordable housing for lower-income and ELI households. To better meet the needs of ELI households, the City will implement new programs such as Housing Plan ~~P~~program 11 to connect ELI households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan ~~P~~program 8 to support the development of affordable housing for residents with special needs, including ELI households, by implementing regulatory concessions and incentives that were not part of

the 5th cycle ~~housing programs~~ such as expedited review, fee waivers, regulatory concessions, and local density bonuses.

A6.3 Quantified Objectives

Table A6-1 summarizes the City's progress toward meeting the 5th cycle Housing Element objectives to rehabilitate and conserve/preserve existing housing stock. The City did not meet the objectives made for housing rehabilitation. There were no units at risk of market rate conversion during the 5th housing cycle.

Table A6-1 Quantified Housing Objective and Achieved Accomplishments (2015-2023)

	Rehabilitation		Conservation/Preservation	
Income Levels[1]	**Objectives**	**Actual**	**Objectives**	**Actual**
Very Low Income (<50% AMI)	30	1	–	–
Low Income (50-80% AMI)	–	–	–	–
Moderate Income (80-120% AMI)	–	–	–	–
Above Moderate (>120% AMI)	–	–	–	–
Total	**30**	**1**	–	–

[1] Income levels are based on Area Median Income (AMI).

As shown in Table A6-2, the City did not reach its 5th cycle RHNA goals for any income category, but nearly achieved the RHNA target for moderate income group, with the least number of permits issued for low- and very low-income units.

Table A6-2 RHNA Progress (2015-2023)

Income Levels[1]	5th Cycle RHNA	Permits Issued	Percent RHNA Progress with Permits Issued
Very Low Income (<50% AMI)	106	50	47%
Low Income (50-80% AMI)	163	74	45%
Moderate Income (80-120% AMI)	121	119	98%
Above Moderate (>120% AMI)	470	332	71%
Total	**860**	**575**	**67%**

[1] Income levels are based on Area Median Income (AMI).

The City's shortfall on meeting RHNA requirements is largely attributed to private market forces, as the city had adequate land resources and utilities available to accommodate development.

A6.4 Review of Past Accomplishments

Table A6-3 provides a detailed program-level assessment of housing accomplishments during the 5th cycle Housing Element planning period.

Table A6-3 Review of Past Accomplishments

Program		Description and Objectives	Progress and Continued Appropriateness
Goal 1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households			
1.1.1		The City will facilitate developers making application from FMHA Interest Subsidy programs, and will work with and assist those developers. The City will facilitate this by providing the necessary information for the application on the City's website or in pamphlets, noticing and holding the required public hearing, and preparing a staff report to the City Council. The City also takes all actions necessary to expedite processing and approvals for such projects and will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.	There have been no actions taken during the 5th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5th cycle, this program will not be continued into the 6th cycle.
1.1.2	HUD Housing Choice Voucher Program	The City will facilitate developers making application for HUD Housing Choice Voucher Program – New Construction allocations and assist those developers with gathering information. When a proposal for a new rental project is accepted, HUD enters a Housing Assistance Payment (HAP) contract with the owner, which guarantees rent assistance payments to qualified renters for a specified period up to 20 years.	There have been no actions taken during the 5th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. This program will be continued into the 6th cycle as Housing Plan Program 11 with new actions to facilitate educational workshops for property owners on the Housing Choice Voucher program and obtain input on challenges with the program.
1.1.3		The City will continue to facilitate developers making application to the California Tax Credit Allocation Committee, which issues bonds and provides tax credits to help fund development of multifamily development and rehabilitation. Developers are eligible to receive density bonuses if developers agree to provide certain levels of housing for special needs or lower-income groups. The City will facilitate developers by providing information needed for the application, noticing, and holding the required public hearing, and preparing a staff report to the City Council.	The Sierra Village affordable housing project was funded partially with tax credits issued through the California Tax Credit Allocation Committee. The second phase of this project was completed in early 2023 with a total of 107 units. This program will be revised and continued into the 6th cycle as Housing Plan Program 8 as part of an umbrella program with additional actions to facilitate the development of housing for special needs populations and low-income households.
1.1.4		The City will continue to support and participate in any additional rental housing programs that are intended to provide non-market-rate housing in market rate rental projects. This project is seeking funding in part by bond monies from the California Tax Credit Allocation Committee. Further, this project will consist of 100 percent low-income units.	The City currently provides English language brochures on various housing programs for affordable rental housing ~~from~~ through Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5th cycle, this program will not be continued into the 6th cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
1.1.5	The City will revise its permitting and recordkeeping process to better track the types of housing for which permits are sought. In particular, the City will record requests for permits for second units and other housing that will assist lower income groups, those in need of temporary housing, those with disabilities, and other special needs groups.	The City has primarily fielded requests for information and permitting for ADUs. In response, the City now offers floor plans for three different ADU designs, free of charge. In response to homelessness, the City partnered with Self Help Enterprises to construct 9 units for previously-unhoused individuals, within the Sierra Village affordable multi-family project. ~~No actions have been taken yet to complete the CDBG related actions. As it stands the City is a non-entitlement community and does not receive annual CDBG allocations. CDBG monies must be applied for through a competitive process.~~ Based on the on-going nature of this program, it will be carried over into the 6th housing cycle as Housing Plan Programs 2 and 6.
1.1.6	The City currently has no single-room occupancy (SRO) facilities, although the Zoning Ordinance permits boarding or renting rooms which are considered the equivalent of SRO units. SRO units are allowed in the RA, R and RM zoning districts. The City will prioritize appropriate funding sources to encourage the development of at least one SRO development within the planning department.	No developers have expressed interest in this program, and therefore no actions have been taken to complete this objective. ~~In 2022, the City approved the L Street Lofts project, which restored residential use to the second floor of a 100+ year old building at 101 L Street in downtown Dinuba. This project will feature nine studio units.~~ This program will be revised and continued into the 6th cycle as Housing Plan Program 6 as part of an umbrella program to facilitate the development of a variety of housing types.
1.2.1	Work closely with Self Help Enterprises and other partners to identify and apply for funding and locate appropriate lands identified in the Land Inventory for development of a variety of housing. Currently, the City and Self Help are coordinating on the Sierra Village project. In the past, the City has worked with Self Help Enterprises on the Viscaya Gardens and Lincoln-McKinley Estates affordable housing projects.	The City maintains an inventory of available lands for multifamily residential housing development. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.
1.2.2	The City has a close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City's HOME and CDBG Rehabilitation programs. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase it, thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will engage SHE to construct a subdivision.	There were no opportunities to secure land during the planning period for a subdivision, however the City assisted SHE in securing land that was used to build the Sierra Village affordable multifamily housing project, which provided 107 units to extremely low- and low-income households, including farmworkers and formerly homeless individuals. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 10.

Program		Description and Objectives	Progress and Continued Appropriateness
1.2.4		The City will coordinate with HCD to remove the restrictions of the HOME first-time homebuyer assistance program that currently do not allow homebuyers participating in a development program (i.e., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. The City will work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.	While there has been no action related to removing restrictions, the City completed two first-time homebuyer loans during 2020 for qualified low-income families. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.
Goal 2: Address and remove governmental and non-governmental constraints that limit the access to fair, affordable, and appropriate housing, including housing for those with disabilities.			
2.1.1	Smart Growth	"Smart growth" generally refers to development and planning standards that promote consolidation of services, convenient location of recreation and commercial facilities ("walk-ability"), and "new-urbanism," which is essentially a return to planning principles from the mid-20th century. These principles include narrow residential streets that may or may not provide on-street parking, reduced front setbacks, parking at the rear of buildings (primarily off of alleys), shared parks or common areas, wide sidewalks, and traditional architecture. The City will consider revising its Zoning Ordinance to provide for "smart growth," including housing density bonuses, reduced setbacks, and smaller lots located close to services, schools, and jobs. The City will allow at least one site zoned either R-M 2 or R-M 1.5 with a minimum 6,300 square feet site (which represents a 10 percent site area reduction as stated in the Zoning Ordinance Section 17.24.050) to accommodate new multiple-family residential development to meet the Low Income housing needs determined in the RHNA.	Completed. Adopted by the Dinuba City Council via Ordinance No. 2015-08. This program has been completed. No further action is needed and the program is recommended for elimination.
2.1.2		The City will research alternative methods of financing for extremely-low, very low, and low-income and special needs households home ownership opportunities.	The City coordinates with Self Help Enterprises to administer housing programs. SHE continuously researches alternative methods of financing affordable housing. This program will be revised and continued as Housing Plan Program 11 to coordinate with SHE with the additional action of annually researching funding opportunities and rehabilitation grants and to prioritize areas with greater concentrations of lower-income households.

Program	Description and Objectives	Progress and Continued Appropriateness
2.1.2	The City will review its development standards in order to identify those areas that could result in impediments to the development of new housing opportunities.	In 2017, the City revised its Zoning Code, which included an update to manufactured housing standards. Amendments included permitting placement of mobile homes as an accessory dwelling unit which expands opportunities for housing development throughout the city. The City has commenced a comprehensive update of the Zoning Code. Impediments to new housing opportunities will be considered during this effort. This program will be continued as Housing Plan Program 6 as part of an umbrella program to reduce constraints related to development standards.
2.1.3	The City will monitor site improvement standards, such as setbacks and square footage requirements, and formulate appropriate modifications, if required, that remove unnecessary constraints to development of affordable housing.	The City continues to monitor site improvement standards on an ongoing basis. No standards were considered constraints to the development of affordable housing in 2023. The City has commenced a comprehensive update of its Zoning Code whereupon site improvement standards will be revised to remove constraints, as necessary. The ordinance update is expected to be adopted mid-2024. This program will be continued into the 6th cycle as Housing Plan Program 6.
2.1.4	To encourage development of affordable housing in multifamily housing with units available to rent by lower income families, the City shall amend the Zoning Ordinance by reducing front, rear, and side setbacks, minimum distance between buildings for multistory units, and increasing total site area covered by roofed structures for multifamily dwelling units when a minimum of 10 percent of units developed to housing for households who earn 60 percent or less of the AMI. If a development proposal is adjacent to existing or future single-family residential uses, adequate and permanent screening in the form of landscaping shall be installed and maintained to ensure the privacy of single-family residents. Priority will be given to extremely low-income households. The zoning changes will be reviewed and adopted by the City.	The City has begun a comprehensive Zoning Code update. Completion is expected in ~~2024~~early 2025. This program will be completed with the adoption of the Zoning Code update. No further action is needed and the program is recommended for elimination.
2.2.1	The City demonstrated its willingness to work with and assist developers for both homeowners and renters during the last planning period. The City will provide developers who are willing to construct extremely low-, very low-, and low-income rental housing with expedited processing and approvals for such projects. The City will also continue to endorse the use of bonds such as those issued in conjunction with the California Tax Credit Allocation Committee. Developers of low-, very low-, and extremely low-income units will also be eligible for the City's density bonus, which will permit	The City has implemented expedited processing for residential projects and does this through a program of strong communication between departments and with applicants. The City conducts a weekly staff meeting among all departments that are involved in the development review process. The City has also provided density bonuses, such as with the 10-unit Trevino project. The City maintains contact with affordable housing developers. For example, Self Help Enterprises administers some of the City's housing

Program		Description and Objectives	Progress and Continued Appropriateness
		construction of additional units beyond code-specified maximums in exchange for providing those units at costs targeting lower- income households.	programs and is aware of development activities in the City. This provides an avenue for the City to maintain contact about development opportunities. This program will be revised and continued into the 6th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate affordable housing development.
2.2.2		The City has recently reviewed and will continue to review its development impact fees to ensure that they are not unintentional constraints to construction of lower income housing within the City. In addition, the City will consider and adopt the use of a portion of its CDBG allocation and/or tax increment to write down infrastructure improvements and/or land costs and will continue to use fee crediting to reduce development fees.	The City continues to review its development impact fees. No actions have been taken to complete the CDBG-related actions. The City is a non-entitlement community and does not receive annual CDBG allocations. CDBG monies must be applied for through a competitive process. The City used a CDBG grant to fund the installation of water and sewer lines and neighborhood park in the Alta/Griggs neighborhood. This recently annexed area is a low-income disadvantaged neighborhood that previously relied on failing onsite wells and septic systems. Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 8.
2.2.3		The City will continue to grant density bonuses, which can amount to a 35 percent increase in the number of units permitted, and additional incentives for projects providing extremely-low, very-low and low-income and other special needs housing.	The City approved one density bonus during the planning period for the Trevino apartments project. This program be replaced with Housing Plan Programs 6 and 8 to support affordable housing development.
2.2.4		The City will revise the definition of "Family" to be in compliance with State Fair Housing Law. The intent of this Action is to ensure that those seeking rental housing are not discriminated against because they are not related by blood or marriage to others living in a unit, and that household size is not limited. This includes the elimination of the "limit of six unrelated persons in a household" and instead, defining "family" as a "household unit of at least two persons. Family shall also not be limited to those persons related by blood or marriage."	Completed in 2015 by a Zone Text Amendment (Ordinance 2015-08). This program has been completed and will not be continued into the 6th cycle.
2.2.5	Universal Design Element	The City will develop a Universal Design Element that will govern construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.	The City began a comprehensive Zoning Code update to incorporate these standards. Completion is expected in mid-2024. Due to the ongoing nature of this program, it will be carried over into the next cycle as Housing Plan Program 6.

Program		Description and Objectives	Progress and Continued Appropriateness
2.2.6		To reduce impact fees, especially System Development Charges (SDC), for the development of lower income housing, the City will promote infill housing development in areas annexed prior to 1990. SDCs were not applied to land before this date, and were applied only to buildings when 1) new construction occurred, 2) building additions exceeded 500 square feet, or 3) a structure was demolished, in which case the fee applied only to the square footage that exceeded that of the original building. These 61 parcels are identified in the land inventory, and this information will be made available to interested parties.	The City adopted an Infill Development program to reduce permit and impact fees for infill development projects. One applicant has taken advantage of this program during the planning period to construct one residential unit. This program be continued as Housing Plan Program 8 as part of an umbrella program to support infill housing development with additional objectives to seek funding from HCD Infill Infrastructure Grant Program and to partner with an affordable housing developer on units for special needs groups.
Goal 3: Identify a variety of adequate sites for all income levels through appropriate zoning and development standards to meet the City of Dinuba's 2023 RHNA.			
3.1.1	General Plan Update	Dinuba will update its 2007 General Plan as needed to account for changes in land use designations, General Plan amendments, and to be consistent with adopted Specific Plans. The 2007 General Plan, a 25-year plan, was adopted in October 2008, with the intention to review it periodically during that time. More specifically, in order for the City to have a consistent range in density for residential development within the RM-2 zoning density and the Medium High Density Residential (MHR) General Plan designation, the City will amend the General Plan MHR designation to allow 7.6 – 20.0 units/gross acre, and will include all lands zoned as RM-2 under this MHR designation. This amendment will allow the zoning and general plan designations to have the same range of density for development, and will allow the City to meet State density requirements for residential development.	The City has completed General Plan Amendments to ensure consistency with zone changes but due to a lack of staffing has not completed the amendment to increase density within the Medium High Density Residential land use category. However, the City commenced an update of the General Plan which was adopted in 2023. This program is completed and will not be continued into the 6th cycle.
3.1.2		The City will continue to annually update an inventory that details the amount type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City will develop and implement a formal ongoing (project-by-project) evaluation procedure by January 31, 2017 pursuant to GC Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.	The City Planner evaluates rezoning applications on an ongoing basis to ensure there is no net loss of acreage zoned for affordable housing. This program will be continued as Housing Plan Program 2 as part of a sites monitoring program.

Program	Description and Objectives	Progress and Continued Appropriateness
3.1.3	The City will continue to identify government-owned land within the City and its SOI for possible housing development. If appropriate sites are identified, the City will approach potential developers and funding agencies to facilitate development of the sites with assisted housing	Housing Division staff actively track and identify government-owned land within the city. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 2.
3.2.1	The City will continue to maintain and update its reference maps including zoning, infrastructure, and other thematic maps to provide information for review and analysis of proposed development and to assist developers in locating appropriate sites for housing.	Housing Division staff actively track and identify government-owned land within the city. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 7.
3.2.2	The City will continue to provide site information and incentives for developers on urban infill projects that will provide extremely-low, very-low, low- and moderate-income housing opportunities. Almost all necessary infrastructure is accounted for on infill projects, greatly reducing the cost of development, subsequently resulting in a reduction of home prices. Further, the City can coordinate private development in conjunction with projects identified in the City's Capital Investment Program, also potentially reducing the cost of housing development. The Development Services Department will continually update its maps showing all vacant land with the potential to accommodate infill housing. The maps will depict those sites with a minimum lot size that can accommodate at least one single family home.	The City has developed maps showing all vacant land in the city with the potential to accommodate infill housing. These maps have not been publicly released. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate the development of affordable housing, including infill sites.
3.3.1	The City shall consider and adopt a use permit for residential uses in future projects developed in the PO districts to further encourage mixed use in the downtown and neighborhood commercial areas, provide opportunities for residents to have immediate access to services, and encourage less automobile traffic in neighborhoods and the downtown areas.	The City Council adopted Ordinance 2022-03 on March 22, 2022, that allows conversion of offices to residential use with approval of a Conditional Use Permit in the PO zone. To date, one unit has received approval under this program. This program will not be carried over into the 6th housing cycle as it was completed during the 5th cycle.
Goal 4: Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods		
4.1.1	As a non-entitlement City, Dinuba will continue to apply for CDBG and HOME funds for housing rehabilitation and to actively participate in outreach efforts to inform city residents that these programs are available. Self-Help Enterprises (SHE) administers the City's marketing and outreach for these programs. SHE receives administrative funds (grant start-up, environmental reviews, public hearings, guideline management, marketing, draw requests, reporting and closeout) through CDBG and HOME program grants; while the City provides funding to support the administration of the Cal-Home program. In addition, each program provides activity delivery funds as a part of the grant to the City that covers SHE's time for program implementation (eligibility determination, verifications, loan processing, initial inspections, work write-ups, construction monitoring, pay releases, etc.) The City uses	The City operates a housing rehabilitation program that is administered by Self Help Enterprises. One unit was completed during the planning period. From 2015 to 2023 the City provided funding for 10 home rehabilitations. Eight of those utilized CDBG funding. From 2015 to 2023 the City processed 33 demolitions of dilapidated single family homes. Five of these were funded through HUD funding sources. Due to the continued appropriateness of this program, it will be carried over into the 6th cycle as Housing Plan Program 10.

Program	Description and Objectives	Progress and Continued Appropriateness
	CDBG funding to provide grants up to $15,000 to assist homeowners with repairs such as roofing, windows, doors, electrical, and plumbing to meet the health and safety of the family and/or the community. These funds used to be utilized for "emergency" repairs, but are now usually designated for first-time homebuyers and rehabilitation of homes. During the HE planning period, the City will target a total of 25-30 units, depending upon the availability of funding and costs per unit.	
4.1.2	The City has an existing Housing Rehabilitation Program through HUD, and will continue to support rehabilitation of housing through this program. The City will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the City will work with property owners to have the rehabilitation project funded.	As mentioned under Program 4.1.1, the City continues to administer its housing rehabilitation program through Self Help Enterprises. One unit has been rehabilitated through this program during the current Housing Element cycle. This program will be carried over into the 6th cycle as Housing Plan Program 10.
4.1.3	The City will continue to review its policies relating to housing conservation and will adopt new policies and procedures where appropriate. This will include, but will not be limited to, new standards for apartment and mobile home park construction as well as conversions of apartments and mobile home parks into condominiums.	The City regularly reviews its Zoning Code to ensure its policies encourage conservation of existing housing units and updates and adds policies as needed. Due to the ongoing nature of this program, it will be continued into the 6th cycle as Housing Plan Program 10.
4.1.4	The City will revise its recordkeeping process to better maintain an inventory of those units in need of repair or demolition. Whenever possible, the City will provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.	The City's Code Enforcement Officer maintains a list of dwellings in need of significant repair or demolition. The City building inspectors and code enforcement personnel periodically send homeowners information on rehabilitation programs to solicit interest. This program has been completed. The City will continue to administer code enforcement activities and will support rehabilitation of substandard housing through Housing Plan Program 10.
4.2.1	The City of Dinuba and Tulare County will continue to enforce the Housing Code, which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that are suitable for human habitation. The Tulare County Health and Human Services Agency has the authority to enforce housing violations. Due to limited resources, the enforcement of the Housing Code is handled on a passive, complaint-response basis.	This program will not be continued in the 6th cycle as it is a regular function of Public Works staff, including Building officials and Code Enforcement.

Program	Description and Objectives	Progress and Continued Appropriateness
4.2.2	The City of Dinuba will ensure that utilities can be provided by the developers to areas recently annexed, as housing or other development projects are initiated. In compliance with SB 244, the City seeks to identify the infrastructure and service needs of unincorporated legacy communities in their general plans during the planning period (none were identified in 2015 when the housing element update occurred). An unincorporated legacy community is defined as a place meeting the following criteria: ▪ Contains 10 or greater dwelling units in close proximity to one another; ▪ Is within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for greater than 50 years; and ▪ Has a median household income that is 80 percent or less than the statewide median household income.	No action has been taken as there are no unincorporated legacy communities defined in the City's planning area. However, the City extended sewer service along with new street paving, street lights and a neighborhood park to the "Griggs Road" neighborhood that was previously annexed from the County into the City. While not defined as a Disadvantaged Unincorporated Community, this neighborhood has a number of low-income dwellings. The City utilized CDBG funding and the project was completed in 2022. The City will continue to support adequate infrastructure to meet housing opportunities through Housing Plan Program 13.
Goal 5: Conserve assisted housing development at-risk conversion to market rate		
5.1.1	The City will continue to work with Self Help Enterprises and the Central Valley Coalition for Affordable Housing to address at-risk units should they become a concern, the City will communicate with HCD and managers of affordable housing, so that they will be informed when a property owner is considering converting housing to market risks.	Ongoing. The City continues to monitor for notices of conversion to market rate rents. No such notices were received during the planning period. Due to the ongoing nature of this program, it will be carried over into the next housing cycle as Housing Plan Program 9.
5.1.2	The City will proactively seek funding resources and partnerships with non-profit organizations to preserve units in danger of converting to market rates at their current levels. The City will also directly contact tenants of these developments and provide information regarding potential conversion dates, rental subsidies, and other assistance available through City of Dinuba and County of Tulare agencies as well as non-profit organizations. See discussion in Chapter 5, At Risk Units.	Ongoing. No notices of conversion were received during the planning period. Due to the ongoing nature of this program, it will be carried over to the next housing cycle as Housing Plan Program 9.
5.1.3	When at-risk units and/or projects are identified through the monitoring program, the City, with assistance from Tulare County Housing Authority, will assist in the securing of grants or other sources of funding that can be used to maintain the low-rent status of the units and/or projects. The City participates in the HOME and CDBG programs annually and can use funds from these sources to provide security from conversion. See discussion in Chapter 5, At Risk Units.	Ongoing. No notices of conversion were received during the planning period. Due to the ongoing nature of this program, it is recommended to be carried over to the next housing cycle as Housing Plan Program 9.

Program	Description and Objectives	Progress and Continued Appropriateness
Goal 6: Promote equal housing opportunities for all persons, including those in special needs groups		
6.1.1	The City will assist renters seeking affordable housing by providing written information (in the form of brochures or flyers in English and Spanish) about rental programs available through the Tulare County Housing Authority and other non-profit organizations. Information will be available at the City Hall and the Development and Engineering counter.	The City currently provides English language brochures for various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Due to the ongoing nature of this program, it will be revised and carried over to the next housing cycle as Housing Plan Programs 11 and 14 to spread awareness on available housing resources in both English and Spanish.
6.1.2	The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing (FEH). Commencing in 2015, the City will begin active advertisement of fair housing policy. This includes reference to such policies on the City's website, http://www.dinuba.ca.gov,posting of information at City Hall, the Parks and Community Services Recreation Center, the Dinuba Police Department, and other public locales. The City will also make available at City Hall pamphlets describing the mandates of FEH.	Ongoing. Brochures on how to report housing violations are provided at both the City Hall and Public Works offices. Information is also available on the City of Dinuba website (www.dinuba.org). This program will be revised and continued into the 6th cycle as Housing Plan Programs 14.
6.1.3	The City will consider reducing appropriate development impact fees for affordable housing development in the parts of the City where this housing is most needed to avoid or reduce discrimination and/or better integrate the City's diverse populations. In most cases, development or redevelopment of property in older parts of the City is exempt from most impact fees, especially SDCs. SDCs typically apply only on the additional square footage in excess of the original building when a demolition occurs, or on building additions greater than 500 square feet.	Most recently the City provided concessions for the Trevino apartments project in 2017 consisting of setback reductions. This program will be revised and carried into the next cycle as Housing Plan Program 6 with further actions to reduce constraints to affordable housing development.
6.2.1	The City will continue to support the Housing Authority's implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participants' landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.	While no specific actions have been taken as of yet to complete the objective, the City continues to support the efforts of the Housing Authority. Due to the ongoing nature of this program, it will be carried over into the 6th cycle as Housing Plan Program 11.
6.2.2	The City will continue to work with the Housing Authority and seek an Article 34 approval within the City of Dinuba to facilitate the funding of housing for extremely low-, very low- and low-income families.	No actions have been taken; the Housing Authority has not expressed interest in developing new projects in Dinuba. Due to the ongoing nature of this program, it will be carried over into the 6th cycle as Housing Plan Program 11.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.3	To further encourage housing for its extremely low- and very-low income households, the City will analyze recent changes in the General Plan and the Zoning Ordinance that allow manufactured homes (e.g., either mobile or manufactured home on permanent foundation) on single-family lots and continue to provide density bonuses for very low-, low- and moderate-income housing, allow secondary residential units on single- and multifamily lots; identify the impacts these changes may have on lower- and moderate-income housing availability and affordability; identify problems that limit these programs; and formulate proposed changes that would remove barriers that adversely affect the ability to meet housing needs. Priority will be given to extremely low-income households.	Ongoing. The City allows manufactured homes on lots zoned for single-family homes, has permitted density bonuses and adopted an accessory dwelling unit ordinance. Due to the ongoing nature of this program, it will be revised and carried over as Housing Plan Programs 6 and 8 as part of umbrella programs for housing development and reduction of constraints.
6.2.4	The City will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and those with disabilities by identifying available sites in the Site Inventory and communicating the information to the sponsors. The City will take all actions necessary to expedite processing and approval of such projects. In addition, should funding become available, the City will facilitate the project by assisting in locating appropriate sites and will consider the use of available resources to either write down the cost of the site or fund infrastructure improvements.	No developers have applied for this program during the planning period. This program will be continued as part of umbrella Programs 8 and 11 for affordable and special needs housing development with additional actions and timelines.
6.2.5	The City, in cooperation with Tulare County, will apply to the State Department of Housing and Community Development for an HCD Farm Worker Housing Grant. Houses, to be funded with CDBG and with State HCD Farm Worker Housing Grant will be sold at a subsidized cost to eligible farm workers.	No activity occurred under this program in the 5th cycle. However, some units in Phase 2 of the Sierra Village apartments (currently under construction) are reserved for farmworkers. This program will be carried over into the next housing cycle as Housing Plan Program 8.
6.2.6	The City will seek funding through the Federal Emergency Shelter Grant (ESG) program to assist service providers to expand available emergency shelter capacity to broaden the range of services available to clients who are either homeless or at risk of losing their permanent housing. ESG could fund activities such as conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG-funded entities may be either shelter or non-shelter providers. Non-shelter facilities and services can include sponsored health care and substance abuse treatment centers, served meals, or counseling. Grantees, such as the City, are authorized to reallocate funds to either government or nonprofit agencies that may deliver services directly. While states are required to distribute their entire allotment to local government, local governments receiving entitlement funds may distribute all or a portion of their ESG funds to nonprofit homeless provider organizations.	No actions have been taken as of yet to complete the objective. This program will be revised and carried over into the next housing cycle as Housing Plan Program 1 as part of an umbrella program to pursue funding opportunities to address housing for persons experiencing homelessness.

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.7	In compliance with SB 1802 and Health and Safety Code 17021.6, farm worker housing (farm employee housing), up to 36 beds in a group quarters or 12 units or spaces designated for use by a single family or household would be "an agricultural land use," and this use must be permitted by right. The current Zoning Ordinance allows farm worker housing by right for a maximum of six employees in the RA, R, and RM districts, and with a use permit in the AN district. Additionally, current zoning allows farm worker housing for seven or more farm workers with a use permit only in the AN, RA, R, and RM districts. Farm employee housing incidental to a permitted or conditional use is permitted in the AN district.	Completed via Dinuba City Council Ordinance No. 2015-08. The City will continue to amend the Zoning Code to ensure compliance with state law for farmworker and employee housing as part of Housing Plan Program 6.
6.2.8	The City will seek grant funding from sources such as SB 104, and will work with qualified nonprofit organizations, as appropriate, for providing housing rental related subsidies to persons who have become homeless or are at risk of becoming homeless due to unemployment, underemployment, or other economic hardship resulting from the drought conditions. Additionally, the City will consider applying for any available funds for the improvement of infrastructure, water supply, and water and energy efficiency when appropriate.	The City continues to collaborate with the Kings/Tulare Homeless Alliance to identify new ways to assist the homeless population in Dinuba. The City's code enforcement officer regularly distributes hygiene packs with blankets, toothbrushes, deodorant, and other toiletries. This program will be revised and carried over into the next cycle as Housing Plan Programs 1 and 8 to pursue funding to address homelessness, and Housing Plan Program 11, t.
6.2.9	The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to a) define "supportive housing" and b) permit supportive housing and transitional housing within residential zone districts. In compliance with Government Code Section 65583(D)(5) and (6), transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City shall identify the RM zone as one where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. Lot size may range from 2,000 square feet to 8,000 square feet. There is an estimated need for up to 6 persons per night. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB2: ▪ The maximum number of beds/persons permitted to be served nightly ▪ Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone ▪ The size/location of exterior and interior onsite waiting and client intake areas	Adopted by City Council on September 8, 2015. This program will not be carried over into the 6th housing cycle as it was accomplished during the 5th cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
	▪ The provision of onsite management ▪ The proximity of other emergency shelters, if emergency shelters are not required to be more than 300 feet apart ▪ The length of stay ▪ Lighting ▪ Security during hours that the emergency shelter is in operation.	
6.2.10	In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities. Any references to "handicapped" will be removed or changed to disabled. The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. The City will establish a written program for reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by-right use, without a conditional use permit or other restriction. The City will adopt a Reasonable Accommodations ordinance that will provide for not only strict compliance with all State and Federal statutes relating to people with disabilities, but that will outline standards for simplifying the process for developers and offering the disabled fair opportunity for housing of their choice. All necessary forms and applications will be made available at the Building and Planning counter.	This action to change references from "handicapped" to "disabled" has been completed. Dinuba does not provide a reasonable accommodation procedure. This program will ~~not~~ be carried over into the 6th housing cycle and incorporated into ~~as it was completed during the 5th cycle~~Programs 6, ~~Program~~ 8, and ~~Program~~ 11.~~.~~

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.11	The City will continue its efforts to install wheelchair ramps at all curb radii and complete the installation of sidewalks, curb, and gutters in older parts of the community that lack such facilities.	Ongoing. The City estimates it has retrofitted approximately 100 curb ramps during the planning period of the Housing Element. This program will be continued as Housing Plan Program 13.
6.2.12	The City will amend its off-street parking requirements as specified in the Zoning Ordinance and will reduce off-street parking requirements for certain developments, including those designed and intended for special needs groups such as persons with disabilities, the elderly, or families with 4 or more persons, from 1.0 to 0.75 off-street parking spaces per dwelling unit.	Not completed, however, the City has commenced a comprehensive update of the Zoning Code where this objective will be implemented within the updated Zoning Code. Completion is expected in2024.
Goal 7: Promote energy and water conservation in all residential neighborhoods		
7.11	The City will strongly encourage the use of U.S. Green Building Council (USGBC) LEED® Programs and Services to promote residential development that is environmentally responsible, profitable and healthy places to live. Among the techniques used to achieve energy efficiency and conservation are window glazing, landscaping, building design, cooling and heating systems, weatherization techniques (such as insulation, caulking, and weather-stripping), energy efficient appliances, and efficient use of lighting through the use of fluorescent bulb fixtures instead of incandescent bulbs in average fixtures. Projects containing LEED compliant components will receive expedited review to provide as quick turnaround/approval as possible.	The City continues to work with developers to increase energy efficiency in new developments. There are brochures and flyers with information on energy efficiency available at the Building Department and on the City's website. This program will not be carried over into the 6th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated standards for energy efficiency.
7.1.2	Better placement of and access to natural shading would benefit City residents of affordable, multifamily units. Shade trees in common areas allows tenants of affordable housing to conserve air conditioning usage by providing an option of spending time outdoors in a cool, shaded environment. This alternative to keeping cool would reduce household cooling costs by providing a minor cost reduction in the form of reduced energy consumption and subsequent energy use charges. The City shall consider alternative landscaping designs that allow more trees and shrubs in common areas, and fewer trees in parking areas and adjacent to streets, as is currently required by section 17.24.160 of the Zoning Ordinance. Landscaping coverage of less than ten percent shall also be considered if the cost to landscape is proven to be a financial constraint to an otherwise affordable housing project. This does not preclude compliance with all new landscaping requirements of the State mandated Water Efficient Landscaping Ordinance adopted by the City and effective January 1, 2010, or with Executive Order directing statewide mandatory water reductions, as issued by Governor Brown on April 1, 2015.	In 2017 the City of Dinuba made minor changes (Ordinance No. 2017-03) to the Design Guidelines Ordinance to comply with MWELO standards. The City continues to encourage the planting of shade trees with each new development project to improve energy efficiency and aesthetics. Most recently the Castlerock and Montebella subdivisions were required to include parkways with street trees along all streets within each project. As all projects must comply with state mandates for water restrictions and building codes, this project will not be continued into the 6th housing cycle.

Program	Description and Objectives	Progress and Continued Appropriateness
7.1.3	The City, in accordance with the Executive Order signed by Governor Brown in April 2015, will explore ways in which to reduce water use throughout the City. For example, the Governor has directed the creation of a rebate program to replace old appliances with more water and energy efficient models, and has prohibited new homes and developments from irrigating with potable water unless water-efficient drip irrigation systems are used. The City's efforts may include, but would not be limited to, reduction in water use for landscaping for existing, new, and rehabilitated housing; installation of low-flow toilets, shower heads, and appliances as required by revised State Building Code; better utilization of recycle water as appropriate; and encouraging retention of rainwater for residential use.	In 2017 the City made changes to its Design Guidelines Ordinance (Ordinance No. 2017-03) to further comply with MWELO. The City continues to implement this objective with each development project. The City has also adopted Landscape Design Guidelines that illustrate attractive, water-saving landscape design strategies. This program will not be carried over into the 6th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated water efficiency and conservation standards.
7.2.1	The City will encourage energy savings through a number of means with new construction, including encouraging infill, promoting construction that incorporates Energy Star appliances, and providing information on tax breaks, credits and other incentives for developers (for both low income and moderate/above moderate income levels). In addition, programs are available to encourage upgrades, weatherization, and replacement of high-energy consuming appliances in existing homes. The City will provide builders interested in construction of affordable housing a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by the California Energy Commission's New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the "housing burden" (rent + utility costs), that cannot exceed 30 percent of each renter's income. This will allow developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.	Implemented on a continuing basis with each development project. Information is currently provided on energy conservation benefits and incentives at the City Hall and Public Works offices. This program will be revised and carried over into the next housing cycle as Housing Plan Program 12 to encourage energy efficiency and weatherization improvements for housing.
7.2.2	The City will encourage all who apply for a building permit, including affordable housing developers, as well as other developers, construction managers, and individuals to apply for incentives for photovoltaic systems from utility companies and others by providing a list of potential sources for rebates, tax credits, reduced prices and installation costs, and other incentives.	Information on incentives is currently provided at the Public Works office at on the City website (www.dinuba.org). As this is a routine function of the Public Works Department, this program will not be continued into the 6th cycle.
7.3.1	The City will support programs that promote residential energy conservation and public awareness by providing information at the Public Works Services Department and on the City's website.	Information on energy conservation is currently provided at the Public Works office and the City website (www.dinuba.org). Information will be updated as programs are updated. This program will be continued as Program 7.

Program	Description and Objectives	Progress and Continued Appropriateness
7.3.2	The City will continue to provide information to residents regarding the availability of free or low-cost programs for weatherizing homes (including P&E program for free weatherization to eligible low-income home owners). Information will be posted at appropriate locations (e.g., at City Hall, at the City Public Works Services Department, on the City's website, etc.)	Information on weatherization programs is currently provided at the City Hall and Public Works offices, as well as on the City website (www.dinuba.org). Information will be updated as necessary. This program will be replaced in the 6th cycle with Housing Plan Program 11 to assist homeowners with implementing energy efficiency and weatherization improvements.
7.3.3	The City will encourage developers and individuals applying for building permits to consider electric appliances and windows with Energy Star ratings by providing website locations for Energy Star ratings, as well as utility companies offering rebates. The City will also encourage outside sources to contribute to the list (e.g., developers, energy providers, State agencies, etc.)	Information on Energy Star appliances is provided at the Public Works office and City website. Information will be updated when warranted. This program will not be continued in the 6th cycle as Housing Plan Program 6 directs the City to adopt the most recent California Building Code (2022) which includes updated energy efficiency standards that encourage the installation of appliances that meet or exceed ENERGY STAR Program requirements.

A7 Housing Plan

This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Dinuba.

A7.1 Goals and Policies

Goal 1: Regional Collaboration	**Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.**

Policy 1.1 Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development	**Provide an adequate supply and range of housing types to meet the diverse needs of residents.**

Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options	**Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.**

Policy 3.1 Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.

Policy 3.2 Support the Housing Authority of Tulare County (HATC) by promoting Housing Choice Voucher (HCV) opportunities.

Policy 3.3 Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).

Policy 3.4 Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

Policy 3.5 Promote home ownership for lower- and moderate- income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

Policy 3.6 Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation	**Maintain and improve the city's existing housing stock.**

Policy 4.1 Preserve existing residential neighborhoods by promoting balanced design and architecture.

Policy 4.2 Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

Policy 4.3 Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs	**Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.**

Policy 5.1 Assist in local and regional efforts that address the housing needs of special needs residents.

Policy 5.2 Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

Policy 5.3 Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development	**Utilize energy conservation and sustainable measures for new and rehabilitated housing.**

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing	**Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.**

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

A7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Transit opportunities and access near new and established residential areas
- Environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

Specific Actions, Objectives and Timelines	▪ Starting in 2025, at least annually p~~P~~articipate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually p~~P~~artner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness. ▪ Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba. ▫ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. ▪ Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs. ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the county.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▪ Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Dinuba has been assigned a RHNA of 1,588 units, including:

- Very Low-Income: 387 units
- Low-Income: 238 units
- Moderate-Income: 238 units
- Above Moderate-Income: 695 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of March 2024, the City has identified capacity for 316 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also anticipates the construction of eight (8) ADUs over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 1,264 units (387 very low-income, 238 low-income, 238 moderate-income, and 401 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. However, existing zoning for some of these properties may not be adequate to facilitate housing development. Under existing zoning, the City would have a shortfall of site capacity by 619 units (454 lower-income and 165 moderate income units).

To fully accommodate the remaining RHNA, the City has identified several sites that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass 50 acres and can accommodate a total of 643 lower-income units and 360 moderate-income units for a total of 1,003 units (see Table A4-7in Housing Resources Section).

Government Code Section 65583.2 requires local governments to identify sites with appropriate zoning and development standards to accommodate their RHNA. Local governments may identify sites that will be rezoned to accommodate residential development in order to meet their RHNA. The timing of rezoning required as part of the jurisdiction's site inventory is regulated by Government Code §65583c)(1)(A, which requires that local jurisdictions that have not adopted a Housing Element certified by HCD by the statutory deadline (December 31, 2023), such as Dinuba, have one year after the deadline to complete rezoning (December 31, 2024). Housing Plan Program 2 describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Section 65583(c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent

residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

The City of Dinuba is the provider of water and sewer services within city limits. The City confirms that adequate water and sewer services are available to fully accommodate the RHNA.

Pursuant to SB 1087, as the City's water and sewer service provider, the City ~~has/~~has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

The ~~s~~Sites~~s~~ ~~i~~Inventory identifies large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. To facilitate the development of these large sites, the City will:

- Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.
- Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.
- Promote the development of large sites at the densities and affordability levels identified within the housing element.
- Allow the development in phases within 8 years of the Housing Element planning period.

Specific Actions, Objectives and Timelines	
	▪ ~~By December 31, 2024~~Concurrent with the adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,264 units and specifically a RHNA shortfall of 619 units (454 lower-income and 165 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the ~~s~~Sites~~s~~ ~~i~~Inventory ▪ Annually meet with property owners and interested developers to pursue housing development in the city.

	▪ ~~By December 31, 2024~~Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By 2026, complete update to water master plans. ▪ ~~By December 31, 2024~~Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). ~~▪~~ Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department Division, pursuant to Government Code Section 65589.7. ▪ In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City's site inventory for lower-income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

- Reuse Sites (No Rezoning Required):
- Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government's review shall not require:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table A4-9 in Appendix A4, *Housing Resources*.

Specific Actions, Objectives and Timelines	~~By December 31, 2024, c~~Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. The zoning code will be amended to address the by right approval requirements for lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program 4: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 applies to sites with a residential use within the last five years, and requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	~~By December 31, 2024~~Concurrent with Housing Element adoption, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Replace all units as required pursuant to AB 1397.

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City's second dwelling ordinance does not presently comply with all current provisions of housing legislation. Dinuba will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	▪ Amend the Zoning Code for compliance with state law by ~~December 31, 2024~~July 2025. ▪ ~~By December 31, 2024~~Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Update ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by ~~January~~ December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by ~~January~~ December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Northeast, Northwest, and Southwest Dinuba.
AFFH Outcomes	▪ Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	Include the following Zoning Code Amendments by ~~December 31, 2024~~the end of 2025, unless otherwise indicated: ▪ **Development Impact Fees:** Review and revise the City's development impact fees to be competitive with other cities in the same county. ▪ **Parking Standards:** Revise parking requirements related to studios and one-bedroom multifamily units, and affordable multifamily units, to require no more than one space per unit. ▪ **Open Space and Park Requirements:** Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types and reduce the amount of open space required to provide options for housing developers to meet the needs of their intended users. ▪ **Density Bonus:** Revise the zoning code to be consistent with state density bonus legislation and provide additional density bonuses under the criteria set forth by AB 1287. ▪ Manufactured homes: Revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones. ▪ **ADUs:** Revise the Zoning Code for compliance with state law. ▪ **Multi-Family:** Concurrent with Housing Element adoption, a~~A~~mend the Zoning Code provisions for RM districts to prohibit single-family uses. ▪ **Residential Care Facilities:** Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▪ **Emergency Shelters:** Concurrent with the Housing Element adoption, a~~A~~mend Zoning Code to address recent changes: ▫ Revise the emergency shelter definition in the Zoning Code to increase the limit of persons for emergency shelters in the C-2 zone and increase the maximum stay requirements to be consistent with State law. ▫ Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care as well as ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339. ▪ **Low Barrier Navigation Centers (LBNC):** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Amend Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses. ▪ **Farmworker Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 and 17021.8), which requires that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural

	land use for the purposes of this section. For the purpose of all local ordinances, farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located. ▪ **Employee Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met). ▪ **Supportive Housing:** Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multi-family uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit stop, no minimum parking can be required. ▪ **Single-Room Occupancy (SRO) Housing:** Define SRO housing and revise the Zoning Code to allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards. ▪ **Reasonable Accommodation:** Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. ▪ **Objective Design Standards:** Revise the City's Design Guidelines to remove the guideline for multifamily development to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood" and revise findings for discretionary permits to be objective. ▪ **SB 35 and SB 330 Procedures:** Concurrent with the Housing Element adoption, a~~A~~mend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▪ **Building Code:** Adopt by reference the most current edition of the California Building Code.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 20 units for special needs populations during the planning period.

Program 7: Transparency in Government

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City's Planning and Development Services Department webpage (https://www.dinuba.org/departments/planning-development) provides links to planning and building permit resources, including the City's zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City's website as well but are not linked on the Planning and Development Services Department webpage.

Specific Actions, Objectives and Timelines	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document by ~~January~~ July 2025.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
AFFH	Outreach and Education
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	▪ Outreach and Education
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist ~~in the~~ affordable housing ~~space~~developments. ▪ Starting in 2025, a~~A~~nnually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers by 2026. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December ~~31, 2024~~2025, revise the Density Bonus Ordinance in compliance with state law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Starting in 2025, f~~F~~acilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by ~~December~~ August 2025. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds ~~by January~~in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.

Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate and high resource census tracts.
AFFH Outcomes	▪ Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.

Program 9: Preservation of At-Risk Housing

The City has 768 housing units that are deed-restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Preserve all 768 affordable housing units.

Program 10: Housing Preservation and Rehabilitation

More than 51 percent of the housing stock in Dinuba is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by ~~January~~ July 2025. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Downtown/ Southeast Dinuba and Southwest Dinuba
AFFH Outcomes	▪ Assist with at least 12 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the HATC offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program (sometimes referred to as "Section 8 Housing") is a federal program offered through the United States Department of Housing and Urban Development (HUD) that provides financial assistance to very low-income, elderly, and disabled households. The HATC receives funds directly from HUD and facilitates the HCV Program in Tulare County. Under the HCV Program, participants are free to choose housing that meets the requirements of the program. Participants receive a fixed subsidy, which is paid directly to the landlord by the HATC, and the remaining rent is paid by the participant. In most cases, there is a five-year time limit to this type of rental assistance because the fixed subsidy is designed to help families stabilize their housing costs in order to achieve self-sufficiency and save for other housing opportunities. The HATC maintains a list of rental units in Dinuba in which the landlord has indicated they are willing to participate in the HCV Program. As of December 2023, there are several rental complexes in the city currently accepting applications (https://www.hatc.net/unit-referral-

listing.php?city=DINUBA). Furthermore, in 2020, the State passed SB 222 and SB 329 that identify public assistance as a legitimate source of income for housing payments. Landlords are no longer permitted to reject HCV recipients.

- **Public Housing:** Provides rental assistance to low -income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with the HATC to obtain HCVs and provide the community with information about the HATC's other available programs. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including the Downpayment Assistance program and Home Ownership Education program.

Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons with special needs (including persons with disabilities, seniors and low income persons).

Specific Actions, Objectives and Timelines	▪ Assist 122 Dinuba households through HCVs
	▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program.
	  ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs.
	▪ Expand program awareness and participation to low-income households throughout the city.
	  ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period.
	▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.
	▪ Identify potential programs to aid low- and moderate-income homeownership opportunities and develop a list of resources by ~~December 2024~~July 2025. Apply for feasible funding opportunities by December 2025.
	▪ Connect low-income residents with housing assistance resources, including the HCV program.
	  ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025.
	  ▫ Promote the availability of assistance programs through all City's social media pages.
	  ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.
	▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.
	  ▫ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.

	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027. ▪ Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing. ▪ Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households. ▪ Beginning in 2025 and annually thereafter, work with developers to pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested. ▪ The City, County, and Tulare area collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as ~~such as~~ funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Target~~ing~~ code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection

Geographic Targeting	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba
AFFH Outcomes	▪ Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline

Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines

- Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba.
- Annually c~~C~~oordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.
  - As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City's lower-income RHNA.
- At least annually c~~C~~ollaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba.
- On an ongoing basis, c~~C~~onnect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office.
- Starting in 2025 and annually thereafter, p~~P~~artner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities.
- By the end of 2026, p~~P~~artner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba.
- Annually w~~W~~ork with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews.
- By 2026, p~~P~~artner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba.
- As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period.
- At least every other year, c~~C~~oordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Implement Environmental Justice policies adopted as part of General Plan Update in August 2023 to address ~~Assess~~ pollution burden in Downtown and Southeast Dinuba~~ and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites by 2028~~.

	~~Regularly Beginning in 2025 and every two years thereafter, assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines.~~ ▪ By 2025, complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period.

Program 13: Fair Housing Outreach and Enforcement

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the HATC to ensure compliance with fair housing laws and to address complaints.

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

The HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD's Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. ▪ Continue to provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. Starting in 2025, provide annual trainings to City staff on engaging with the homeless population. ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	Downtown and Southeast Dinuba
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

A7.3 AFFH Actions Summary

Government Code §8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 13: Fair Housing Outreach and Enforcement	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: ▫ Release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. ▪ Provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Beginning 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.	2024-2032 Starting 2025, then ongoing January 2025	Citywide with emphasis on Downtown and Southeast Dinuba~~.~~	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Beginning 2025, provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. ▪ By the end of 2028, conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. Initiate discussions with TCaT and the Fresno County Rural Transit Agency by the end of 2026. If feasible, implement by the end of 2027. ▪ Collaborate with TCAG and other jurisdictions to pursue regional, state, and federal funding opportunities for disadvantaged communities, such as the California Strategic Growth Council grant programs, EPA Environmental Justice Grants, and Greenhouse Gas Reduction Fund.	By the end of 2028 Initiate by the end of 2026, implement by the end of 2027.		
Housing Mobility				
Program 1: Regional Collaboration	▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. ▪ Collaborate with TCaT and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba.	2024-2032 Annually Study by 2026, implementation by 2028	Downtown and Southeast Dinuba~~.~~	Annually pursue funding opportunities for regional housing issues. Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.
Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss	▪ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory.	Beginning in 2025	South Dinuba	Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law by ~~December 31, 2024~~July 2025. ▪ ~~By December 31, 2024~~Beginning in 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by ~~January~~ December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by ~~January~~ December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.	~~December 31, 2024~~ July 2025 ~~2024-2032~~Beginning in 2025 ~~January~~ December 2025 January 2026 January 2026/ January 2027	Northeast, Northwest, and Southwest Dinuba	Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 11: Lower Income and Special Needs Housing	▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs.	Annually	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba	Assist 122 Dinuba households through HCVs Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.
	▪ Expand program awareness and participation to low-income households throughout the city. ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period.	January 2025, then annually		
	▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.	2024-2032		
	▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by ~~December 2024~~July 2025. Apply for feasible funding opportunities by December 2025.	~~December 2024~~July 2025/ December 2025		
	▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.	By January 2025, then ongoing		
	▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.	~~2024-2032~~		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.			
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027.	January 2026/ January 2027		
	▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.	Beginning 2025 and annually thereafter		
	▪ The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers.	Annually		
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ ~~By December 31, 2024~~Concurrent with adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,283 units and specifically a RHNA shortfall of 381 units (216 lower income and 165 moderate income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved.	~~December 31, 2024~~Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
	▪ ~~By December 31, 2024~~Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.			
	▪ By 2026, complete update to water and sewer master plans.			
	▪ ~~By December 31, 2024~~Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087)	~~2024-2032~~		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the city.			
Program 3: By Right Approval	▪ ~~By December 31, 2024, concurrent with the~~Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. Lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.	~~December 31, 2024~~ Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
Program 6: Zoning Code Amendments	▪ Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	~~December 31, 2024~~ By the end of 2025 or concurrent with Housing Element adoption (see Program 6)	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.
Program 7: Transparency in Government	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document.	December 2025 By ~~January~~ July 2025	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 8: Facilitating Affordable Housing Development	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space. ▪ Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 31, ~~2024~~2025, revise the Density Bonus Ordinance in compliance with State law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. ▪ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by ~~December~~ August 2025.	Starting in 2025 and a~~A~~nnually thereafter December 31, ~~2024~~ 2025 ~~2024~~ ~~2032~~ Starting 2025 ~~December~~ August 2025	Citywide with emphasis on moderate and high resource census tracts.	Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401).			
	▪ Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6).	January 2026/ January 2027		
	▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs.			
	▪ Apply for state and federal funds in ~~by January~~ 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services	~~January 2025~~In 2025, then as funding becomes available		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.	2024-2032- December 2026/ December 2027	Downtown and Southeast Dinuba	Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.
	▪ Invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.	Annually	Citywide with emphasis on Downtown and Southeast Dinuba	Utilize monthly TCAG TAC meetings to identify at least one resource-sharing effort or planning strategy annually.
Program 10: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by ~~January~~ July 2025.	Annually By ~~January~~ July 2025 By 2025 By ~~January~~ July 2025	Downtown/ Southeast Dinuba and Southwest Dinuba	Assist with at least 12 rehabilitation projects over 8 years.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 12: Community and Economic Development	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba.	~~2024-2032~~	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing	Complete 5 CIP projects during the planning period.
	▪ Annually c~~C~~oordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.	~~Annually~~Annually		
	▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City's lower income RHNA.	Annually		
	▪ At least annually, c~~C~~ollaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba.	Annually		
	▫ Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office.			
	▫ Partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities.			
	▪ By the end of 2026, p~~P~~artner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba.	By the end of 2026		
	▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews.			
	▪ By 2026, p~~P~~artner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba.	~~January 2025~~ By 2026		
	▫ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	recommendations in the report by the end of the planning period.			
	▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites.			
	▪ Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines.	At least every other year		
	▪ Complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. The Plan is expected to be completed by the end of 2024. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan.	Beginning in 2025 and every two years thereafter		
	▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.	~~Strategy by 2026~~ ~~By the end of 2024~~ ~~By August 2024~~ By the end of 2025		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	▪ Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness.	~~2024-2032~~ Starting in 2025 and annually thereafter	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Dinuba.
Program 4: Replacement Housing	▪ Amend the Zoning Code to address the replacement housing requirements.	~~December 31, 2024~~Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.
Program 9: Preservation of At-Risk Housing	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.	Annually	Citywide	Preserve all 768 affordable housing units.

A7.4 Quantified Objectives

Dinuba has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table A7-1 below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table A7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	178	3	~~0~~256
Very Low	209	3	~~0~~256
Low	238	3	~~0~~256
Moderate	268	3	0
Above Moderate	401	0	0
Total	**1,588**	**12**	**768** ~~**(none at risk)**~~

Tulare County Regional Housing Element

2023-2031 Housing Element

prepared by

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1 Introduction and Community Engagement

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its general plan. The cites of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake, with the support of the Tulare County Association of Governments (TCAG), have prepared a Regional Housing Element for the 6th housing element cycle.

The Tulare County Regional Housing Element (referred to as the "Housing Element") represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. Each participating jurisdiction will adopt the Housing Element separately, and the California Department of Housing and Community Development (HCD) will certify the Housing Element separately for each jurisdiction. On a regional level, the Housing Element provides the opportunity for the participating jurisdictions to respond to countywide housing issues and work together to accommodate the region's share of housing need (known as the Regional Housing Needs Allocation, or RHNA).

> *"The communities of the Tulare County region have a long history of supporting housing and have done a great job providing it. We look forward to continuing the delivery of projects and programs that deliver the housing that our residents need."*
>
> - Benjamin Kimball, Deputy Executive Director, TCAG

1.1 Housing Element Purpose and Content

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order." This objective has become increasingly urgent in recent years as communities across the state struggle to meet the housing needs of all their residents. The housing element is the primary tool used by cities and counties in meeting their housing goals. The housing element is a comprehensive strategy for encouraging the development of safe, decent, and affordable housing for all residents and preventing housing loss.

The California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6 outlines state housing element requirements. HCD administers the law by reviewing housing elements for compliance with state law and by reporting its written findings to the local jurisdiction. Although state law allows local governments to decide when to update their general plans, state housing element law mandates that housing elements be updated every eight years. This Housing Element covers the planning period of December 31, 2023, through December 31, 2031.

In accordance with Government Code 65583, the Housing Element must include:

1. An identification and analysis of existing and projected housing needs, available housing resources, and potential constraints to the maintenance and development of housing.
2. A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing.

3. An inventory of land suitable for residential development showing adequate sites to meet housing needs.
4. An assessment of local fair housing issues and meaningful actions to address disparities in housing needs and access to opportunities.
5. Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element assists the seven participating jurisdictions in determining how to address existing and future housing needs and plan for growth. Housing policies and actions contained in the Housing Element do not commit the jurisdictions to construct new housing units but identify ways in which each jurisdiction will encourage development of housing intended to meet the housing needs of residents during the housing element update cycle.

In addition to ensuring compliance with state law, a jurisdiction's housing element status affects eligibility to receive state funding for a variety of transportation, infrastructure, and housing programs. Funding through these programs is competitive and can be essential for jurisdictions to develop and maintain transportation, infrastructure, and affordable housing assets.

Housing and transportation needs at the regional scale are outlined in TCAG's 2022 Regional Transportation Plan & Sustainable Communities Strategy (RTP/SCS). The Housing Element supports implementation of TCAG's 2022 RTP/SCS, which promotes regional collaboration and planning efforts.

1.2 Relationship to Other General Plan Elements

Per state law, the housing element is a required element of each local jurisdiction's general plan and must be consistent with all other elements of the general plan. The policies and implementation programs for each jurisdiction in this Housing Element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. As elements of the jurisdictions' general plans are amended in the future, each local government will review and revise as necessary to ensure internal consistency is maintained.

1.3 Organization of the Housing Element

The Housing Element employs regional and local scale analyses to comprehend the complexities of the region's housing needs and challenges. As such, the Housing Element contains a regional component, comprised of the five chapters in the Housing Element, and jurisdiction-specific components, included as individual appendices with one dedicated appendix for each participating jurisdiction.

1. **Chapter 1: Introduction and Community Engagement:** This section provides an introduction, review of the purpose, process, and scope of the Housing Element, and highlights the public outreach methods employed and community input received for the Housing Element.
2. **Chapter 2: Regional Housing Needs Assessment:** This section reviews the existing and projected housing needs of the region. The assessment profiles socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as extremely low-income households, seniors, farmworkers, homeless individuals, large households, and female-headed households with children.

3. **Chapter 3: Regional Housing Constraints Analysis:** This section identifies and analyzes impediments to housing production, maintenance, and improvements at the regional level across all income levels. The analysis examines government constraints (including land use controls, permit processing procedures, and governmental fees) as well as non-governmental constraints such as the availability of financing, cost of land and construction, and environmental constraints.
4. **Chapter 4: Regional Housing Resources:** This section describes recent development trends, infrastructure capacity, and other factors to inform the development potential of sites in each city.
5. **Chapter 5: Regional Affirmatively Furthering Fair Housing Analysis:** This section identifies geographic disparities between populations in the region based on socioeconomic characteristics and the potential factors that perpetuate differences in access to opportunities.

The Housing Element contains one appendix for each participating jurisdiction. Each appendix evaluates the jurisdiction's housing needs, an analysis of constraints to housing development, an inventory of suitable land to accommodate the RHNA, assessment of fair housing, and an evaluation of accomplishments during the previous housing cycle. Each appendix also includes the jurisdiction's Housing Plan, which includes goals, policies, and objectives designed to preserve, improve, and develop housing.

1.4 Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most cited source is the U.S. Census, which provides consistent demographic characteristics that are widely accepted. The American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- U.S. Census and the American Community Survey (ACS)
- California Department of Finance (DOF)
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee (TCAC)
- Tulare County Association of Governments (TCAG)
- Home Mortgage Disclosure Act (HMDA) lending data
- Regional Homeless Point-in-Time (PIT) Count
- State Employment Development Department (EDD)
- Comprehensive Housing Affordability Strategy (CHAS)
- United States Department of Housing and Urban Development (HUD)
- Jurisdiction staff
- Local housing organizations

1.5 Regional Collaboration

In recent years, jurisdictions in Tulare County have collaborated on regional issues including housing, infrastructure, and transportation. The seven participating jurisdictions, in conjunction with TCAG, conducted a collaborative effort to develop the Housing Element, with the acknowledgement that a coordinated strategy for addressing the housing needs of communities throughout the region would be the most effective approach.

1.5.1 Regional Challenges and Opportunities

Tulare County features unique regional qualities that create a significant need and distinct challenges for housing. The anticipated population growth is expected to be one of the highest (per capita) of any region in the state. This growth is driven in part by the flight of urban residents from the state's larger cities toward rural areas like Tulare County due to relatively lower cost of living, economic opportunities, as well as higher birthrates than other parts of the state. Tulare County is consistently in the top three counties in the nation for agricultural production. The county also has a healthy tourism industry due to proximity to Sequoia National Park, Kings Canyon National Park, the Sequoia National Monument, and other natural and recreational attractions.

The region also faces unique challenges that affect the future of housing throughout the county. Tulare County suffers from high poverty rates and lack of adequate services, facilities, and public funding. Development trends in the region indicate that most residential projects developed, or will develop, on vacant land or land zoned for agricultural use, creating a need for infrastructure such as roads, sewers, and water supply to serve new development.

Recent trends in the housing market reflect similar outcomes as the rest of the state, with increasingly unaffordable housing costs and difficulty obtaining housing among households of all income levels in the county. Fluctuations in mortgage interest rates in recent years have had a large impact on housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. Mortgage rates in 2023 were significantly higher compared to rates during the past 10 years, making it difficult for households to purchase a home.

Environmental conditions throughout the region pose a potential risk to existing and future residents if not properly planned for and addressed. Tulare County is in the most polluted air basin in the country due to a combination of geographical, climate, and anthropogenic variables. Environmental concerns such as flooding, ground water depletion, and land subsidence present other challenges in Tulare County.

1.5.2 Regional Planning Efforts

Jurisdictions in Tulare County collaborate with regional agencies and organizations to address the county's challenges and provide opportunities. The RTP/SCS, developed with input from each jurisdiction in the county, serves as a blueprint for sustainable development and transportation solutions within the county and with neighboring counties. The RTP/SCS aims to create a more interconnected and environmentally friendly transportation network for the region's residents. In 2021, the Tulare County Regional Transit Agency, Visalia Transit, and the San Joaquin Joint Powers Authority executed an agreement to develop an operation plan for the Cross Valley Corridor that will serve the planned Kings/Tulare High Speed Rail Station in Hanford. The rail plan will connect communities within Tulare County to major urban centers, fostering economic growth and mobility for residents and businesses.

A multitude of regional efforts address the growing prevalence of homelessness throughout the region. The Kings/Tulare Homeless Alliance is a partnership between homeless service providers, advocacy groups, government agencies and homeless individuals working to support the needs of the homeless population with the goal of preventing and reducing homelessness. The Kings/Tulare Homeless Alliance carries out the region's long range planning regarding homelessness and implements various programs to provide temporary and permanent housing and basic services for those in need. Tulare County has also convened a Task force on homelessness to develop and implement innovative strategies to address homelessness in the county and coordinate local services and programs. The Task force consists of appointed and voluntary representatives from various government agencies including the cities of Porterville, Farmersville, Dinuba, Tulare, and Visalia, and community organizations.

1.5.3 Opportunities for Regional Collaboration

To promote regional collaboration, Program 1 of each Housing Plan directs the jurisdiction to partner with the other jurisdictions throughout the region to collectively address challenges related to housing, transit, economic development, and homelessness.

Opportunities for collaboration during the planning period include:

- Regional meetings related to housing and homeless issues to pursue funding and coordination opportunities.
- Cooperating with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.
- Collaboration with transit agencies to prepare a study on transit and active transportation needs for residents of the project jurisdictions.

1.6 Community Engagement

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Housing Element. Government Code Section 65583(c)(9) states that the local government must make "a diligent effort…to achieve public participation of all economic segments of the community in the development of the housing element."

An email list of 127 individuals and organizations representing affordable and market-rate housing developers, community and advocacy groups, non-profits, faith-based organizations, school-based organizations, disability advocates, and neighborhood groups was maintained to conduct outreach for the project and provide noticing. Input on the Housing Element was solicited through interviews, surveys, a project-specific website, community events, and public meetings. A summary of the community engagement is detailed below. Copies of community engagement materials are provided in this chapter.

1.6.1 Public Noticing

To reach the largest and broadest spectrum of community members, each jurisdiction utilized the following notification methods throughout the Housing Element engagement process to introduce the project, survey, public workshops and meetings, and release of the Draft Housing Element for public review:

- Website updates
- Posts to the Cities' social media accounts
- Email blasts
- Flyers in English and Spanish posted at government facilities, community centers, and in public areas

1.6.2 Project Website

To facilitate the distribution and gathering of information, a project website dedicated to the Housing Element update was created (https://tulareregionalhousingelement.rinconconsultants.com/). The website could be translated into Spanish through an automatic translation widget. The project website provided detailed background information on the Housing Element, answers to frequently asked questions, upcoming events, and past event materials. Bilingual flyers were available on the project website to inform residents about the Housing Element, the need for adequate housing, how to plan for new housing, types of housing, a project schedule, and contact information.

Project materials associated with the Housing Element update were regularly posted on the project website, including documents available for public review, the site inventories for each city, information for upcoming events, and workshop PowerPoint presentations. The project website displayed the draft site inventories for each of the participating jurisdictions with options for submitting public input on the sites. A link on the website enabled people to sign up for project email updates and provide comments at any time throughout the project process. No comments on the Housing Element were received via the project website.

1.6.3 City Council Presentations

In February and March 2023, each City's staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline.

1.6.4 Community Workshops

Community workshops were held for each of the seven participating jurisdictions in May and June 2023 to help inform the Housing Element. The workshops aimed to educate the community on housing element requirements and assess participants' housing needs, priorities, and concerns in their community. The workshops also obtained feedback from participants about housing needs in the community, their experience finding housing, potential programs to address housing needs, and input on the housing opportunity sites.

In-person workshops were hosted in Tulare, Porterville, Woodlake, and Exeter, on May 22, May 23, May 24, and May 25, 2023, respectively. Virtual workshops were held for Dinuba, Farmersville, and Lindsay on May 30, May 31, and June 1, 2023, respectively. Each workshop presented an informative PowerPoint presentation and provided opportunities for the public to provide input on the proposed housing opportunity sites, priority housing needs, and fair housing concerns through written comments and sticker dots at in-person workshops, and through discussion at virtual workshops. Workshop participants were encouraged to complete comment cards, the housing needs survey and a questionnaire about the proposed sites that was also available on the project website. The PowerPoint presentation was written in both English and Spanish. Live Spanish translation was available upon request for both in-person and virtual workshops. Each workshop also had a Q&A and public discussion period.

In total, 19 participants attended the workshops: two in Dinuba, one in Exeter, three in Lindsay, two in Porterville, four in Tulare, and seven in Woodlake. No participants attended the virtual workshop in Farmersville due to a technical issue, but a recording of the presentation was posted on the City's website.

Input from the workshops is summarized as follows:

- Important aspects when looking for housing include quality and size of housing, affordability, and proximity to work or school.
- The largest barriers to affording desirable housing include cost and quality of housing, low supply, and lack of rent restricted housing.
- The most urgent housing issues in the region include affordability and availability of housing and homelessness.
- The most beneficial programs to assist residents with housing needs are rental assistance, special needs housing, homebuyer loan counseling services, home rehabilitation, and assistance for people experiencing homelessness.

1.6.5 Stakeholder Interviews

A series of stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom. The meetings presented an opportunity to discuss key issues with representatives of community organizations and affordable and market-rate housing providers. Stakeholder meetings were organized by topic: market-rate housing developers, affordable housing developers, and service providers and community organizations. An email was sent to the project contact list developed by TCAG and the participating jurisdictions inviting participants to the meetings.

Three attendees participated in the Market Rate Developer meeting on March 21, 2023. Twenty-two attendees participated in the Service Provider and Community Organization meeting on March 23, 2023. Since only one affordable housing developer attended the March 23 meeting, a questionnaire was sent

to all affordable housing provider contacts via email on April 4, 2023. No responses were received from the questionnaire.

Market Rate Housing Developers: Key Findings

Three market Rate Housing Developers participated in the March 21, 2023, meeting: Bravo Development, LLC, Smee Homes, and Yanez Construction. Input from the meeting is summarized as follows:

- Parking requirements were cited as an expensive barrier to developing housing at higher densities. Fee reductions or cost reductions were cited as ways to incentivize multifamily development in cities' downtowns.
- Construction costs for projects have increased, so any reduction on soft fees would help development.
- Commercial retail development is considered easier than residential development projects as state residential requirements constantly change.
- Developers have had to submit conditional use permits to overcome high parking requirements which add delays and costs (although this was discussed as a greater issue in cities outside the Tulare region).
- The environmental review (California Environmental Quality Act) process was identified as expensive and time consuming.

Affordable Housing Developers: Key Findings

Two affordable housing developers that participated in the meeting on March 23, 2023: Linc Housing and Habitat for Humanity. Input from the meeting is summarized as follows:

- The most pressing housing issue is finding landlords willing to accept Housing Choice Vouchers/supportive housing for formerly homeless residents.
- Maintaining housing habitability can be difficult, especially for issues with flooding. Some homeowners cannot afford flood insurance but then encounter flood damage. Cities need adequate infrastructure to help flooding issues. Some state grants may be available to assist the cities with flooding concerns.
- The Point-In-Time Count (a count of sheltered and unsheltered people experiencing homelessness) does not include people staying with friends or living in trailers. Many families and children in Tulare County live in these conditions.
- Cities can support affordable housing by employing staff who are familiar and knowledgeable on grant guidelines such as CalHOME to help residents navigate the requirements and application process. City Council support is crucial; therefore, a functional Housing Element substantially assists and can potentially encourage the council members' support for affordable housing. In addition, Cities should develop strong relationships with affordable housing providers, in particular, those with who are familiar with grant requirements and guidelines such as Self-Help Enterprises. The United States Department of Agriculture (USDA) Rural Development offers a variety of programs to assist local jurisdictions in developing and preserving affordable housing and provide financial support to individuals and families in obtaining affordable housing. Some cities in Tulare County are eligible to receive USDA funds while others are not eligible.
- There is a need for more affordable housing options throughout the county.

- The cost of building houses has increased, and these costs are passed down to the owner. GRID Alternatives, a national nonprofit organization that installs solar power systems in underserved communities, used to provide solar for free to meet solar requirements, now it's a cost up front.

Service Providers and Community Organizations: Key Findings

Seventeen service Providers and Community Organizations participated in the March 21, 2023 meeting: Altura Centers for Health, BAART Methadone Clinic, CSET, CVRC, Family Crisis Center, Family Services of Tulare County, Health & Human Services Agency, Leadership Council for Justice and Accountability, Housing Support Program, Kings/Tulare Homeless Alliance, Proteus, Inc., Sequoia Family Medical Center, Sierra View Medical Center, Tulare County Economic Development Corporation, Tulare County Regional Transit Agency, United Way Tulare County/211 Tulare, and Valley Center for the Blind. Input from the meeting is summarized as follows:

- There is a lack of housing options near grocery and commercial stores, medical facilities, and public transportation is a limitation to residents.
- There is a need for affordable housing and housing near medical services and public transportation across Tulare County as most clients don't have a vehicle and rely on public transportation to reach medical appointments and other services.
- There is a lack of walkable communities in addition to lack of affordable housing near transit.
- Communities are facing issues with aging housing stock which creates additional expenses (money for repairs).
- There are significant disparities between available amenities in cities and smaller rural areas.
- Farmworkers need more affordable housing options. Many farmworkers have been displaced from labor camps due to lack of required documentation or rent doubling/tripling in cost despite a lack of updates.
- Cities need to address people living in their cars as there are no safe parking lots in the region.

1.6.6 Housing Needs Survey

An online survey solicited input on housing needs and preferences. The survey was available in English and Spanish on the Housing Element website from February 6 to March 16, 2023, and 129 responses were received (125 in English and four in Spanish). The overall input from the survey is summarized in this chapter. Input specific to each jurisdiction is discussed in each jurisdiction-specific appendix.

The following themes were collected from the survey:

- Respondents selected "quality and size of housing," "affordability," and "close to work and/or school" as most important when looking for housing.
- Respondents selected "cost of quality housing" as the largest barrier to affording desirable housing. Respondents also identified the low supply of housing and lack of rent-restricted housing as barriers to affording housing.
- The three most selected urgent housing issues were affordability of desired housing, availability of desired housing, and homelessness.
- The three most selected beneficial programs to assist residents with housing needs were rental assistance or housing vouchers, homebuyer loan counseling services, and housing assistance for residents with special needs. Respondents also cited pathways to homeownership and programs for first-time homeowners as beneficial programs to assist with housing needs. More than 20 percent of

respondents identified home rehabilitation assistance and landlord/tenant mediation services as beneficial programs.

- "Housing with three or more bedrooms" was ranked as most needed in the region followed by "housing with 1-2 bedrooms."
- Almost 30 percent of respondents were interested in developing ADUs on their existing or future property. No respondents already had an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents from all jurisdictions expressed the need for median-income housing and "higher end" housing to keep families in the region.
- Respondents from across jurisdictions made requests for rezoning and higher density zoning.

1.6.7 Public Comment Letters

One public comment letter was submitted via email from Self-Help Enterprises on October 20, 2023. The following list summarizes the comments contained in the letter:

- Regarding Affirmatively Furthering Fair Housing, the ratio of housing opportunity sites in high-/highest-resource areas to low-resource areas should be 1:1. The housing opportunity sites should be overlaid with the 2023 California Tax Credit Allocation Committee Opportunity maps.
- The jurisdictions should adopt a program to review all surplus property within one year of adoption of the Housing Element and make those sites available for the development of affordable housing, in compliance with the Surplus Land Act.
- Regarding the entitlement process, jurisdictions should ensure their Municipal Code and local practices do not conflict with streamlining processes for affordable housing development, including "by right" pathways to project approvals through State Density Bonus law, Senate Bill 35 permit streamlining, and the Housing Accountability Act.
- Suitable sites for housing must include sewer, water, dry utilities, reasonable density of 20 to 50 units per acre, and access to quality transit. At least 50 percent of the acreage in the Site Inventory should have a minimum parcel size of 2.5 to 3.0 acres.
- The jurisdictions should consider adding a program to allow manufactured homes on a permanent foundation in all zones that allow single-family housing.
- The jurisdictions should consider adding a program for housing projects that include 100 percent affordable housing serving low-income households to waive permitting fees or defer permitting fees for up to 30 years for affordable single-family housing developments and 55 years for affordable multi-family housing development.

1.6.8 Public Review of the Draft Housing Element

The draft Tulare County Regional Housing Element was available for public review for 31 days from June 6 to July 7, 2024. On June 6, TCAG and all Cities participating in the project sent an email to the project stakeholder list notifying interested parties of the availability of the draft Housing Element with instructions for review and comment. TCAG posted a physical flyer to advertise the draft Housing Element on the TCAG public display board and provided printed copies of the draft Housing Element at the TCAG office at 210 N Church Street in Visalia. Digital notifications of the availability of the draft Housing Element were posted on the TCAG website and TCAG social media accounts and sent to TCAG email contact lists. TCAG also coordinated with community organizations that serve low-income and

special housing needs populations, including Food Link, Community Services Employment Training, and Self-Help Enterprises, to send notices to these organizations' membership and contacts. The draft Housing Element was posted on the project website (https://tulareregionalhousingelement.rinconconsultants.com/). In addition, most of the participating Cities publicized the draft Housing Element on their website and through their social media platforms and provided physical copies of the document at their City Hall locations. Details of how each City notified residents and interested parties of the draft Housing Element are included in the Introduction and Community Engagement chapters of each jurisdiction-specific appendix.

1.6.9 Response to Community Input

The Introduction and Community Engagement chapter of each appendix details how input received from community engagement was incorporated into each jurisdiction's housing site selection process and housing goals, policies, and programs.

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2 Regional Housing Needs Assessment

This section provides a comprehensive assessment of the region's housing needs as the basis for preparing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Tulare County. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2020 U.S. Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the following: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Two jurisdictions (Tulare County and Visalia) did not participate in the multi-jurisdictional housing element but are still presented in the tables analysis to provide comparisons. City-specific assessments of housing needs for the cities participating in this regional Housing Element are provided in Appendices A through G.

2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents' age and income, employment trends, and other factors influence the type of housing needed and the community's ability to afford housing. The following section analyzes Tulare County's population characteristics and trends. At the time of the preparation of this document, limited data from the 2021 Census was available and is used where applicable; therefore, this information presented on population characteristics mainly relies on the 2016-2020 American Community Survey (ACS) estimates.

2.2 Population Growth

U.S. Census Bureau population estimates for each county jurisdiction are shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services.

Tulare County had a total population of 463,955 in 2020. About one-third of the countywide population resides in the city of Visalia. The unincorporated county has the next largest population of 134,876, followed by the cities of Tulare and Porterville, with 68,875 and 62,623 residents, respectively. The remaining cities have populations of about 25,000 or less.

Countywide population grew by over twenty percent from 2000-2010, with Porterville, Visalia, and Tulare having the highest growth rates, respectively. None of the jurisdictions in the region experienced a decline in population during this time. During the next decade, from 2010 to 2020, the countywide population grew by 4.9 percent, with the cities of Porterville, Tulare, and Dinuba having the highest growth rates. Farmersville, Exeter, and the unincorporated county jurisdictions experienced decreases in population during this decade. The county's 4.9 percent change from 2010-2020 was slightly less than the statewide percent change of 5.6 percent.

Table 2-1 Population Change (2000 - 2020)

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Tulare County	368,021	442,179	463,955	20.2%	4.9%
Dinuba	16,844	21,453	24,563	27.4%	14.5%
Exeter	9,168	10,334	10,321	12.7%	-0.1%
Farmersville	8,737	10,588	10,397	21.2%	-1.8%
Lindsay	10,297	11,768	12,659	14.3%	7.6%
Porterville	39,615	54,165	62,623	36.7%	15.6%
Tulare	43,994	59,278	68,875	34.7%	16.2%
Visalia	91,565	124,442	141,384	35.9%	13.6%
Woodlake	6,651	7,279	7,419	9.4%	1.9%
Unincorporated County	141,150	142,872	134,876	1.2%	-5.6%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

2.3 Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

Table 2-2 shows a breakdown of each jurisdiction's population by age group and each group's percentage of the total population. The age groups include preschool (under 5 years), school-age students (5 to 17 years), college-age students (18 to 24 years), young adults (25 to 44), middle-aged adults (45 to 64), and seniors (65 and over). A population with a large percentage of seniors may require unique housing, located near health care, transit, and other services. College students may need smaller and more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes located near employment or transit centers.

The regional population tends to be younger than the statewide average. All jurisdictions in the region have a lower share of the population that is middle-aged (45 to 64 years old) and senior (ages 65 and older) compared to the statewide average. Conversely, all jurisdictions have a higher share of the population that are school-age students (five to 17 years) than the statewide average. All jurisdictions except Lindsay have a share of young children (under five years of age) that is higher than the statewide average. Exeter, Porterville, and Visalia have the largest senior populations, comprising 12 or 13 percent of the cities' populations. Young adults (ages 25 to 44) make up the largest proportion of the population in each city, varying between 24 and 29 percent. Farmersville has the highest college-age student population, accounting for 12.3 percent of its population, while Woodlake has the smallest college-age student population, accounting for 7.8 percent.

Table 2-2 Population by Age Group (2020)

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
Dinuba	2,282	6,561	2,501	7,288	4,099	1,724	24,455
Percent	9.3%	26.8%	10.2%	29.8%	16.8%	7.1%	
Exeter	806	2,413	925	2,630	2,317	1,342	10,433
Percent	7.7%	23.1%	8.9%	25.2%	22.2%	12.9%	
Farmersville	877	2,470	1,331	3,024	2,433	707	10,842
Percent	8.1%	22.8%	12.3%	27.9%	22.4%	6.5%	
Lindsay	759	3,012	1,411	3,087	3,071	1,453	12,793
Percent	5.9%	23.5%	11.0%	24.1%	24.0%	11.4%	
Porterville	4,188	13,683	6,364	15,959	11,567	7,295	59,056
Percent	7.1%	23.2%	10.8%	27.0%	19.6%	12.4%	
Tulare	5,826	16,244	7,427	17,070	12,692	5,287	64,546
Percent	9.0%	25.2%	11.5%	26.5%	19.7%	8.2%	
Visalia	11,221	27,393	12,318	37,541	27,115	17,512	133,100
Percent	8.4%	20.6%	9.3%	28.2%	20.4%	13.2%	
Woodlake	845	1,842	604	2,256	1,342	819	7,708
Percent	11.0%	23.9%	7.8%	29.3%	17.4%	10.6%	
Unincorporated County	10,138	32,217	14,096	35,967	31,917	16,687	141,022
Percent	7.2%	22.9%	10.0%	25.5%	22.6%	11.8%	
California	2,409,082	6,547,559	3,724,239	1,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

2.4 Race and Ethnicity

Table 2-3 shows race and ethnicity of residents in county jurisdictions. The majority of the population in all jurisdictions – except for Exeter – is Hispanic/Latino (any race). Countywide, 65 percent of the population identified as being of Hispanic/Latino origin. The populations of Dinuba, Farmersville, Lindsay, and Woodlake are all more than 86 percent Hispanic/Latino. Exeter has the lowest percentage at 47 percent. The second largest population group is white (not Hispanic) with a high of 46 percent in Exeter. The Hispanic/Latino populations across county jurisdictions are significantly higher than the statewide rate of 39 percent.

Table 2-3 Population by Race

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/ Latino (any race)	Total Population
Tulare County	15,857	5,923	128,751	11,505	301,919	463,955
Percent	3.4%	1.3%	27.8%	2.5%	65.1%	
Dinuba	335	78	2,388	399	21,255	24,455
Percent	1.4%	0.3%	9.8%	1.6%	86.9%	
Exeter	320	81	4,846	270	4,916	10,433
Percent	3.1%	0.8%	46.5%	2.6%	47.1%	
Farmersville	14	86	1,014	115	9,613	10,842
Percent	0.1%	0.8%	9.4%	1.1%	88.7%	
Lindsay	114	47	1,574	47	11,011	12,793
Percent	0.9%	0.4%	12.3%	0.4%	86.1%	
Porterville	2,752	200	13,423	2,187	40,494	59,056
Percent	4.7%	0.3%	22.7%	3.7%	68.6%	
Tulare	1,437	1,913	18,096	2,038	41,062	64,546
Percent	2.2%	3.0%	28.0%	3.2%	63.6%	
Visalia	7,574	2,877	50,565	2,977	69,107	133,100
Percent	5.7%	2.2%	38.0%	2.2%	51.9%	
Woodlake	174	-	487	79	6,968	7,708
Percent	2.3%	0.0%	6.3%	1.0%	90.4%	
Unincorporated County	3,137	641	36,358	3,393	97,493	141,022
Percent	2.2%	0.5%	25.8%	2.4%	69.1%	
California	5,743,983	2,142,371	14,365,145	1,713,595	15,380,929	39,346,023
Percent	14.6%	5.4%	36.5%	4.4%	39.1%	

*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: *U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.*

2.5 Economic Characteristics

2.5.1 Employment

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs. Table 2-4 shows the largest employers in the region.

The largest employers in the county are located in the cities of Visalia and Porterville. Other major employers include Kaweah Delta Hospital, Visalia Unified School District, City of Visalia, College of the Sequoias, and industrial businesses in Visalia.

Table 2-4 Major Employers

Employer	Location	Number of Employees
Walmart Distribution Center	Porterville	1,000-4,999
Tulare County Office of Education	Visalia	1,000-4,999
Valley Labor Services Inc.	Dinuba	500-999
Tulare Local Healthcare District	Tulare	500-999
Tulare Joint Union High School	Tulare	500-999
Tulare County Child Care Program	Visalia	500-999
Tulare City	Tulare	500-999
Sierra View Medical Center	Porterville	500-999
Saputo Cheese USA Inc.	Tulare	500-999
Prima Wawona	Cutler	500-999
Monrovia Nursery Co.	Woodlake	500-999
Eagle Mountain Casino	Porterville	500-999
Porterville Developmental Center	Porterville	500-999
Latino Farm Labor Service	Visalia	500-999

Source: California Employment Development Department

Table 2-5 shows employment by industry for each jurisdiction. In Tulare County, the most common industry is “educational services, and health care and social assistance” with 21.6 percent of employed residents. This industry is also the most common in Exeter, Farmersville, Porterville, Visalia, and Woodlake.

“Agriculture, forestry, fishing and hunting, and mining” is the most common industry in Dinuba, Lindsay, and the unincorporated county, ranging from 20 to 30 percent of total industry, which is higher than the countywide total of 15.6 percent and the statewide total of 2.1 percent.

Table 2-5 Employment by Industry (2020)

	Agriculture, Forestry, Fishing And Hunting, And Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation And Warehousing, And Utilities	Information	Finance And Insurance, And Real Estate, And Rental And Leasing	Professional, Scientific, And Management, And Administrative, And Waste Management Services	Educational Services, And Health Care And Social Assistance	Arts, Entertainment, And Recreation, And Accommodation And Food Services	Other Services, Except Public Administration	Public Administration
Tulare County	28,627	10,863	15,074	6,000	20,382	9,021	2,062	5,252	12,541	39,809	15,326	8,228	10,691
Percent	15.6%	5.9%	8.2%	3.3%	11.1%	4.9%	1.1%	2.9%	6.8%	21.6%	8.3%	4.5%	5.8%
Dinuba	2,022	334	887	636	955	541	145	229	386	1,951	768	443	374
Percent	20.9%	3.5%	9.2%	6.6%	9.9%	5.6%	1.5%	2.4%	4.0%	20.2%	7.9%	4.6%	3.9%
Exeter	285	316	358	73	352	185	52	144	333	1,034	224	122	229
Percent	7.7%	8.5%	9.7%	2.0%	9.5%	5.0%	1.4%	3.9%	9.0%	27.9%	6.0%	3.3%	6.2%
Farmersville	730	144	345	274	528	259	0	39	210	840	678	186	188
Percent	16.5%	3.3%	7.8%	6.2%	11.9%	5.9%	0.0%	0.9%	4.8%	19.0%	15.3%	4.2%	4.3%
Lindsay	1,052	300	408	102	507	43	12	165	440	583	502	182	244
Percent	23.2%	6.6%	9.0%	2.2%	11.2%	0.9%	0.3%	3.6%	9.7%	12.8%	11.1%	4.0%	5.4%
Porterville	3,419	961	1,306	369	3,411	1,045	305	566	1,340	5,246	2,417	1,385	1,516
Percent	14.7%	4.1%	5.6%	1.6%	14.6%	4.5%	1.3%	2.4%	5.8%	22.5%	10.4%	5.9%	6.5%
Tulare	2,673	1,429	2,661	977	3,647	1,543	146	616	1,857	5,866	2,264	775	1,733
Percent	10.2%	5.5%	10.2%	3.7%	13.9%	5.9%	0.6%	2.4%	7.1%	22.4%	8.7%	3%	6.6%
Visalia	2,481	3,784	5,083	1,268	6,265	2,928	1,119	2,384	4,612	16,007	4,486	3,253	4,148
Percent	4.3%	6.5%	8.8%	2.2%	10.8%	5.1%	1.9%	4.1%	8.0%	27.7%	7.8%	5.6%	7.2%

	Agriculture, Forestry, Fishing And Hunting, And Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation And Warehousing, And Utilities	Information	Finance And Insurance, And Real Estate, And Rental And Leasing	Professional, Scientific, And Management, And Administrative, And Waste Management Services	Educational Services, And Health Care And Social Assistance	Arts, Entertainment, And Recreation, And Accommodation And Food Services	Other Services, Except Public Administration	Public Administration
Woodlake	425	235	239	123	306	231	50	59	247	524	325	144	91
Percent	14.2%	7.8%	8.0%	4.1%	10.2%	7.7%	1.7%	2.0%	8.2%	17.5%	10.8%	4.8%	3.0%
Unincorporated County	15,540	3,360	3,787	2,178	4,411	2,246	233	1,050	3,116	7,758	3,662	1,738	2,168
Percent	30.3%	6.6%	7.4%	4.3%	8.6%	4.4%	0.5%	2.0%	6.1%	15.1%	7.1%	3.4%	4.2%
California	394,290	1,190,537	1,676,497	514,234	1,942,421	1,028,818	542,674	1,118,253	2,581,266	3,960,265	1,894,858	952,302	850,479
Percent	2.1%	6.4%	9.0%	2.8%	10.4%	5.5%	2.9%	6.0%	13.8%	21.2%	10.2%	5.1%	4.6%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

2.5.2 Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. HUD estimate of AMI is used to set income limits for eligibility in Federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (See Table 2-6). According to HUD, the AMI for a four-person household in Tulare County was $80,300 in 2022.

Table 2-6 HUD Income Limits by Person per Household (dollars)

Household Size:	1	2	3	4	5	6	7	8
Extremely Low-Income	16,350	18,700	23,030	27,750	32,470	37,190	41,910	46,630
Very Low-Income	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450
Low-Income	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
Median-Income	56,200	64,250	72,250	80,300	847,300	931,500	99,550	106,000
Moderate-Income	67,450	77,100	89,700	96,350	104,050	111,750	119,450	127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

The State of California uses the income categories shown in Table 2-7 to determine eligibility for state housing programs. The State's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

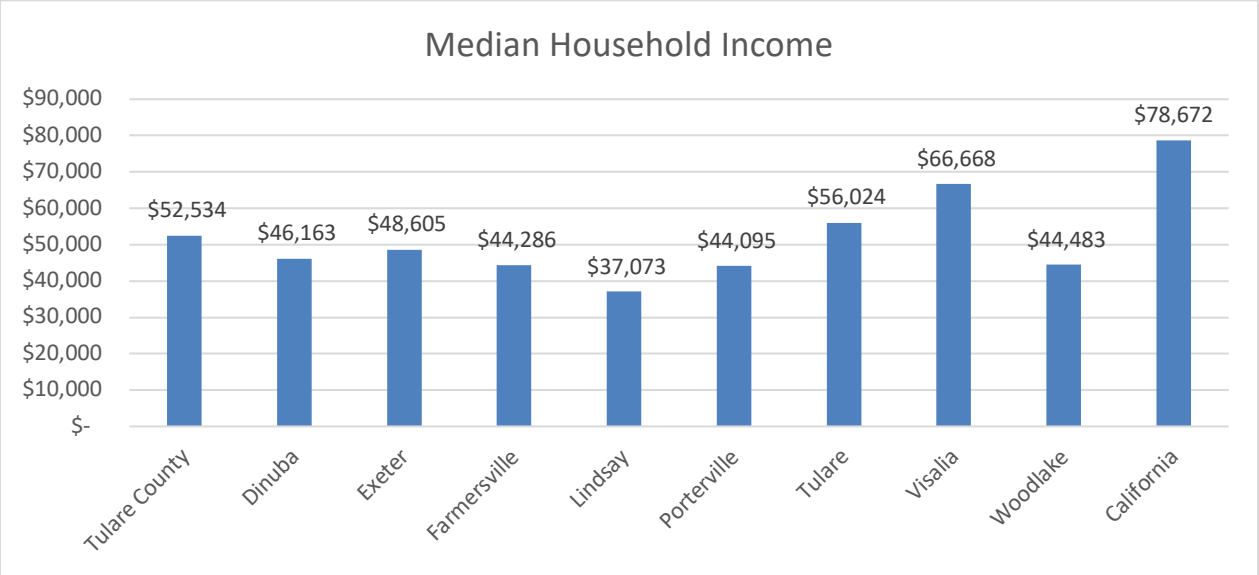
Table 2-7 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure 2-1 shows actual median household income for the jurisdictions in Tulare County as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in California was $78,672 in 2020, higher than the Tulare County median of $52,534. The city with the highest median household income in 2020 was Visalia with $66,668. The city with the lowest household median income was Lindsay with $37,073.

Figure 2-1 Median Household Income



Note: Data not available for unincorporated area.
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table 2-8 shows the median household income for all county jurisdictions by race in 2020. Asian American households had the highest median income across all jurisdictions except Exeter and Visalia, where white (alone) had the highest median income. Hispanic/Latino households generally had lower median incomes than white alone households, except in Farmersville, Lindsay, and Woodlake.

Table 2-8 Median Household Income by Race/Ethnicity (dollars)

Jurisdiction	White, alone	Black/African American, alone	American Indian and Alaskan Native, alone	Asian American, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic/ Latino, Any Race
Tulare County	64,453	44,708	37,632	67,396	N/A	47,520	62,159	46,063
Dinuba	69,706	N/A	N/A	71,058	N/A	38,438	32,457	43,426
Exeter	59,318	N/A	59,792	48,578	N/A	32,292	N/A	40,156
Farmersville	35,417	N/A	N/A	N/A	N/A	55,299	N/A	46,346
Lindsay	23,504	N/A	N/A	N/A	N/A	36,125	N/A	39,977
Porterville	46,500	N/A	31,912	52,350	N/A	47,297	56,765	42,788
Tulare	61,888	N/A	N/A	82,120	85,859	48,966	65,482	53,319
Visalia	71,733	N/A	59,528	70,250	N/A	60,547	71,544	64,465
Woodlake	34,659	N/A	N/A	N/A	N/A	43,456	60,799	44,675
California	90,496	54,976	60,182	101,380	81,682	59,287	76,733	62,330

Note: Data not available for Unincorporated County

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

State and federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. Table 2-9 examines overpayment among owner-occupied and renter-occupied units based on the most-recent data provided by CHAS. Among overpaying households, Farmersville has the highest owner-occupied percentage (52.6 percent of those overpaying), and Lindsay has the highest renter-occupied percentage (71.0 percent of those overpaying). In all areas of the county, renters account for a higher percentage of overpaying households. Compared to total households, Lindsay has the largest percentage of overpaying households (47.0 percent), while Woodlake has the lowest (33.4 percent). Countywide, 37.9 percent of households are overpaying for housing, slightly lower than the statewide average.

Table 2-9 Overpayment by Tenure

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying	Total Occupied Units
Tulare County	22,694	29,740	52,434	138,240
Percent	16.4%	21.5%	37.9%	
Dinuba	829	1,542	2,371	6,175
Percent	13.4%	25.0%	38.4%	
Exeter	616	668	1,284	3,425
Percent	18.0%	19.5%	37.5%	
Farmersville	519	468	987	2,855
Percent	18.2%	16.4%	34.6%	
Lindsay	508	1,244	1,752	3,750
Percent	13.5%	33.2%	46.7%	
Porterville	2,749	4,438	7,187	17,225
Percent	16.0%	25.8%	41.7%	
Tulare	3,148	3,954	7,102	18,420
Percent	17.1%	21.5%	38.6%	
Visalia	6,305	8,159	14,464	43,250
Percent	14.6%	18.9%	33.4%	
Woodlake	269	411	680	2,120
Percent	12.7%	19.4%	32.1%	
Unincorporated County	7,751	8,856	16,607	41,020
Percent	18.9%	21.6%	40.5%	
California	2,112,710	2,947,155	5,059,865	13,044,265
Percent	16.2%	22.6%	38.8%	

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Low-income households, especially low-income renter households, are more likely to experience overpayment compared to households of all income levels. In jurisdictions across Tulare County, between 48 and 70 percent of low-income households are experiencing overpayment, which is significantly higher than the 32 to 42 percent of households of all income levels that are experiencing cost burden, as shown in Table 2-10. The city of Tulare has the highest rate of overpayment among low-income households (75 percent) and Woodlake has the lowest rate (48 percent).

In California and throughout Tulare County, low-income renter households have a higher rate of overpayment than low-income owner households. The city of Lindsay has the greatest difference in the percent of low-income renters experiencing overpayment (72 percent) compared to low-income owners (48 percent), with a 24 percent difference. Other cities with a large gap between the percent of low-income renters and low-income owners experiencing overpayment, include Dinuba, Exeter, Farmersville, and Visalia. The cities of Porterville and Tulare have a more even distribution of low-income renters and owners experiencing displacement.

Table 2-10 Overpayment by Tenure for Low-Income Households

Jurisdiction	Low-Income Owner-Occupied Overpaying	Low-Income Renter-Occupied Overpaying	Total Low-Income Overpaying	Total Low-Income Occupied Units
Tulare County	18,065	28,385	46,450	72,425
Percent	59.4%	67.5%	64.1%	
Dinuba	730	1,510	2,240	3,665
Percent	51.8%	67.0%	61.1%	
Exeter	470	654	1,124	1,945
Percent	50.0%	65.1%	57.8%	
Farmersville	515	470	985	1,915
Percent	44.4%	62.3%	51.4%	
Lindsay	515	1,200	1,715	2,730
Percent	48.1%	72.3%	62.8%	
Porterville	2,425	4,305	6,730	9,910
Percent	64.9%	69.7%	67.9%	
Tulare	2,140	3,850	6,730	8,950
Percent	63.0%	69.3%	75.2%	
Visalia	4,885	7,250	12,135	17,460
Percent	64.0%	73.8%	69.5%	
Woodlake	430	245	670	1,395
Percent	44.6%	57.0%	48.0%	
California	1,396,865	2,688,975	4,085,840	6,203,065
Percent	57.3%	71.4%	65.9%	

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table 2-11 identifies the rate at which households are overpaying for housing. Lindsay, Porterville, and the unincorporated county have the highest percentages of households spending more than 50 percent of their income on housing. The cities of Tulare, Dinuba, and Exeter have the highest percentages of households paying between 30 and 50 percent of their income on housing (known as severe housing cost burden). Countywide, 37.9 percent of households have a housing cost burden, which is slightly lower than statewide (38.8 percent).

Table 2-11 Cost Burdened Households

Jurisdiction	No Cost Burden <= 30%	Cost Burden >30% to <=50%	Severe Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
Dinuba	3,760	1,332	1,039	44	6,175
Percent	60.9%	21.6%	16.8%	0.7%	100.0%
Exeter	2,083	742	542	58	3,425
Percent	60.8%	21.7%	15.8%	1.7%	100.0%
Farmersville	1,868	549	438	-	2,855
Percent	65.4%	19.2%	15.3%	0.0%	100.0%
Lindsay	1,972	764	988	-	3,724
Percent	53.0%	20.5%	26.5%	0.0%	100.0%
Porterville	9,899	3,313	3,874	139	17,225
Percent	57.5%	19.2%	22.5%	0.8%	100.0%
Tulare	11,083	4,083	3,019	235	18,420
Percent	60.2%	22.2%	16.4%	1.3%	100.0%
Visalia	28,458	8,525	5,939	328	43,250
Percent	65.8%	19.7%	13.7%	0.8%	100.0%
Woodlake	1,357	412	268	83	2,120
Percent	64.0%	19.4%	12.6%	3.9%	100.0%
Unincorporated County	23,745	7,850	8,757	668	41,020
Percent	57.9%	19.1%	21.3%	1.6%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

2.6 Household Characteristics

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families with children often prefer single-family homes, while couples without children or single persons may need or prefer apartments or condominiums.

Table 2-12 provides information on households with couples across all jurisdictions in the county. There are 139,044 households in Tulare County, of which 41,830 (30.1 percent) are married or cohabitating couples with children, higher than the statewide average of 23.7 percent. Lindsay, Tulare, and Woodlake have the highest percentage of total households that are comprised of married-couple households with children.

Table 2-12 Households by Type

Jurisdiction	Married-Couple Household			Cohabitating Couple Household			Total Households
	Total	Children	No Children	Total	Children	No Children	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
Dinuba	3,240	1,686	1,554	413	305	108	6,354
Percent	51.0%	26.5%	24.5%	6.5%	4.8%	1.7%	
Exeter	1,637	706	931	150	98	52	3,295
Percent	49.7%	21.4%	28.3%	4.6%	3.0%	1.6%	
Farmersville	1,408	590	818	230	151	79	2,862
Percent	49.2%	20.6%	28.6%	8.0%	5.3%	2.8%	
Lindsay	2,077	1,065	1,012	285	115	170	3,866
Percent	53.7%	27.6%	26.2%	7.4%	3.0%	4.4%	
Porterville	8,386	4,267	4,119	1,612	926	686	17,649
Percent	47.5%	24.2%	23.3%	9.1%	5.3%	3.9%	
Tulare	9,733	5,371	4,362	1,875	1,278	597	18,381
Percent	53.0%	29.2%	23.7%	10.2%	7.0%	3.3%	
Visalia	22,392	10,463	11,929	3,163	1,909	1,254	43,867
Percent	51.1%	23.9%	27.2%	7.2%	4.4%	2.9%	
Woodlake	1,351	699	652	221	153	68	2,184
Percent	61.9%	32.0%	29.9%	10.1%	7.0%	3.1%	
Unincorporated County	22,916	10,387	12,529	2,860	1,661	1,199	40,586
Percent	56.5%	25.6%	30.9%	7.1%	4.1%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

2.7 Large Households

A large household is defined as any household with five or more occupants. Table 2-13 provides information on large households by tenure across all county jurisdictions. Countywide, there is a higher percentage of households that are large households than the statewide average. Dinuba, Farmersville, and Lindsay have the highest percentage of large households, ranging from 26.3 to 29.9 percent of all households. Exeter and Visalia have the lowest percentage of large households. The difference in percentage of owner-occupied large households to renter-occupied varies across each jurisdiction.

Table 2-13 Large Households by Tenure

Jurisdiction	Total	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
Dinuba	1,841	416	173	189	486	457	120
Percent	29.0%	6.6%	2.7%	3.0%	7.7%	7.2%	1.9%
Exeter	597	153	110	42	120	143	29
Percent	18.1%	4.6%	3.3%	1.3%	3.6%	4.3%	0.9%
Farmersville	857	312	253	82	149	-	61
Percent	29.9%	10.9%	8.8%	2.9%	5.2%	0.0%	2.1%
Lindsay	1,016	301	126	94	315	95	85
Percent	26.3%	7.8%	3.3%	2.4%	8.2%	2.5%	2.2%
Porterville	3,582	886	390	615	941	365	385
Percent	20.3%	5.0%	2.2%	3.5%	5.3%	2.1%	2.2%
Tulare	4,360	1,346	622	341	952	769	330
Percent	23.7%	7.3%	3.4%	1.9%	5.2%	4.2%	1.8%
Visalia	6,983	2,070	891	647	1,918	835	622
Percent	15.9%	4.7%	2.0%	1.5%	4.4%	1.9%	1.4%
Woodlake	449	114	98	17	129	45	46
Percent	20.6%	5.2%	4.5%	0.8%	5.9%	2.1%	2.1%
Unincorporated County	9,914	2,518	1,438	1,210	2,497	1,187	1,064
Percent	24.4%	6.2%	3.5%	3.0%	6.2%	2.9%	2.6%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

2.8 Overcrowding

HCD defines an overcrowded unit as one occupied by one person or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms, excluding the kitchen (three bedrooms, living room, and dining room). If more than five people were living in that typical home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters.

Table 2-14 provides information on overcrowding by tenure across all jurisdictions. The cities with the highest rates of overcrowding include Exeter with a total of 63.1 percent of households overcrowded, Farmersville with 66.0 percent of households, and Visalia with 59.6 percent of households.

Table 2-14 Overcrowding Severity by Tenure

	Owner-Occupied			Renter-Occupied		
Jurisdiction	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room	Total	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Dinuba	3,375	161	97	2,979	580	114
Percent	53.1%	4.8%	2.9%	46.9%	19.5%	3.8%
Exeter	2,079	23	8	1,216	189	-
Percent	63.1%	1.1%	0.4%	36.9%	15.5%	0.0%
Farmersville	1,888	119	41	974	145	136
Percent	66.0%	6.3%	2.2%	34.0%	14.9%	14.0%
Lindsay	1,999	83	34	1,867	328	44
Percent	51.7%	4.2%	1.7%	48.3%	17.6%	2.4%
Porterville	8,900	608	208	8,749	730	284
Percent	50.4%	6.8%	2.3%	49.6%	8.3%	3.3%
Tulare	10,512	688	70	7,869	905	271
Percent	57.2%	6.5%	0.7%	42.8%	11.5%	3.4%
Visalia	25,950	587	267	17,917	1,676	507
Percent	59.2%	2.3%	1.0%	40.8%	9.4%	2.8%
Woodlake	1,122	58	-	1,062	114	11
Percent	51.4%	5.2%	0.0%	48.6%	10.7%	1.0%
Unincorporated County	23,528	1,662	568	17,058	2,242	643
Percent	58.0%	7.1%	2.4%	42.0%	13.1%	3.8%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

2.9 Special Needs Groups

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Tulare County belonging to each group are shown.

2.9.1 Seniors

Table 2-15 identifies senior households by tenure across all county jurisdictions. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied tenure. There is a larger number of owner-occupied senior households across each jurisdiction when compared to renter-occupied senior households. In Tulare County, there are 29,976 senior households, 22,482 (75

percent) of which own their homes and 7,494 (25 percent) of which rent their homes. Homeownership among senior households is slightly greater in Tulare County than statewide, where approximately 72 percent of senior households own their homes.

Table 2-15 Senior Households by Tenure

	Owner-Occupied			Renter-Occupied		
Jurisdiction	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
Dinuba	394	132	105	187	51	22
Percent	62.4%	20.9%	16.6%	71.9%	19.6%	8.5%
Exeter	449	231	65	78	48	25
Percent	60.3%	31.0%	8.7%	51.7%	31.8%	16.6%
Farmersville	183	144	8	45	41	7
Percent	54.6%	43.0%	2.4%	48.4%	44.1%	7.5%
Lindsay	247	104	61	218	57	12
Percent	60.0%	25.2%	14.8%	76.0%	19.9%	4.2%
Porterville	1,284	928	301	968	294	117
Percent	51.1%	36.9%	12.0%	70.2%	21.3%	8.5%
Tulare	1,319	553	273	510	110	122
Percent	61.5%	25.8%	12.7%	68.7%	14.8%	16.4%
Visalia	4,297	2,320	1,199	1,455	599	693
Percent	55.0%	29.7%	15.3%	53.0%	21.8%	25.2%
Woodlake	134	136	-	63	74	21
Percent	49.6%	50.4%	0.0%	39.9%	46.8%	13.3%
Unincorporated County	4,480	2,138	997	1,089	369	219
Percent	58.8%	28.1%	13.1%	64.9%	22.0%	13.1%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007.

Table 2-16 shows housing cost burden data for senior households by income level in Tulare County based on data extracted through the CHAS database. As shown, 54 percent of all senior households countywide are considered lower-income by the Household Area Median Family Income. Among owner-occupied units, 45.1 percent of households are lower-income, compared to 78.5 percent of households in renter-occupied units. Additionally, in all lower-income categories, senior households that rent experience significantly higher rates of cost burden than seniors households that own their home.

Table 2-16 Overpayment by Tenure among Senior Households, Tulare County

	Owner occupied				Renter occupied					
	Elderly Family	Elderly Non-Family	Total	%	Elderly Family	Elderly Non-Family	Total	%	Grand Total	%
Household Income <= 30% HAMFI Extremely Low-Income	**950**	**2,115**	**3,065**	**13.6%**	**840**	**1,915**	**2,755**	**33.6%**	**5,820**	**18.9%**
Number w/ Cost Burden <= 30%	160	575	735	3.3%	105	515	620	7.6%	1,355	4.4%
Number w/ Cost Burden > 30% to <= 50%	125	240	365	1.6%	125	445	570	6.9%	935	3.0%
Number w/ Cost Burden > 50%	665	1,300	1,965	8.7%	610	955	1,565	19.1%	3,530	11.5%
Household Income > 30% to <= 50% HAMFI Very Low-Income	**1,620**	**1,850**	**3,470**	**15.4%**	**720**	**1,370**	**2,090**	**25.5%**	**5,560**	**18.1%**
Number w/ Cost Burden <= 30%	640	960	1,600	7.1%	215	510	725	8.8%	2,325	7.6%
Number w/ Cost Burden > 30% to <= 50%	490	395	885	3.9%	370	455	825	10.1%	1,710	5.6%
Number w/ Cost Burden > 50%	490	495	985	4.4%	135	405	540	6.6%	1,525	5.0%
Household Income > 50% to <= 80% HAMFI Low-Income	**2,045**	**1,575**	**3,620**	**16.1%**	**935**	**660**	**1,595**	**19.4%**	**5,215**	**17.0%**
Number w/ Cost Burden <= 30%	1,290	960	2,250	10.0%	520	375	895	10.9%	3,145	10.2%
Number w/ Cost Burden > 30% to <= 50%	480	400	880	3.9%	280	130	410	5.0%	1,290	4.2%
Number w/ Cost Burden > 50%	275	215	490	2.2%	135	155	290	3.5%	780	2.5%
Subtotal Lower Income (<= 80% HAMFI)	**4,615**	**5,540**	**10,155**	**45.1%**	**2,495**	**3,945**	**6,440**	**78.5%**	**16,595**	**54.0%**
Household Income > 80% to <= 100% HAMFI	1,485	915	2,400	10.7%	275	265	540	6.6%	2,940	9.6%
Household Income > 100% HAMFI	7,295	2,680	9,975	44.3%	560	665	1,225	14.9%	11,200	36.4%
Total	**13,395**	**9,135**	**22,530**	**100.0%**	**3,330**	**4,875**	**8,205**	**100.0%**	**30,735**	**100.0%**

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning, CHAS database, 2015-2019, accessed 2023. https://www.huduser.gov/portal/datasets/cp.html

Table 2-17 summarizes cost burden data for units occupied by senior households. Countywide, 36.6 percent of all senior households are overpaying for housing, including 16.9 percent with a cost burden between 30 and 50 percent, and 19.7 percent with a cost burden greater than 50 percent (severe housing cost burden). Compared to total households, the percentage of cost burdened senior households is lower than the percentage of all cost burdened households countywide, where 19.9 percent experience a cost burden between 30 and 50 percent and 18.0 percent experience a cost burden greater than 50 percent.

Table 2-17 Cost Burdened Senior Households

Jurisdiction	Cost Burden <= 30%	Cost Burden >30% to <=50%	Cost Burden >50%	Total Occupied Units
Tulare County	19,485	5,180	6,070	30,735
Percent	63.4%	16.9%	19.7%	100.0%
Dinuba	697	183	174	1,054
Percent	66.1%	17.4%	16.5%	100.0%
Exeter	624	223	102	949
Percent	65.8%	23.5%	10.7%	100.0%
Farmersville	208	105	99	412
Percent	50.5%	25.5%	24.0%	100.0%
Lindsay	385	145	95	625
Percent	61.6%	23.2%	15.2%	100.0%
Porterville	2,150	765	834	3,749
Percent	57.3%	20.4%	22.2%	100.0%
Tulare	1,888	734	610	3,232
Percent	58.4%	22.7%	18.9%	100.0%
Visalia	6,950	1,445	2,014	10,409
Percent	66.8%	13.9%	19.3%	100.0%
Woodlake	198	44	69	311
Percent	63.7%	14.1%	22.2%	100.0%
Unincorporated County	6,385	1,536	2,073	9,994
Percent	63.9%	15.4%	20.7%	100.0%
California	1,963,195	620,335	736,510	3,320,040
Percent	59.1%	18.7%	22.2%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Resources for Senior-Headed Households

Table 2-18 includes an inventory of senior rental units countywide. As shown, there are 1,601 rental units intended for seniors in the county, including units available to very low-, low-, and moderate-income households. As identified in Table 2-16 above, there are 6,440 lower-income senior households in renter-occupied housing units. Due to the high rate of cost burden among households in renter-occupied and significant gap between the number of lower-income senior households and affordable senior rental units, it can be concluded that senior housing is a significant need in the county. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for seniors.

Table 2-18 Inventory of Senior Housing

Housing Development	Address	Number of Units	Description
Cypress Cove	1501 E Cypress Ave, Tulare, CA 93274	53	Rental units for low- and moderate-income seniors.
Kimball Court	303 W Kimball Ave, Visalia, CA 93277	94	Rental units for seniors.
Linmar Apartments	2395 14th Ave, Kingsburg, CA 93631	48	Very low-, low-, and moderate-income seniors.
Santa Fe Plaza	250 N 3rd St, Porterville, CA 93257	105	Rental units for low-income seniors.
Visalia Garden Villas	4901 W Crenshaw Dr, Visalia, CA 93277	60	Rental units for low- and moderate-income seniors.
Westport Village	3123 S Avocado St, Visalia, CA 93277	25	Rental units for seniors at or below 60 percent of AMI.
Village Grove Apartments	675 S Farmersville Blvd, Farmersville, CA 93223	48	Rental units for seniors or individuals 55 and older with a disability.
Palomar Court Apartments	833 S Farmersville Blvd, Farmersville, CA 93223	40	Rental units for seniors or individuals 55 and older with a disability.
Haden Apartments	315 E Tulare St, Dinuba, CA 93618	24	Rental units for seniors or individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
El Monte West Apartments	999 W El Monte Way, Dinuba, CA 93618	40	Family and Senior housing.
Emperor Estates Senior Apartments	350 North M St, Dinuba, CA 93618	61	Rental units for residents 55 years and older
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for seniors disabled individuals.
Earlimart Senior Apartments	1094 E Washington, Earlimart, CA 93291	35	Rental units for seniors disabled individuals.
Exeter Senior Villa	655 Vine, #45, Exeter, CA 93221	40	Rental units for seniors disabled individuals.
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	38	Rental units for seniors and disabled individuals.
Mt Whitney Place Apartments	181 E Honolulu St. Lindsay, CA 93247	29	Rental units for seniors
Sequia View Apartments	41334 Road 127, Orosi, CA 93647	42	Rental units for families and seniors.
Porterville Gardens Apartments	1585 W Putnam, Porterville, CA 93257	56	Rental units for seniors and disabled individuals.
Sierra Hills	2500 W. Henderson Ave., Porterville, CA	121	Rental units for seniors.
Sequoia Dawn	35800 Highway 190, Springville, CA 93265	118	Rental units for seniors and disabled individuals.
Silvercrest Apartments	350 N L Street, Tulare, CA 93274	55	Rental units for seniors 62 and older or disabled individuals.

Housing Development	Address	Number of Units	Description
Tulare Gardens Apartments	498 S Blackstone, Tulare, CA 93274	60	Rental units for seniors 62 and older or disabled individuals.
Sierra Meadows	1120 E Tulare Ave, Visalia, CA 93291	42	Rental units for seniors 62 or older.
The Meadows	3900 W Tulare Ave, Visalia, CA 93277	99	Rental units for seniors.
Town Meadows	115 W Murry, Visalia, CA 93291	90	Rental units for seniors and disabled individuals.
Valencia House	248 N Valencia Blvd, Woodlake, CA 93286	46	Rental units for seniors and disabled individuals.
Woodlake Manor	200 E Sierra Ave, Woodlake, CA 93286	44	Rental units for seniors and disabled individuals.
Total units:		**1,601**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

2.9.2 Persons with Disabilities (including Developmental Disabilities)

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines six disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market rate housing.

Table 2-19 identifies the populations of each county jurisdiction by number of disabilities. Farmersville, Lindsay, and Porterville are the only three jurisdictions with a larger percentage of their populations having two or more disabilities than a single disability. Exeter has the highest percentage of persons with disabilities among all other jurisdictions, while Dinuba and Woodlake have the lowest.

Table 2-19 Population by Number of Disabilities

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
Dinuba	24,355	1,071	915	22,369
Percent		4.4%	3.8%	91.9%
Exeter	10,404	787	675	8,942
Percent		7.6%	6.5%	86.0%
Farmersville	10,842	638	767	9,437
Percent		5.9%	7.1%	87.0%
Lindsay	12,701	715	872	11,114
Percent		5.6%	6.9%	87.5%
Porterville	58,174	3,217	3,325	51,632
Percent		5.5%	5.7%	88.8%
Tulare	64,166	4,219	3,291	56,656
Percent		6.6%	5.1%	88.3%
Visalia	131,663	8,659	7,183	115,821
Percent		6.6%	5.5%	88.0%
Woodlake	7,708	374	259	7,075
Percent		4.9%	3.4%	91.8%
Unincorporated County	139,735	8,725	8,068	122,942
Percent		6.2%	5.8%	88.0%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table 2-20 summarizes residents with a disability by age categories for each jurisdiction. Countywide, 6,680 residents under the age of 18 have at least one disability. These residents account for 1.5 percent of the population countywide, which is higher than the proportion of residents under 18 with a disability statewide (0.8 percent). Similarly, the percentage of residents 18 to 64 with a disability is higher in the county (5.6 percent) compared to the state (5.0 percent). Residents 65 years or older with at least one disability account for a smaller percentage of the total population in the county (4.6 percent) than in California (4.9 percent).

Table 2-20 Disability by Age for the Total Population

Jurisdiction	Total Population	Under 18 Years with one or more Disability	18 to 64 Years with one or more Disability	65 Years and Older with one or more Disability
Tulare County	459,748	6,680	25,918	21,162
Percent	100.0%	1.5%	5.6%	4.6%
Dinuba	24,355	345	1,160	481
Percent	100.0%	1.4%	4.8%	2.0%
Exeter	10,404	161	703	598
Percent	100.0%	1.5%	6.8%	5.7%
Farmersville	459,748	6,680	25,918	21,162
Percent	100.0%	1.5%	5.6%	4.6%
Lindsay	12,701	82	726	779
Percent	100.0%	0.6%	5.7%	6.1%
Porterville	58,174	627	3,300	2,615
Percent	100.0%	1.1%	5.7%	4.5%
Tulare	64,166	1,205	3,808	2,497
Percent	100.0%	1.9%	5.9%	3.9%
Visalia	131,663	2,060	7,549	6,233
Percent	100.0%	1.6%	5.7%	4.7%
Woodlake	7,708	41	292	300
Percent	100.0%	0.5%	3.8%	3.9%
Unincorporated County	139,735	1,902	7,634	7,257
Percent	100.0%	1.4%	5.5%	5.2%
California	38,838,726	306,806	1,944,580	1,895,565
Percent	100.0%	0.8%	5.0%	4.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table 2-21 shows data for residents with a developmental disability. The Centers for Disease Control and Prevention (CDC) defines developmental disabilities as a group of conditions due to an impairment in physical, learning, language, or behavior areas. These conditions begin during the developmental period, may impact day-to-day functioning, and usually last throughout a person's lifetime. Countywide, there are 6,272 residents with a developmental disability, more than half of these residents are under the age of 18 (3,201 residents) and 3,071 residents 18 years old or older, a trend that mirrors the statewide average. In Porterville, Farmersville, and Woodlake, there are more residents with a developmental disability who are 18 years old and older than those who are younger than 18.

Table 2-21 Developmental Disability by Age

Jurisdiction	Under 18 Years	18 Years and Older	Total Population with a Development Disability
Tulare County	3,201	3,071	6,272
Dinuba	194	132	326
Exeter	100	96	196
Farmersville	60	64	124
Lindsay	118	88	206
Porterville	541	707	1,248
City of Tulare	584	486	1,070
Visalia	1,039	973	2,012
Woodlake	55	58	113
Unincorporated County	358	346	704
California	192,384	185,353	377,737

Source: California Department of Developmental Services, *Quarterly Consumer Report*, December 2021.

Resources for Persons with Disabilities

Table 2-22 identifies 576 rental units for residents with a disability countywide. Additionally, according to the State of California Department of Developmental Services data, 5,449 Tulare County residents with a developmental disability live with family or a guardian.[1] Despite these housing opportunities, with 53,760 residents with a disability countywide (Table 2-19), the gap between residents with a disability and housing resources is considerable. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for people with disabilities.

Table 2-22 Inventory of Housing for People with Disabilities

Housing Development	Address	Number of Units	Description
Village Grove Apartments	675 S Farmersville Blvd, Farmersville, CA 93223	48	Rental units for individuals 55 and older with a disability.
Palomar Court Apartments	833 S Farmersville Blvd, Farmersville, CA 93223	40	Rental units for individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
Robinwood Court	5738 W Robin Wood Ct, Visalia, CA 93291	10	Rental units for disabled individuals.
Tule Vista	612 S D St, Tulare, CA 93274	3	Rental units for disabled individuals.
North Park Apartments	1655 N Crawford Ave, Dinuba, CA 93618	3	Rental units for disabled individuals.
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for disabled individuals.
Earlimart Senior Apartments	1094 E Washington, Earlimart, CA 93291	2	Rental units for disabled individuals.

[1] U.S. Department of Developmental Services, Quarterly Consumer Report by Age and Residence Type, January 2022.

Housing Development	Address	Number of Units	Description
Westwood Manor	211 S Ash, Earlimart, CA 93219	2	one-bedroom units for disabled individuals.
Exeter Apartments	855 W Visalia Rd, Exeter, CA 93221	3	Rental units for disabled individuals.
Exeter Senior Villa	655 Vine, #45, Exeter, CA 93221	4	Rental units for seniors disabled individuals.
Jacob Square	301 Jacob, Exeter, CA 93221	3	Two-bedroom handicap units.
Oakwood Apartments	15753 Avenue 327, Ivanhoe, CA 93235	5	Rental units for disabled individuals.
Delta Vista Manor	701 N Ash, Lindsay, CA 93247	2	Two-bedroom handicap units.
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	4	Rental units for seniors and disabled individuals.
Monte Vista Manor	901 W Tulare, Lindsay, CA 93247	1	Two-bedroom handicap unit.
Alta Vista Apartments	41730 Road 128, Orosi, CA 93647	42	Rental units for disabled individuals.
Orchard Manor Apartments	12495 Avenue 416, Orosi, CA 93647	3	Rental units for disabled individuals.
Pixley Apartments	735 E Terra Bella Ave, Pixley, CA 93256	2	Rental units for disabled individuals.
Carolita Apartments	1055 W. Pioneer Ave., Porterville, CA 93257	8	Rental units for disabled individuals
Alder Apartments	45 N Salisbury, Porterville, CA 93257	64	Rental units for disabled individuals.
Evergreen Apartments	65 N Salisbury, Porterville, CA 93257	4	Rental units for disabled individuals.
Mountain View Apartments	870 N Plano St, Porterville, CA 93257	2	Two-bedroom handicap units.
Porterville Gardens Apartments	1585 W Putnam, Porterville, CA 93257	6	Rental units for seniors and disabled individuals.
Sequoia Village at Rivers Edge	424 South E Street, Porterville, CA 93257	2	Rental units for disabled individuals.
Villa Siena Apartments	200 North E Street, Porterville, CA 93257	4	Rental units for disabled individuals.
Villas Robles Apartments	450 W Springville Dr, Porterville, CA 93257	4	Rental units for disabled individuals.
Porterville Family Apartments	93 E. Date Ave., Porterville, CA 93257	4	Rental units for disabled individuals.
Sequoia Dawn	35800 Highway 190, Springville, CA 93265	118	Rental units for seniors and disabled individuals.
Strathmore Villa Apartments	19734 Road 231 Unit B, Strathmore, CA 93267	2	Rental units for disabled individuals.
Tipton Terrace	584 N Thompson Rd, Tipton, CA 93272	2	Rental units for disabled individuals.

Housing Development	Address	Number of Units	Description
Parkwood Manor	414 - 430 Meadow Drive, Tulare, CA 93274	10	Rental units for disabled individuals.
Silvercrest Apartments	350 N L Street, Tulare, CA 93274	4	Rental units for disabled individuals.
Tulare Apartments	1101 S Irwin, Tulare, CA 93274	8	Rental units for disabled individuals.
Tulare Gardens Apartments	498 S Blackstone, Tulare, CA 93274	4	Rental units for seniors 62 and older or disabled individuals.
Westside Palm Village	900 W Pleasant, Tulare, CA 93274	2	Rental units for disabled individuals.
Goshen Village	30940 Road 72, Visalia, CA 93291	6	Rental units for disabled individuals.
Town Meadows	115 W Murry, Visalia, CA 93291	9	Rental units for seniors and disabled individuals.
Valencia House	248 N Valencia Blvd, Woodlake, CA 93286	46	Rental units for seniors and disabled individuals.
Woodlake Garden Apartments	705 W Sequoia, Woodlake, CA 93286	3	Rental units for disabled individuals.
Woodlake Manor	200 E Sierra Ave, Woodlake, CA 93286	44	Rental units for seniors and disabled individuals.
Total Units		**576**	

Source: Housing Authority of Tulare County, https://www.hatc.net/subsidized-housing-referral-listing.php, Accessed June 2023.

Several local agencies provide services for residents with a disability. Table 2-23 provides a list of disability resource contacts throughout the county.

Table 2-23 Services for Persons with Disabilities

Organization	Phone	Address
Behavioral Health Centers:		
Lindsay	559.592.7300	831 N. Sequoia Ave., Lindsay, CA
Exeter	559.592.7300	1014 San Juan Ave., Exeter, CA
Visalia	559.624.3300	1100 S. Akers, Visalia, CA
Tulare County Mental Health Department	559.623.0900	520 E. Tulare Street, Visalia, CA
Tulare County Mental Health Hillman Center	559.684.4530	1062 South 'K' St, Tulare, CA
Porterville Adult Mental Health Clinic	559.781.1200	1055 W. Henderson Ave., Porterville, CA
Hope Horizon Porterville	559.781.0649	837 N. Main Street #C, Porterville, CA
Porterville Wellness Center	599.570.5000	333 W. Henderson Ave., Porterville, CA
Hope Horizon Mental Health	559.688.2043	327 South 'K' Street, Tulare, CA
Kingsview	559.687.0929	201 North 'K' Street, Tulare, CA
Blind Services:		
California Council of the Blind	800.221.6359	2143 Hurley Way, Suite 250, Sacramento, CA
Valley Center for the Blind	559.222.4447	3417 W. Shaw Ave., Fresno, CA

Organization	Phone	Address
Deaf Services:		
Deaf and Hard of Hearing Service Center	559.334.0134	113 N Church St. #222, Visalia, CA
Fox Interpreting Sign Language Services	559.636.3294	1105 W Center Ave, Visalia, CA
Veteran Services:		
Tulare Veterans' Clinic	559.684.8703	10550 N Cherry St, Tulare, CA
Veterans' Medical Center	559.225.6100	2615 E Clinton Ave, Fresno, CA

Source: Tulare County CSET, https://www.cset.org/ accessed June 2023.

2.9.3 Large Households

Table 2-24, below, quantifies large households in the county. Countywide, 29,599 households contain more than five people. These households account for 21.3 percent of total households. Of these households, 14,145 (10.2 percent of total households and 47.8 percent of all large households) are renter-occupied households.

Table 2-24 Large Households by Tenure

		Owner-Occupied Large Households			Renter-Occupied Large Households		
Jurisdiction	Total	5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

Resources for Large Households

Table 2-25 compares the number of households with five or more people to the number of units with five or more bedrooms. As shown, there are a total of 150,079 housing units in the county, including 2,820 units with five or more bedrooms. These large housing units represent 1.9 percent of the countywide housing stock, significantly less than the percentage statewide (4.3 percent). Compared to the number of large households (29,599) there is a considerable resource gap in the county of more than 20,000 units appropriate for large households. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households.

Table 2-25 Large Households and Units

Jurisdiction	Total Households	Large Households (5 or more persons)	Total Units	Large Units (5 or more bedrooms)
Tulare County	139,044	29,599	150,079	2,820
Percent	100%	21.3%	100%	1.9%
Dinuba	6,354	1,841	6,552	40
Percent	100%	29.0%	100%	0.6%
Exeter	3,295	597	3,620	72
Percent	100%	18.1%	100%	2.0%
Farmersville	2,862	857	2,921	5
Percent	100%	29.9%	100%	0.2%
Lindsay	3,866	1,016	3,979	72
Percent	100%	26.3%	100%	1.8%
Porterville	17,649	3,582	18,654	186
Percent	100%	20.3%	100%	1.0%
Tulare	18,381	4,360	19,526	399
Percent	100%	23.7%	100%	2.0%
Visalia	43,867	6,983	46,139	1,218
Percent	100%	15.9%	100%	2.6%
Woodlake	2,184	449	2,285	27
Percent	100%	20.6%	100%	1.2%
Unincorporated County	40,586	9,914	46,403	801
Percent	100%	24.4%	100%	1.7%
California	13,103,114	1,809,518	14,210,945	617,193
Percent	100%	13.7%	100%	4.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108, Table B24024.

2.9.4 Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty level incomes. Single-parent households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-26 identifies all single female-headed householders residing with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Dinuba, Exeter, and Porterville have the highest percent of single female-headed households, while Lindsay, Woodlake, and unincorporated county have the lowest percent. The countywide average is 7.7 percent which is considerably higher than the statewide average of 4.7 percent.

Table 2-26 Single Female-Headed Households with own Children

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Tulare County	139,044	10,655	7.7%
Dinuba	6,354	1,036	16.3%
Exeter	3,295	346	10.5%
Farmersville	2,862	222	7.8%
Lindsay	3,866	207	5.4%
Porterville	17,649	1,756	9.9%
City of Tulare	18,381	1,614	8.8%
Visalia	43,867	2,833	6.5%
Woodlake	2,184	205	9.4%
Unincorporated County	40,568	2,436	6.0%
California	13,103,114	615,734	4.7%

** Single Female-Headed Households with own children under age 18, does not include unrelated dependents.*

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table 2-27 provides data on all single female-headed households by tenure. Countywide there are 23,911 single-female headed households, including 8,979 owner-occupied households and 14,932 renter-occupied households. Across all areas of the county, renter-occupied households account for a larger proportion of single female-headed households than owner-occupied households. Porterville, Woodlake, and Tulare have the largest percentage of single female-headed households that rent. The proportion of single female-headed households that rent in the county (62.4 percent) is higher than the proportion statewide (58.5 percent).

Table 2-27 Single Female-Headed Households by Tenure

Jurisdiction	Owner-Occupied	Renter-Occupied	Total
Tulare County	8,979	14,932	23,911
Percent	37.6%	62.4%	100.0%
Dinuba	689	1,050	1,739
Percent	39.6%	60.4%	100.0%
Exeter	287	309	596
Percent	48.2%	51.8%	100.0%
Farmersville	295	316	611
Percent	48.3%	51.7%	100.0%
Lindsay	185	348	533
Percent	34.7%	65.3%	100.0%
Porterville	1,083	2,609	3,692
Percent	29.3%	70.7%	100.0%
Tulare	1,224	2,334	3,558
Percent	34.4%	65.6%	100.0%
Visalia	2,642	4,359	7,001
Percent	37.7%	62.3%	100.0%
Woodlake	125	262	387
Percent	32.3%	67.7%	100.0%
California	702,489	990,785	1,693,274
Percent	41.5%	58.5%	100.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25011.

Resources for Single-Parent and Female-Headed Households

Tulare County Community Services Employment Training (CSET) Resource Centers

Tulare County CSET provides families with access to services including nutrition and health education, housing and utility assistance, and employment training. Each Resource Center has established partnerships and referral processes with local agencies, food pantries, and the faith-based community to be able to provide assistance quickly and smoothly. Tulare County CSET operates offices family resource centers in Tulare and Earlimart.[2]

Tulare County Family Resource Network

The core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource and referrals to partner agencies, family health and wellness, home visitation and child development services. The organization connects special needs groups, including single female-headed households, to the Housing Authority of Tulare County for rental assistance. The Tulare County Family Resource Networks operates Family Resources Centers in the community of Orosi, Lindsay, and Visalia, Porterville and Woodlake.[3]

2.9.5 Extremely Low-Income Residents

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, people with disabilities, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

Table 2-28 identifies extremely low-income households by tenure for all county jurisdictions. Renter-occupied households make up a larger percentage of total extremely low-income households in every jurisdiction. Lindsay has the highest percentage of extremely low-income households compared to total households at 26.9 percent, followed by Porterville with 21.3 percent, and the unincorporated county at 20.8 percent. Visalia and Tulare have the lowest percentage of extremely low-income households at 11.2 percent and 12.9 percent, respectively.

[2] Tulare County CSET, https://www.cset.org/ accessed June 2023.
[3]Tulare County Family Resource Center Network, http://www.tcfrcn.org/ accessed June 2023.

Table 2-28 Extremely Low-Income Households by Tenure

Jurisdiction	Extremely Low-Income Households (Income <=30% HAMFI)			Total Households
	Owner-Occupied	Renter-Occupied	Total Extremely Low-Income Households	
Tulare County	6,940	16,145	23,085	139,044
Percent	5.0%	11.6%	16.6%	100.0%
Dinuba	179	817	996	6,354
Percent	2.8%	12.9%	15.7%	100.0%
Exeter	215	395	610	3,295
Percent	6.5%	12.0%	18.5%	100.0%
Farmersville	245	303	548	2,862
Percent	8.6%	10.6%	19.1%	100.0%
Lindsay	252	789	1,041	3,866
Percent	6.5%	20.4%	26.9%	100.0%
Porterville	994	2,765	3,759	17,649
Percent	5.6%	15.7%	21.3%	100.0%
Tulare	548	1,820	2,368	18,381
Percent	3.0%	9.9%	12.9%	100.0%
Visalia	1,654	3,255	4,909	43,867
Percent	3.8%	7.4%	11.2%	100.0%
Woodlake	104	314	418	2,184
Percent	4.8%	14.4%	19.1%	100.0%
Unincorporated County	2,749	5,687	8,436	40,586
Percent	6.8%	14.0%	20.8%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.
U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table 2-29 shows data for extremely low-income households overpaying by tenure and cost burden. In all areas of the county, households that rent are far more likely to experience housing cost burden. Countywide, 13.3 percent of extremely low-income renters experience a cost burden, and 49.4 percent experience severe cost burden.

Table 2-29 Extremely Low-Income Households by Tenure and Cost Burden

Jurisdiction	Owner Occupied			Renter Occupied			Total Extremely Low-Income Households
	No Cost Burden <30%	Cost Burden >30%	Severe Cost Burden >50%	No Cost Burden <30%	Cost Burden >30%	Severe Cost Burden >50%	
Tulare County	980	865	5,095	1,650	3,080	11,415	23,085
Percent	4.2%	3.7%	22.1%	7.1%	13.3%	49.4%	100.0%
Dinuba	29	25	125	83	184	550	996
Percent	2.9%	2.5%	12.6%	8.3%	18.5%	55.2%	100.0%
Exeter	25	95	95	90	25	280	610
Percent	4.1%	15.6%	15.6%	14.8%	4.1%	45.9%	100.0%
Farmersville	50	25	170	10	119	174	548
Percent	9.1%	4.6%	31.0%	1.8%	21.7%	31.8%	100.0%
Lindsay	89	-	163	24	140	625	1,041
Percent	8.5%	0.0%	15.7%	2.3%	13.4%	60.0%	100.0%
Porterville	99	155	740	265	420	2,080	3,759
Percent	2.6%	4.1%	19.7%	7.0%	11.2%	55.3%	100.0%
Tulare	64	49	435	170	325	1,325	2,368
Percent	2.7%	2.1%	18.4%	7.2%	13.7%	56.0%	100.0%
Visalia	239	140	1,275	295	675	2,285	4,909
Percent	4.9%	2.9%	26.0%	6.0%	13.8%	46.5%	100.0%
Woodlake	20	25	59	85	94	135	418
Percent	4.8%	6.0%	14.1%	20.3%	22.5%	32.3%	100.0%
Unincorporated County	365	351	2,033	628	1,098	3,961	8,436
Percent	4.3%	4.2%	24.1%	7.4%	13.0%	47.0%	100.0%
California	117,890	92,945	381,175	172,130	216,880	1,038,395	2,019,415
Percent	5.8%	4.6%	18.9%	8.5%	10.7%	51.4%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Resources for Extremely Low-Income Households

HATC provides assistance to lower and moderate-income families in need of housing through the Housing Choice Voucher (HCV) program.[4] HATC currently administers approximately 700 public housing units, 3,100 households receiving HCVs, and 860 units of local, non-traditional housing.[5]

Table 2-30 includes additional resources of benefit to extremely low-income households in Tulare County. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for extremely low-income households.

[4] Tulare County, Housing, Homeless and Rental Assistance, https://covid19.tularecounty.ca.gov/housing-homeless-and-rental-assistance/ accessed June 2023.
[5] U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare accessed June 2023.

Table 2-30 Extremely Low-Income Resources

Organization	Phone	Address
Central California Legal Services	559.733.8770	208 W. Main Street Suit U-1, Visalia, CA
City of Visalia Community Development Agency	559.713.4460	315 E. Acequia, Visalia, CA
Hands in the Community	559.734.4040	Visalia, CA
Salvation Army Tulare	599.687.2520	314 E. San Juaquin Ave. Tulare, CA
St. Anne's Food Pantry	559.783-8018	271 S. Wallace St., Porterville, CA
Central CA Food Bank	599.237.3663	4010 E. Amemdola Dr., Fresno, CA
Love INC of Tulare County	559.467-5167	250 S. K St., Tulare, CA
Central California Family Crisis Center	599.781.7462	211 N. Main St., Porterville, CA
Porterville Pregnancy Resource Center	599.782.1225	303 W. Henderson Ave., Porterville, CA
Porterville Area Coordinating Council	599.793.0213	368 E. Date Ave., Porterville, CA
City of Porterville Community Development Department	599.782.7460	291 N. Main St., Porterville, CA
CSET	599.788.1400	1063 W. Henderson Ave., Porterville, CA
CSET	599.216.0525	108 E. Morton Ave., Porterville, CA
CSET - Tulare Family Resource Center & Employment Connection Affiliate	559.684.1987	304 E. Tulare Avenue, Tulare, CA
Tulare Emergency Aid Council	559.686.3693	424 North 'N' Street, Tulare, CA

Source: Tulare County CSET, 2023.

2.9.6 Farmworkers

Due to a combination of limited English language skills and very low household incomes, the ability of farmworkers to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities. According to California Employment Development Department, the median wage for farmworkers was $14.77/hour in 2020 or approximately $34,560 per year for full-time work, which is considered extremely low-income in California. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely

overcrowded living situation. Migrant and seasonal farmworkers face several housing challenges, but primarily substandard housing conditions and overcrowded housing.[6]

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves. Migrant and resident farmworkers constitute distinct populations, each with its own special needs. In many instances, migrant workers are experiencing the worst employment, job security, and housing conditions. Many migrants do not have a social support network and must locate both employment and housing on their own. Resident farmworkers, on the other hand, often have support networks in place and are more likely to gain access to off-farm employment, such as in food packing or transportation.[7]

Table 2-31 provides 2020 census data for farmworkers by jurisdiction in the county. According to the 2020 census, there are 28,627 people employed as farmworkers in the county. Most of the farmworker population is distributed throughout the unincorporated county, making up 54.3 percent of the total farmworker population. Porterville has the second largest population of farmworkers at 11.9 percent.

Table 2-31 Farmworker Population

Jurisdiction	Farmworkers	Percent of Total Farmworkers
Dinuba	2,022	7.1%
Exeter	285	1.0%
Farmersville	730	2.6%
Lindsay	1,052	3.7%
Porterville	3,419	11.9%
Tulare	2,673	9.3%
Visalia	2,481	8.7%
Woodlake	425	1.5%
Unincorporated County	15,540	54.3%
Total Tulare County	**28,627**	**100%**

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table 2-32 provides USDA Census of Agriculture data for farmworkers by population over time. While the number of hired farmworkers increased between 2007 and 2012, the most recent 2017 census observes a decrease in the number of farmworkers by 8.0 percent from 25,247 to 23,233 workers. The ongoing transition from agriculture-based industries to metropolitan-oriented employment in the larger jurisdictions, including Visalia, Tulare, and Porterville, is a key factor in the decrease in the population of farmworkers, as evidenced by the decrease in farms with hired labor during the same period from 2,448 to 2,160.

[6] National Center for Farmworker Health. 2021. Monterey, Kern, and Tulare Cali Rapid Assessment – Survey Report. https://www.ncfh.org/uploads/3/8/6/8/38685499/monterey_kern_tulare_cali_rapid_assessment_-_survey_report_2021.pdf

[7] Housing Assistance Council. Farmworker Case Study – Kern County, California. https://ruralhome.org/wp-content/uploads/storage/documents/farmcase.pdf

Table 2-32 Farmworker Population Overtime (Tulare County)

Type of Farm Labor	2007	2012	Percent Change '07 - '12	2017	Percent Change '12 - '17
Hired farm labor (farms)	2,103	2,448	16.4%	2,160	-11.8%
Hired farm labor (workers)	24,978	25,247	1.1%	23,233	-8.0%
Workers by days worked – 150 days or more	12,549	11,745	-6.4%	11,017	-6.2%
Workers by days worked – less than 150 days	12,429	13,502	8.6%	12,216	-9.5%
Migrant farm labor on farms with hired labor	350	180	-48.6%	146	-18.9%
Migrant farm labor on farms reporting only contract labor	184	65	-64.7%	60	-7.7%

Source: U.S. Department of Agriculture, *Census of Agriculture*, https://www.nass.usda.gov/AgCensus/ accessed June 2023.

Resources for Farmworkers

The Housing Authority of Tulare County offers a farm labor housing program that provides housing to very low, low, and moderate-income families with two to nine members who have current farm labor income. Under this program the Housing Authority rents over 400 units to non-migratory farm workers for very low amounts and offers rental assistance when needed.[8] Housing is provided in Visalia, Poplar, Tulare, Terra Bella, and Woodville. To be accepted, the head of household must be a U.S. citizen or legal resident and must meet a minimum requirement for income from farm labor, or for days worked in farm labor during the past year.

Table 2-33 identifies agencies providing services benefitting farmworkers. United Way of Tulare County's program, 211 Tulare County, connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households including resources for farmworkers.

Table 2-33 Resources for Farmworkers

Organization	Phone	Address	Description
Proteus Inc.	599. 781-1852	54 N. Main St. #10, Porterville, CA	Education, workplace training, job placement, and other support services to farm working families and diverse program participants to empower them to achieve self-sufficiency
Housing Authority of Tulare County	559. 781-6873	290 N. 4th St., Porterville, CA	Provides affordable housing opportunities for lower-income households and farmworkers
California Farmworker Foundation (CFF)	661.778.0015	1120 Kensington Street, Delano, CA	Works to offer and create opportunities that would enable Farmworkers that reside in California to develop personal and professional skills through five areas of service: Education, Health & Wellness, Workforce Development, Immigration Services, and Community Engagement.
United Way of Tulare County	559.685.1766	1601 E. Prosperity Avenue, Tulare, CA	Offers $600 cash cards for eligible farm and food workers in California

Source: Proteus Inc. https://www.proteusinc.org/ accessed June 2023.
Housing Authority of Tulare County, https://www.hatc.net/ accessed March 2023.
California Farmworker Foundation, https://californiafarmworkers.org/ accessed June 2023.
United Way of Tulare County, https://www.unitedwaytc.org/ accessed June 2023.

[8] Housing Authority of Tulare County, https://www.hatc.net/farm-labor.php?nbl=RP accessed June 2023.

The Tulare County Housing Authority operates six farmworker housing developments providing a total of 418 apartments and townhouses. These farmworker housing units are concentrated in Visalia, providing 206 units, and Porterville with 178 units. Below is an inventory of farmworker housing found throughout Tulare County:

- **La Puente.** Located in Visalia on North Bridge Street. Provides 15 two- and three-bedroom units.
- **Linnell Farm Labor Center.** Located in Visalia on North Mariposa Avenue near Farmersville. Provides 191 two-, three-, and four-bedroom apartments.
- **Poplar Grove Apartments.** Located in Poplar along Avenue 145. Provides 50 two-, three-, and four-bedroom units.
- **Sonora Apartments.** Located Tulare on South O Street. Provides 52 townhouses and single-story units.
- **Terra Bella Farm Labor Center.** Located in Terra Bella along Road 328. Provides 14 two- and three-bedroom units.
- **Villa Siena Apartments.** Located at 200 North E Street in Porterville. Provides 70 units one-, two-, and three-bedroom units.
- **Woodville Farm Labor Center.** Located in Porterville along Road 192. Provides 178 two-, three-, and four-bedroom units.

2.9.7 Persons Experiencing Homelessness

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to one becoming homeless. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

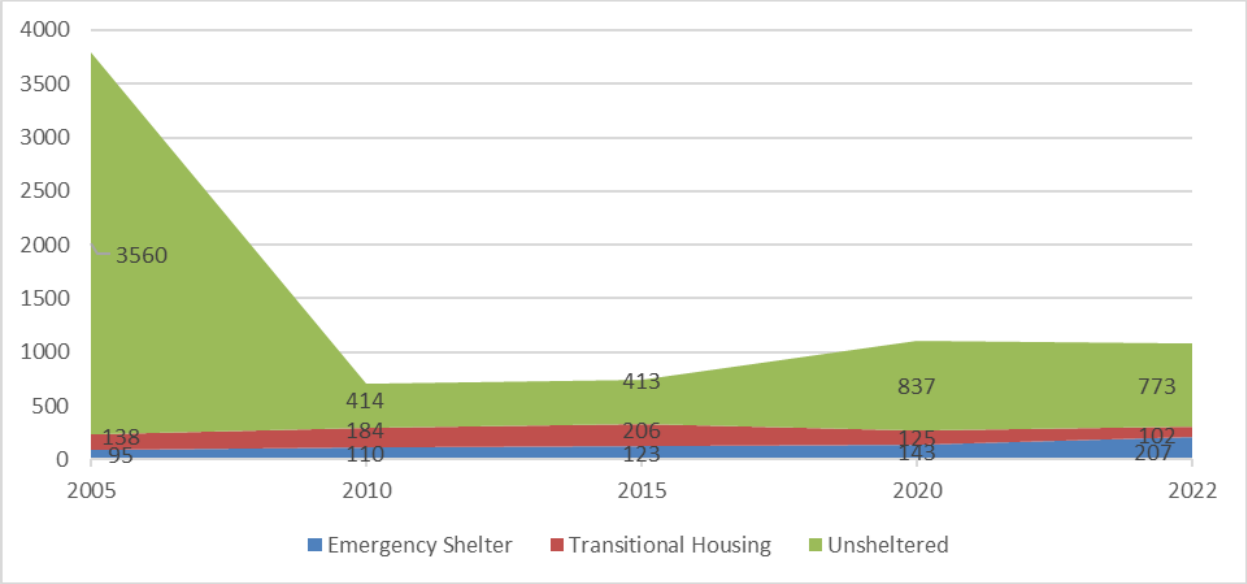
For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for

specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

The Kings and Tulare counties have formed a regional Continuum of Care (CoC), a community-based organization that provides information on homeless services and data on the region's homeless population. Figure 2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

Figure 2-2 Homelessness by Type Over Time, Households, Kings/Tulare County CoC



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

The Kings/Tulare Homeless Alliance (KTHA) conducted a Point in Time (PIT) count on the evening of January 22, 2023. Volunteers from local jurisdictions, law enforcement, the faith-based community, non-profit partners, and community stakeholders conducted brief surveys with people who meet the HUD definition of homeless. Volunteers canvassed locations where people experiencing homelessness tend to congregate including encampments, libraries, and food distribution sites. The PIT Report provides a snapshot of the people experiencing homelessness in Kings and Tulare Counties in 2023 and provides data specific to areas within the cities of Porterville, Tulare, and Visalia, and the county of Tulare as a whole.[9]

Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions, Table 2-34 identifies those counted in 2023.

[9] Kings/Tulare Homeless Alliance, 2022 Point in Time Report, June 1, 2022.

Table 2-34 Homelessness by Type (2023)

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434
Balance of County	5	0	31	36

Sources:
Kings/Tulare Homeless Alliance, 2023 Point in Time Report, July 7, 2023.
U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2020).

The Kings/Tulare CoC data also considers ethnicity. Among those counted, 45 percent identify as Hispanic/Latino (of any race).

The 2023 PIT Report identified 1,053 people experiencing homelessness in the county, which was a 14 percent increase over 2022 and a 91 percent increase over 2012. Of those counted, 779 were unsheltered, 165 slept in an emergency shelter and 109 in transitional housing. Additionally, 430 reported having a disability and 58 persons were unaccompanied youth. The vast majority of those counted identified as white (70 percent). Data for ethnicity shows that 49 percent identified as Hispanic/Latino (of any race).

Resources for Persons Experiencing Homelessness

KTHA is a broad-based coalition of homeless housing and service providers, advocates, government representatives and consumers working together to shape regional planning and decision making.

KHTA provides a coordinated entry system, Every Door Open. The system is based on national best practices and is consistent with federal guidelines, which ensure that vulnerable populations receive housing resources. Through a partnership with service and housing providers, Every Door Open is structured to deliver a consistent level of services and housing to those that are at-risk of homelessness or experiencing homelessness in Kings/Tulare counties. Every Door Open coordinates local investment towards preventing and reducing homelessness.

Every Door Open directs households who are at risk of becoming homeless or are currently experiencing homelessness, to seek assistance through a Housing Navigator, partner agency, or through 2-1-1. Households are evaluated through the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). Assistance is prioritized for households who have been literally homeless for long periods of time and have high service needs.[10] Table 2-35 identifies additional resources for residents experiencing or at risk of homelessness. United Way of Tulare County's program, 211 Tulare County, also connects members of the community with a broad range of additional resources, services, and opportunities including resources for large households including resources for people experiencing homelessness.

[10] Kings/Tulare Homeless Alliance, Coordinated Entry System, https://www.kthomelessalliance.org/coordinatedentry accessed June 2023.

Table 2-35 Resources for Persons Experiencing Homelessness

Organization	Phone	Address
Kings/Tulare Homeless Alliance	559.738-8733	1900 N Dinuba Blvd Ste G, Visalia, CA 93291
Women's Center of Hope	559.734.7921	324 N East 1st Avenue Visalia, CA 93291
Men's Shelter	559.740.4178	322 NE 1st Avenue, Visalia, CA 93291
Open Gate Ministries	559.591.1241	511 North K St Dinuba, CA 93618
United Way of Tulare County	559.685.1766	1601 E Prosperity Avenue, Tulare, CA
Porterville Navigation Center	599.521.0619	140 South C Street, Porterville, CA 93257
Central California Family Crisis Center	599.781.7462	211 N Main St, Porterville, CA 93257

Source: Kings/Tulare Homeless Alliance (KTHA), https://www.kthomelessalliance.org accessed March 2023.

There are five emergency shelter providers throughout Tulare County offering short-term housing and basic amenities to those in need. There are currently 196 emergency shelter units, and an additional 200 beds planned in the city of Tulare in summer 2024, which will bring the total to 396 beds. These beds will provide shelter for approximately 37 percent of all people experiencing homelessness in the county based on the number provided in the 2023 PIT count. Below is an inventory of emergency shelter facilities found throughout Tulare County:

- **Visalia Rescue Mission – Men's Shelter.** Located on NE First Avenue in Visalia. Provides 50 beds to men 18 years and older for up to 90 days.
- **Visalia Rescue Mission – Shelter of Hope.** Located on N Burke Avenue in Visalia. Provides 40 beds to women and children for up to 90 days. The shelter is available to girls 17 years of age and younger and boys 12 years of age and younger.
- **The PAAR Center.** While not a homeless specific resource, the PAAR Center, with its main office on W. Belleview Avenue in Porterville, provides 57 beds to individuals recovering from substance abuse. The PAAR Center welcomes all guests in need of shelter and provides a bed for up to 90 days and basic amenities including showers.
- **Open Gate Ministries.** Located on N K Street in Dinuba. Provides 34 beds for anyone in need.
- **Tulare Cares Temporary Encampment.** Located on E Walnut Avenue in Tulare. Temporary emergency encampment currently active and providing tents for up to 178 guests.
- **Porterville Navigation Center**. Located on South C Street in Porterville. Provides 15 low-barrier emergency shelter beds and fifteen bridge housing beds with wrap-around services, including daily meals, case services to help individuals find permanent housing, income, healthcare, and stability. Provides day services, showers, laundry, breakfast, lunch, and case management services.
- **Hillman Center Project.** Planned homeless shelter in the city of Tulare. Located at the Hillman Health Campus, near E O'Neal Avenue and S O Street. Will provide approximately 200 beds, 75 percent of which will be allocated for residents of the city of Tulare and the remaining beds will be allocated for residents throughout the county. Construction will begin in summer 2024 and operation will commence in 2025.

2.10 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the

community. The following sections detail the housing stock characteristics of Tulare County to identify how well the current housing stock meets the needs of current and future residents.

2.11 Housing Growth

Table 2-36 indicates the growth in the housing stock by providing the total number of units overtime for each Tulare County Jurisdiction. Dinuba, Lindsay, and Porterville have the greatest percent change in total units from 2010 to 2020 indicating the fastest growing housing stocks in the past decade. Exeter had the lowest housing stock growth from 2010 to 2020 with the addition of 20 new units over the 10-year period.

Table 2-36 Total Housing Units Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	3,182	3,836	4,670	5,868	6,552
Percent		20.6%	21.7%	25.7%	11.7%
Exeter	2,060	2,651	3,168	3,600	3,620
Percent		28.7%	19.5%	13.6%	0.6%
Farmersville	1,640	1,732	2,269	2,726	2,921
Percent		5.6%	31.0%	20.1%	7.2%
Lindsay	2,344	2,678	2,865	3,193	3,979
Percent		14.3%	7.0%	11.5%	24.6%
Porterville	6,605	10,073	12,691	16,734	18,654
Percent		52.5%	26.0%	31.9%	11.5%
Tulare	7,774	11,316	14,253	18,863	19,526
Percent		45.6%	26.0%	32.3%	3.5%
Visalia	18,190	27,154	32,654	44,205	46,139
Percent		49.3%	20.3%	35.4%	4.4%
Woodlake	1,279	1,585	1,874	2,067	2,285
Percent		23.9%	18.2%	10.3%	10.6%
Unincorporated County	37,578	43,988	45,195	44,440	46,403
Percent		17.1%	2.7%	-1.7%	4.4%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B2001.

2.12 Housing Type and Tenure

Table 2-37 identifies the total housing units by type across each Tulare County jurisdiction. Most of the housing stock across Tulare County are single-family detached homes, making up 75.0 percent of the county's total housing units. This percentage is notably higher than the statewide average of 57.7 percent. The second most common unit type are mobile homes, with 9,096 units or 6.1 percent of the total housing stock. The third most common unit type are 3- or 4-unit dwellings with 7,936 units or 5.3 percent of the total housing stock.

Table 2-37 Total Housing Units by Type

Jurisdiction	Total	1, Detached	1, Attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile Home	Boat, RV, Van, etc.
Tulare County	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
Dinuba	6,552	4,571	152	200	367	589	354	54	80	180	5
Percent		69.8%	2.3%	3.1%	5.6%	9.0%	5.4%	0.8%	1.2%	2.8%	0.1%
Exeter	3,620	2,887	156	88	170	109	30	44	35	101	-
Percent		79.8%	4.3%	2.4%	4.7%	3.0%	0.8%	1.2%	1.0%	2.8%	0.0%
Farmersville	2,921	2,283	74	52	151	92	129	10	22	108	-
Percent		78.2%	2.5%	1.8%	5.2%	3.2%	4.4%	0.3%	0.8%	3.7%	0.0%
Lindsay	3,979	2,845	53	22	183	107	176	208	261	124	-
Percent		71.5%	1.3%	0.6%	4.6%	2.7%	4.4%	5.2%	6.6%	3.1%	0.0%
Porterville	18,654	12,744	341	742	1,038	625	504	603	1,067	969	21
Percent		68.3%	1.8%	4.0%	5.6%	3.4%	2.7%	3.2%	5.7%	5.2%	0.1%
Tulare	19,526	15,103	662	541	984	653	285	267	499	532	-
Percent		77.4%	3.4%	2.8%	5.0%	3.3%	1.5%	1.4%	2.6%	2.7%	0.0%
Visalia	46,139	34,316	1,631	1,535	3,659	1,295	521	858	1,162	1,162	-
Percent		74.4%	3.5%	3.3%	7.9%	2.8%	1.1%	1.9%	2.5%	2.5%	0.0%
Woodlake	2,285	1,632	93	119	216	53	55	15	67	35	-
Percent		71.4%	4.1%	5.2%	9.5%	2.3%	2.4%	0.7%	2.9%	1.5%	0.0%
Unincorporated County	46,403	36,147	1,254	405	1,168	554	208	303	342	5,885	137
Percent		77.9%	2.7%	0.9%	2.5%	1.2%	0.5%	0.7%	0.7%	12.7%	0.3%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table 2-38 indicates housing units by tenure countywide. There are more owner-occupied units than renter units in each jurisdiction. Exeter, Visalia, and Farmersville have the highest percentages of units that are owner-occupied. Lindsay, Porterville, and Woodlake have the largest percentage of units that are renter-occupied.

Table 2-38 Housing Units by Tenure

Jurisdiction	Total	Owner-Occupied	Percent Owner-Occupied	Renter-Occupied	Percent Renter-Occupied
Tulare County	139,044	79,353	57.1%	59,691	42.9%
Dinuba	6,354	3,375	53.1%	2,979	46.9%
Exeter	3,295	2,079	63.1%	1,216	36.9%
Farmersville	2,862	1,888	66.0%	974	34.0%
Lindsay	3,866	1,999	51.7%	1,867	48.3%
Porterville	17,649	8,900	50.4%	8,749	49.6%
Tulare	18,381	10,512	57.2%	7,869	42.8%
Visalia	43,867	25,950	59.2%	17,917	40.8%
Woodlake	2,184	1,122	51.4%	1,062	48.6%
Unincorporated County	40,586	23,528	58.0%	17,058	42.0%
California	13,103,114	7,241,318	55.3%	5,861,796	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

2.13 Vacancy Rate

The vacancy rate indicates the match between the demand for and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered normal. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and reduced affordability. Table 2-39 provides data on vacancy status by type for the total vacant units across all county jurisdictions. Units for rent and other vacant units are the most common types of total vacant units. The unincorporated county has the most vacant units, and Woodlake and Dinuba have the highest percentage of vacant units that are available for rent.

Table 2-39 Vacancy Status by Type for Total Vacant Units

Jurisdiction	Total	For Rent	Rented, not Occupied	For Sale Only	Sold, not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
Dinuba	198	91	-	35	-	11	-	61
Percent		46.0%	0.0%	17.7%	0.0%	5.6%	0.0%	30.8%
Exeter	325	-	101	12	28	-	-	184
Percent		0.0%	31.1%	3.7%	8.6%	0.0%	0.0%	56.6%
Farmersville	59	-	-	14	-	-	-	45
Percent		0.0%	0.0%	23.7%	0.0%	0.0%	0.0%	76.3%
Lindsay	113	44	-	-	23	-	-	46
Percent		38.9%	0.0%	0.0%	20.4%	0.0%	0.0%	40.7%
Porterville	1,005	231	-	93	54	60	-	567
Percent		23.0%	0.0%	9.3%	5.4%	6.0%	0.0%	56.4%
Tulare	1,145	163	180	261	26	-	-	515
Percent		14.2%	15.7%	22.8%	2.3%	0.0%	0.0%	45.0%
Visalia	2,272	758	65	194	65	123	-	1,067
Percent		33.4%	2.9%	8.5%	2.9%	5.4%	0.0%	47.0%
Woodlake	101	50	-	20	-	-	-	31
Percent		49.5%	0.0%	19.8%	0.0%	0.0%	0.0%	30.7%
Unincorporated County	5,817	205	103	272	202	2,810	39	2,186
Percent		3.5%	1.8%	4.7%	3.5%	48.3%	0.0%	37.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.

2.14 Housing Unit Size

Table 2-40 provides housing unit size data for all county jurisdictions. Three-bedroom units are the most common type across the county, followed by two-bedroom and one- bedroom units which mirrors the statewide housing unit size trend; however, there is a larger stock of three-bedroom units countywide (48.3 percent) than in the state (33.7 percent). Except for Farmersville and Lindsay, all jurisdictions in the county have a smaller percentage of housing units that are studio and one-bedroom units than the statewide average. All county jurisdictions have a smaller percentage of five-bedroom units than the statewide average. Conversely, most county jurisdictions have a higher percentage of housing units that are three- and four-bedroom units than the statewide average.

2.15 Age and Condition of Housing Stock

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1970). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical. Table 2-41 provides data on total occupied housing units by year built. More than 22,770 units were constructed in the county between 2000 and 2009, but production was reduced to 9,725 in the following decade.

Table 2-40 Housing Unit Size

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 of More Bedroom
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
Dinuba	6,354	122	277	1,399	3,129	1,387	40
Percent		1.9%	4.4%	22.0%	49.2%	21.8%	0.6%
Exeter	3,295	-	177	931	1,459	668	60
Percent		0.0%	5.4%	28.3%	44.3%	20.3%	1.8%
Farmersville	2,862	138	176	483	1,410	650	5
Percent		4.8%	6.2%	16.9%	49.3%	22.7%	0.2%
Lindsay	3,866	35	540	1,265	1,378	576	72
Percent		0.9%	14.0%	32.7%	35.6%	14.9%	1.9%
Porterville	17,649	553	1,169	4,707	8,528	2,506	186
Percent		3.1%	6.6%	26.7%	48.3%	14.2%	1.1%
Tulare	18,381	271	692	3,974	9,677	3,368	399
Percent		1.5%	3.8%	21.6%	52.7%	18.3%	2.2%
Visalia	43,867	750	2,329	10,016	20,671	8,900	1,201
Percent		1.7%	5.3%	22.8%	47.1%	20.3%	2.7%
Woodlake	2,184	11	114	603	1,126	303	27
Percent		0.5%	5.2%	27.6%	51.6%	13.9%	1.2%
Unincorporated County	40,586	442	1,988	10,489	19,716	7,175	776
Percent		1.1%	4.9%	25.8%	48.6%	17.7%	1.9%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

Table 2-41 Total Occupied Housing Units by Year Built

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		3.6%	3.3%	16.4%	14.9%	14.4%	18.3%	9.4%	9.0%	5.2%	5.4%
Dinuba	6,354	316	454	884	885	538	1,289	469	643	470	406
Percent		5.0%	7.1%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
Exeter	3,295	27	-	696	472	489	426	286	288	144	467
Percent		0.8%	-	21.1%	14.3%	14.8%	12.9%	8.7%	8.7%	4.4%	14.2%
Farmersville	2,862	89	97	501	377	265	745	248	354	127	59
Percent		3.1%	3.4%	17.5%	13.2%	9.3%	26.0%	8.7%	12.4%	4.4%	2.1%
Lindsay	3,866	95	315	452	282	585	660	146	439	185	707
Percent		2.5%	8.1%	11.7%	7.3%	15.1%	17.1%	3.8%	11.4%	4.8%	18.3%
Porterville	17,649	339	394	2,401	3,246	2,630	3,009	1,793	2,064	661	1,112
Percent		1.9%	2.2%	13.6%	18.4%	14.9%	17.0%	10.2%	11.7%	3.7%	6.3%
Tulare	18,381	722	814	3,691	3,289	2,583	2,749	1,632	1,125	785	991
Percent		3.9%	4.4%	20.1%	17.9%	14.1%	15.0%	8.9%	6.1%	4.3%	5.4%
Visalia	43,867	2,298	1,590	8,985	5,993	7,065	8,689	3,453	3,054	1,609	1,131
Percent		5.2%	3.6%	20.5%	13.7%	16.1%	19.8%	7.9%	7.0%	3.7%	2.6%
Woodlake	2,184	143	99	467	274	246	354	213	129	163	96
Percent		6.5%	4.5%	21.4%	12.5%	11.3%	16.2%	9.8%	5.9%	7.5%	4.4%
Unincorporated County	40,586	1,041	892	4,693	5,859	5,677	7,565	4,823	4,441	3,061	2,534
Percent		2.6%	2.2%	11.6%	14.4%	14.0%	18.6%	11.9%	10.9%	7.5%	6.2%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	10.9%	11.1%	15.0%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

Table 2-42 provides information on substandard housing units across all county jurisdictions. There is a higher percentage of units lacking complete kitchen facilities than units lacking complete plumbing facilities across all jurisdictions except for Farmersville and Woodlake. Porterville, Woodlake and Visalia have the largest percentage of substandard housing, while Lindsay, Tulare, and Woodlake have the lowest percentage of substandard housing units.

Table 2-42 Substandard Housing Units

Jurisdiction	Total	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
Tulare County	139,044	481	971
Percent		0.4%	0.7%
Dinuba	6,354	15	27
Percent		0.2%	0.4%
Exeter	3,295	-	20
Percent		0.0%	0.6%
Farmersville	2,862	30	12
Percent		1.1%	0.4%
Lindsay	3,866	-	-
Percent		0.0%	0.0%
Porterville	17,649	69	146
Percent		0.4%	0.8%
Tulare	18,381	17	78
Percent		0.1%	0.4%
Visalia	43,867	235	499
Percent		0.5%	1.1%
Woodlake	2,184	10	-
Percent		0.5%	0.0%
Unincorporated County	40,586	105	189
Percent		0.3%	0.5%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049.

2.16 Housing Costs

2.16.1 Median Home Sale Price

Table 2-43 provides information on the median housing value across all county jurisdictions from 1980 to 2020. Prices rose steadily across the county from 1980 to 2000, increasing between 20 and 50 percent. From 2000 to 2010, there were large value increases between 68 and 124 percent. Increases in value have slowed since 2010, with generally five to 17 percent growth between 2010 and 2020 staying. Median home value decreased in Porterville during this time, while Woodlake had a percent change of 41.7 percent.

Table 2-43 Median Housing Value Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent		36.4%	58.0%	95.0%	14.9%
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent		45.9%	38.5%	107.8%	17.0%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent		35.4%	30.2%	98.7%	-0.6%
Tulare	45,300	70,100	92,900	208,500	226,500
Percent		54.8%	32.5%	124.4%	8.6%
Visalia	64,000	90,100	112,200	231,900	254,600
Percent		40.8%	24.5%	106.7%	9.8%
Woodlake	35,900	57,000	81,300	136,600	193,500
Percent		58.8%	42.6%	68.0%	41.7%
Unincorporated County	48,900	73,400	96,500	211,200	223,600
Percent		50.1%	31.5%	118.9%	5.9%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

2.17 Distribution of Owner-Occupied Units

Due to historical practices of segregation, redlining, displacement, and other discriminatory practices, accumulating wealth through homeownership has been difficult for non-white households. Table 2-44 provides data on the number of owner-occupied housing units by race across all county jurisdictions. In terms of race, households with occupants who identified as two or more races, “some other race,” and white have the highest percentage of housing unit ownership in the county, ranging from 55.7 to 82.2 percent of households. Native Hawaiian and other Pacific Islander and Black/African American households have the lowest rate of housing ownership in Tulare County. Asian American households in the county have a homeownership rate that is far lower than the statewide average. The homeownership rate in the county for households with occupants who identify as Hispanic/Latino (of any race) is double the statewide average.

Table 2-44 Owner Occupied Units by Race

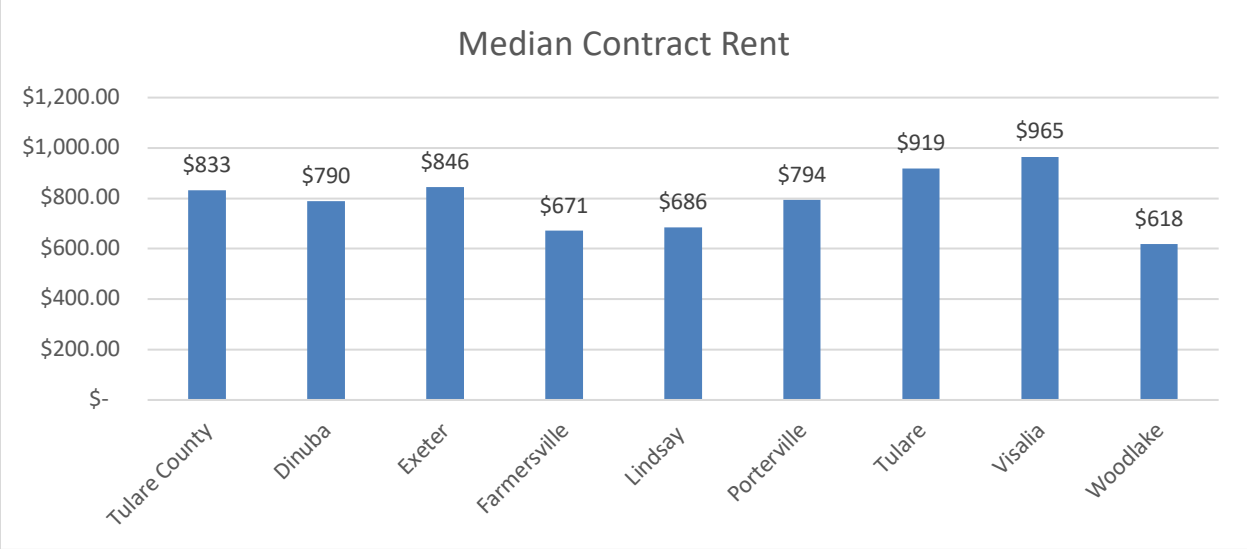
Jurisdiction	White	Black/African American	American Indian and Alaska Native	Asian American	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/Latino of any Race
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
Dinuba	2,281	8	45	68	4	561	408	2,665
Percent	67.6%	0.2%	1.3%	2.0%	0.1%	16.6%	12.1%	79.0%
Exeter	1,708	-	38	24	-	246	63	506
Percent	82.2%	-	1.8%	1.2%	-	11.8%	3.0%	24.3%
Farmersville	1,051	9	25	10	4	522	267	1,647
Percent	55.7%	0.5%	1.3%	0.5%	0.2%	27.6%	14.1%	87.2%
Lindsay	1,421	-	-	21	-	255	302	1,593
Percent	71.1%	-	-	1.1%	-	12.8%	15.1%	79.7%
Porterville	6,106	56	75	578	-	1,286	799	4,592
Percent	68.6%	0.6%	0.8%	6.5%	-	14.4%	9.0%	51.6%
Tulare	7,882	190	73	255	6	1,042	1,064	5,408
Percent	75.0%	1.8%	0.7%	2.4%	0.1%	9.9%	10.1%	51.4%
Visalia	19,441	357	248	958	-	3,328	1,618	10,071
Percent	74.9%	1.4%	1.0%	3.7%	-	12.8%	6.2%	38.8%
Woodlake	664	-	14	31	-	308	105	987
Percent	59.2%	-	1.2%	2.8%	-	27.5%	9.4%	88.0%
Unincorporated County	17,821	90	266	737	31	3,368	1,215	11,233
Percent	75.7%	0.4%	1.1%	3.1%	0.1%	14.3%	5.2%	47.7%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

2.18 Housing Rents

The U.S. Census Bureau defines contract rent as the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. The median contract rent in the county is $833 per month (Figure 2-3). Visalia has the highest median contract rent of $965, followed by Tulare with a median of $919. Farmersville and Woodlake have the lowest median contract rent with a median of $671 and $618, respectively.

Figure 2-3 Median Contract Rent



Source: U.S. Census Bureau, ACS 17-21 (5-year Estimates), Table B25058.

Table 2-45 below provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for June 2022 in Tulare County. Zumper is an online tool that compiles rent price data to identify average rent prices at the local, regional, and national levels. Four-bedroom units in Woodlake have a higher median rent than in comparable cities. One- or two-bedroom units have a higher median rent in Visalia and Tulare than other areas of the county.

Table 2-45 Median Rent by Number of Bedrooms

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Dinuba	N/A	$795	$1,000	$1,900	$2,200
Exeter	N/A	$695	$950	$1,695	$1,495
Farmersville	N/A	N/A	N/A	$850	N/A
Lindsay	N/A	$695	$850	$2,100	N/A
Porterville	$500	$628	$950	$1,800	$2,450
City of Tulare	$660	$900	$1,300	$1,795	$2,095
Visalia	$1,300	$1,250	$1,300	$1,900	$2,448
Woodlake	N/A	$750	N/A	N/A	$3,447
Unincorporated County	N/A	$795	$1,000	$1,900	$2,200

Source: Zumper.com, Rental data for June 2022, accessed June 2023.

2.19 Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with housing affordability for different income levels. This information indicates the number of households likely to experience displacement, overcrowding, and overpayment.

Housing affordability levels are determined by HUD, which conducts annual nationwide household income surveys to determine household eligibility for federal housing assistance. Based on survey results, State HCD determined annual income limits for monthly housing costs, including housing payments (rent or mortgage), utilities, and taxes (if housing owner). These income limits are further broken down by household size. Table 2-46 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (spending more than 30 percent of income on housing costs).

Table 2-46 Housing Affordability Matrix – Tulare County (2021)

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Extremely Low-Income (0-30% AMI)						
1-Person (Studio)	$17,700	$443	$181	$155	$262	$66,457
2-Person (1 BR)	$20,235	$506	$202	$177	$304	$76,010
3-Person (2 BR)	$22,755	$569	$227	$199	$342	$85,507
4-Person (3 BR)	$25,290	$632	$263	$221	$369	$93,824
5-Person (4 BR)	$32,778	$819	$298	$287	$521	$121,125
Very Low-Income (30%-50% AMI)						
1-Person	$29,500	$738	$181	$258	$557	$108,987
2-Person	$33,725	$843	$202	$295	$641	$124,632
3-Person	$37,925	$948	$227	$332	$721	$140,183
4-Person	$42,150	$1,054	$263	$369	$791	$155,827
5-Person	$45,525	$1,138	$298	$398	$840	$168,324
Low-Income (50%-80% AMI)						
1-Person	$47,200	$1,180	$181	$413	$999	$174,526
2-Person	$53,960	$1,349	$202	$472	$1,147	$195,142
3-Person	$60,680	$1,517	$227	$531	$1,290	$219,474
4-Person	$67,440	$1,686	$263	$590	$1,423	$243,950
5-Person	$72,840	$1,821	$298	$637	$1,523	$263,503
Median-Income (80%-100% AMI)						
1-Person	$59,000	$1,475	$181	$516	$1,294	$213,391
2-Person	$67,450	$1,686	$202	$590	$1,484	$243,987
3-Person	$75,850	$1,896	$227	$664	$1,669	$274,402
4-Person	$84,300	$2,108	$263	$738	$1,845	$304,998
5-Person	$91,050	$2,276	$298	$797	$1,978	$329,438

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Moderate-Income (100%-120% AMI)						
1-Person	$70,800	$1,770	$181	$620	$1,589	$256,116
2-Person	$80,940	$2,024	$202	$708	$1,822	$292,832
3-Person	$91,020	$2,276	$227	$796	$2,049	$329,330
4-Person	$101,160	$2,529	$263	$885	$2,266	$366,045
5-Person	$109,260	$2,732	$298	$956	$2,434	$395,374

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.

2. Affordable housing costs are 30 percent of gross household income.

3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.

4. Taxes, insurance, private mortgage insurance, and homeowners association dues are calculated at 35 percent of monthly affordable cost.

5. Affordable home price assumes a 30-year fixed mortgage with a 3 percent interest rate and 10 percent down payment.

6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. According to HCD estimates, extremely low-income households have an annual income of $17,700 or below for a one-person household and $32,778 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Tulare County.

Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to $29,500 for a one-person household and up to $45,525 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between $108,987 and $168,324, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately $557 to $840 in monthly rent, depending on household size. Given the cost of housing in Tulare County, very low-income households cannot afford to purchase a home or rent an adequately sized unit.

Low-income Households

Low-income households earn between 51 and 80 percent of the county AMI – up to $47,200 for a one-person household and up to $72,840 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between $174,526 and $263,503, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately $999 to $1,523 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing is challenging to households in this income group.

Median-Income Households

Median-income households earn between 80 and 100 percent of the county AMI – up to $59,000 for a one-person household and up to $91,050 for a five-person household in 2022. The affordable home price for a moderate-income household ranges from $213,391 to $329,438 depending on household size. After deductions for utilities, a one-person median-income household could afford to pay up to

$1,294 in rent per month and a five-person low-income household could afford to pay as much as $1,978. Finding appropriately sized market-rate rental housing is challenging to households in this income group.

Moderate-Income Households

Moderate-income households earn between 100 and 120 percent of the county AMI – up to $70,800 for a one-person household and up to $109,260 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is $256,116 for a one-person household and $395,374 for a five-person family. Moderate-income households in Tulare County could afford to purchase the median priced home; however, finding an affordable adequately sized home can be a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between $1,589 and $2,434 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

2.19.1 Workforce Housing

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (in Tulare County that range is $50,580 to $101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of $84,300 could afford monthly rent of $1,845 for a three-bedroom housing unit and a home purchase price of $304,998 without being burdened by housing costs. The average monthly rental price for a three-bedroom unit is $1,720, just below the affordable rent for a four-person median income household in the county.

As noted in Table 2-5, the median annual salary for the largest number of workers located in the county (educational services, healthcare, and social assistance) is approximately $52,534. With this salary, single-earner households with two or more people would be considered a low-income household.

2.19.2 Cost Burden

Table 2-47 and Table 2-48 identify cost-burdened households by tenure overtime across each jurisdiction in the county. As shown, there has been a steady decrease in the number of owner-occupied cost-burdened households since 2010, except for slight increases in Lindsay and unincorporated county. However, cost-burdened renter-occupied households have generally increased during the same time except for Farmersville and Woodlake.

Table 2-47 Cost Burdened Owner-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	211	254	546	974	611
Percent		20.4%	115.0%	78.4%	-37.3%
Exeter	76	210	322	671	431
Percent		176.3%	53.3%	108.4%	-35.8%
Farmersville	121	162	418	588	502
Percent		33.9%	158.0%	40.7%	-14.6%
Lindsay	90	146	399	552	603
Percent		62.2%	173.3%	38.4%	9.2%
Porterville	416	694	1,230	2,745	1,906
Percent		66.8%	77.2%	123.2%	-30.6%
Tulare	609	846	1,432	2,802	2,376
Percent		38.9%	69.3%	95.7%	-15.2%
Visalia	1,169	1,947	3,249	6,587	5,398
Percent		66.6%	66.9%	102.7%	-18.1%
Woodlake	61	92	179	267	204
Percent		50.8%	94.6%	49.2%	-23.6%
Unincorporated County	2,130	2,553	3,926	6,076	6,221
Percent		19.9%	53.8%	54.8%	2.4%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Table 2-48 Cost Burdened Renter-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	293	563	560	914	1,277
Percent		92.2%	-0.5%	63.2%	39.7%
Exeter	255	313	328	475	520
Percent		22.8%	4.8%	44.8%	9.5%
Farmersville	200	314	242	636	368
Percent		57.0%	-22.9%	162.8%	-42.1%
Lindsay	277	326	435	666	934
Percent		17.7%	33.4%	53.1%	40.2%
Porterville	947	1,626	2,012	2,731	4,190
Percent		71.7%	23.7%	35.7%	53.4%
Tulare	1,066	1,755	1,648	3,011	3,423
Percent		64.6%	-6.1%	82.7%	13.7%
Visalia	2,465	4,153	3,950	6,365	6,262
Percent		68.5%	-4.9%	61.1%	-1.6%
Woodlake	132	253	227	299	394
Percent		91.7%	-10.3%	31.7%	31.8%
Unincorporated County	2,519	4,001	4,018	5,569	7,200
Percent		58.8%	0.4%	38.6%	29.3%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

2.20 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation data base are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **High/Very High Risk:** affordable housing units that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

2.20.1 Funding Sources for Assisted Housing

HUD Section 8 Program

Under the HUD Section 8 program, The Housing Choice Voucher Program, is the federal government's major program, administered by HATC for assisting very low-income families, the elderly and people with disabilities afford decent and safe housing. The housing choice voucher program places the choice of housing in the hands of the individual family. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the public housing authority must inspect the dwelling and determine that the rent requested is reasonable.

The public housing authority calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30 percent of the family's monthly adjusted income or the gross rent for the unit minus 30 percent of monthly adjusted income. The property owners are entitled to receive HUD Fair Market Rents (FMRs) for units with Section 8 contracts.

The Housing Choice Voucher Program is provided to eligible participants, on a first-come, first-served basis. When funding is not available, participants may be placed on a waiting list.

Low Income Housing Tax Credit (LIHTC)

Created in 1986 by the Federal government, the LIHTC program offers tax incentives to encourage the development of affordable housing. The LIHTC is jointly administered by the IRS and State Housing Credit Agencies (HCA) and has funded over eight billion annual tax credit units nationwide. California's HCA is the State Tax Credit Allocation Committee (TCAC).

California Housing Finance Agency (CalHFA)

CalHFA uses approved private lenders and purchases loans that meet CalHFA standards to support very low-, low-, and moderate-income assisted units. CalHFA partners with jurisdictions, developers, and other organizations to provide a variety of resources including loan assistance programs for homebuyers and renters aimed at increasing housing opportunities for low- and moderate-income residents.

Low- and Moderate-Income Housing Asset Fund

Preservation of At-Risk Units

California housing element law requires all jurisdictions to include a study of low-income housing units which may at some future time be removed from the affordable inventory by the expiration of some type of affordability restrictions. The planning period for this at-risk housing analysis extends from 2023 through 2033. Table 2-49 provides an inventory of public assisted housing in the county.

There are 6,582 affordable housing units countywide. During the 2023-2031 period, 19 units are at very high risk of being converted to market rate and 127 units are at moderate risk of being converted to market rate – Shasta Villa Apartments in Farmersville. Based on conversations with the owner of Shasta Village Apartments, the owner desires to extend affordability for these units beyond 2024. The City is assisting the owner to achieve the extension.

Table 2-49 Inventory of Public Assisted Complexes

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
College Park Apartments	1850 South College Avenue	Dinuba	93618	53	54	LIHTC	2052	Low
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28	36	LIHTC	2055	Low
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79	80	LIHTC, HCD	2058	Low
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75	76	LIHTC; HUD; USDA	2059	Low
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80	81	LIHTC, HCD	2062	Low
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56	57	LIHTC; USDA	2064	Low
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61	62	LIHTC; HCD	2067	Low
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47	48	LIHTC; HCD	2067	Low
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39	40	LIHTC; USDA	2069	Low
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39	40	LIHTC; HUD	2072	Low
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63	64	LIHTC	2075	Low
Garden Estates	1400 South Green	Dinuba	93618	43	44	LIHTC; USDA	2076	Low
West Northway Apartments	245 W. Northway	Dinuba	93618	38	38	USDA	2039	Moderate
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24	24	LIHTC; HCD	2047	Low
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43	44	LIHTC; HCD	2074	Low
Jacob's Square	301 Jacobs Place	Exeter	93221	18	45	LIHTC; HCD	2049	Low
Belmont Family Apartments	1110 West Palm Ave	Exeter	93221	24	25	LIHTC	2069	Low
Exeter Elderly	501 N. B Street	Exeter	93221	24	24	USDA	2007*	Low
Exeter Senior Villa	655 Vine Street	Exeter	93221	44	44	USDA	2008*	Low
Exeter Apartments	855 West Visalia Road	Exeter	93221	58	58	USDA	2038	Low
Shasta Villa Apartments	232 North Shasta Street	Farmersville	93223	19	20	LIHTC	2024	Very High
Park Creek Village	398 West Walnut Avenue	Farmersville	93223	47	48	LIHTC; HCD	2058	Low
Gateway Village	200 N. Stevens Avenue	Farmersville	93223	47	48	LIHTC; USDA	2063	Low
Gateway Village II	200 N. Steven Avenue	Farmersville	93223	16	16	LIHTC	2063	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Village Grove Apartments	675 South Farmersville Blvd.	Farmersville	93223	47	48	LIHTC; USDA	2064	Low
Palomar Court	823 Farmersville Blvd.	Farmersville	93223	39	40	LIHTC, HCD, Local	2065	Low
Los Arroyos II	Southeast Corner of Walnut Avenue and Farmersville Boulevard Farmersville, CA 93223	Farmersville	93223	53	54	LIHTC	2075	Low
Los Arroyos I	Walnut Avenue and Farmersville Boulevard, Farmersville CA, 93223	Farmersville	93223	53	54	LIHTC	2076	Low
Lindsay Family Apartments	151 North Westwood Avenue	Lindsay	93247	60	61	LIHTC	2059	Low
Harvard Court Apartment Homes	328 S. Harvard Ave.	Lindsay	93247	80	81	LIHTC	2062	Low
Liberty Family Apartments	548 East Honolulu Street	Lindsay	93247	42	43	LIHTC	2062	Low
Harvard Court Apartment Homes Phase II	328 S. Harvard Avenue	Lindsay	93247	40	40	LIHTC	2062	Low
Lindsay Apartments	115 S. Locke Street	Lindsay	93247	59	60	LIHTC; USDA	2065	Low
Lindsay Senior Apartments	187 N. Westwood Ave.	Lindsay	93247	72	73	LIHTC; USDA; HCD	2065	Low
Sequoia Villas	780 Sequoia Avenue	Lindsay	93247	18	18	LIHTC	2066	Low
Delta Vista Manor	701 North Ash Avenue	Lindsay	93247	39	40	LIHTC; USDA	2070	Low
Lindsay Senior Villa	1127 W. Fresno Street	Lindsay	93247	41	42	LIHTC; USDA	2075	Low
Monte Vista Manor	901 W. Tulare Road	Lindsay	93247	43	44	LIHTC; USDA	2075	Low
Palm Terrace II	200 N Westwood Ave	Lindsay	93618	53	54	LIHTC	2075	Low
Mt. Whitney Plaza	181 East Honolulu Street	Lindsay	93618	29	29	LIHTC; HCD	2051	Low
Lindsay Village	700 Hermosa Street	Lindsay	93618	49	50	LIHTC; HCD	2074	Low
Poplar Grove	18959 Road 190	Poplar	93618	49	50	LIHTC; USDA	2057	Low
Porterville Garden Apartments	1585 W. Putnam Avenue	Porterville	93257	63	63	USDA	2040	Low
Mountain View	870 N. Plano St	Porterville	93257	59	60	LIHTC	2049	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Porterville Family Apartments	93 East Date Avenue	Porterville	93257	77	78	LIHTC	2057	Low
Park View Village	550 West Springville Avenue	Porterville	93257	80	81	LIHTC	2058	Low
Sequoia Village at River's Edge	424 South E. Street	Porterville	93257	63	64	LIHTC, HCD	2061	Low
Alder Apartments	45 N. Salisbury St	Porterville	93257	244	250	LIHTC; HUD; USDA	2062	Low
Villa Robles Apartments	450 W. Springville Drive	Porterville	93257	99	100	LIHTC	2067	Low
Newcomb Court Apartments	707 N. Newcomb St	Porterville	93257	79	80	LIHTC	2068	Low
Nupchi Xo'oy (Mulberry Project)	648 W. Mulberry Ave	Porterville	93257	39	40	LIHTC	2073	Low
Carolita Apartments	1055 Pioneer Avenue	Porterville	93257	67	68	LIHTC	2075	Low
Finca Serena	358 South E Street	Porterville	93257	78	80	LIHTC	2075	Low
La Serena Apartments	290 N. 4th St	Porterville	93257	65	65	HUD	2024	Low
Santa Fe Plaza	250 N. 3rd St.	Porterville	93257	105	105	HUD	2028*	Low
St. James Place Apartments	256 North Main Street	Porterville	93257	14	14	HCD	2030*	Low
Villa Siena Apartments	200 North E Street	Porterville	93257	69	70	LIHTC; USDA; HCD	2066	Low
Tulare Gardens	498 S. Blackstone St	Tulare	93274	64	64	USDA	2040	Low
Cypress Cove	1501 East Cypress Avenue	Tulare	93274	52	52	LIHTC	2047	Low
Country Manor	955 North A Street	Tulare	93274	39	40	LIHTC	2052	Low
Cambridge Court Apartments	400 South Blackstone Street	Tulare	93274	60	61	LIHTC	2052	Low
Valley Oaks Apartment Homes	351 N. West Street	Tulare	93274	80	81	LIHTC	2062	Low
West Trail Apartments	1350 W. San Joaquin Ave	Tulare	93274	48	49	LIHTC; USDA, HCD	2065	Low
Valley Oaks Apartments Phase II	351 N. West Street	Tulare	93274	70	72	LIHTC	2065	Low
Tule Vista	510 W. Elm Ave.	Tulare	93274	56	57	LIHTC	2065	Low
The Aspens	1500 Aspen Avenue	Tulare	93274	46	47	LIHTC	2067	Low
Westside Palm Apartments	900 W. Pleasant Avenue	Tulare	93247	39	40	LIHTC; USDA	2070	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Parkwood Manor	414 W. Meadow Drive	Tulare	93247	74	75	LIHTC	2071	Low
Mission Court Apartments	1150 South Morrison St	Tulare	93247	64	65	LIHTC	2072	Low
Santa Fe Commons I	537 N West St	Tulare	93247	80	81	LIHTC	2075	Low
Santa Fe Commons II	537 N. West St	Tulare	93247	56	57	LIHTC	2076	Low
Madson Gardens	26442 N. Highway 99	Tulare	93247	57	57	HCD	2077	Low
Bardsley Gardens	1150 So. Laspina St	Tulare	93247	49	49	USDA	2031	Moderate
Salvation Army Tulare Silvercrest	350 N. L St	Tulare	93247	59	60	HUD	2046	Low
Sonora Apartments	210 S. Sacramento Street	Tulare	93247	52	52	USDA; HCD	2066	Low
Westwood Manor	211 South Ash Street	Unincorporated Tulare County	93219	40	40	USDA	2032	Moderate
Earlimart Senior Apartments	1094 East Washington Avenue	Unincorporated Tulare County	93618	35	35	LIHTC; USDA	2041	Low
Pixley Apts.	735 East Terra Bella Avenue	Unincorporated Tulare County	93618	40	40	USDA	2042	Low
Nueva Sierra Vista Apartments	20939 Guerrero Ave	Unincorporated Tulare County	93618	34	35	LIHTC; HCD	2049	Low
Villa De Guadalupe	12554 Avenue 408	Unincorporated Tulare County	93618	59	60	LIHTC; HCD	2055	Low
Goshen Village	30490 Road 72	Unincorporated Tulare County	93618	63	64	LIHTC; HCD	2057	Low
Rosewood Villas Apartment Homes	40606 Road 128	Unincorporated Tulare County	93618	60	61	LIHTC	2059	Low
Sand Creek	41020 Road 124	Unincorporated Tulare County	93618	59	60	LIHTC; USDA; HCD	2060	Low
Mirage Vista Family Apartments	875 E. Terra Bella Avenue	Unincorporated Tulare County	93618	54	55	LIHTC	2063	Low
Tulare Portfolio (Site A)	41730 Road 128	Unincorporated Tulare County	93618	156	160	LIHTC; USDA	2065	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Goshen Village II	31114 Road 72	Unincorporated Tulare County	93618	55	56	LIHTC; HCD	2065	Low
Sequoia Commons II (Formerly Goshen Village East)	31161 Florence Avenue	Unincorporated Tulare County	93618	59	60	LIHTC	2074	Low
Oakwood Apartments	15753 Avenue 327	Unincorporated Tulare County	93618	42	42	USDA	2036	Low
Strathmore Villa Apartments	19734 Road 231	Unincorporated Tulare County	93618	42	42	LIHTC; USDA	2038	Low
Tipton Terrace c/o CBM	584 N. Thompson Rd	Unincorporated Tulare County	93221	34	34	USDA	2040	Low
Sultana Acres	41692 Road 105	Unincorporated Tulare County	93618	29	36	LIHTC; HCD	2043	Low
Vera Cruz Village c/o Awi Management	639 Road 210	Unincorporated Tulare County	93221	49	49	USDA	2045	Low
Oakwood II Apartments	15756 Paradise Avenue	Unincorporated Tulare County	93221	54	54	HCD	2047	Low
Washington Plaza	170 North Church Road	Unincorporated Tulare County	93221	43	44	LIHTC; USDA; HCD	2060	Low
Ivanhoe Family Apartments	15999 Avenue 327	Unincorporated Tulare County	93221	71	72	LIHTC; HCD	2068	Low
Sequoia Commons	31161 Florence St	Unincorporated Tulare County	93221	65	66	LIHTC; HCD	2073	Low
Visalia Garden Villas	4901 West Crenshaw Drive	Visalia	93223	60	60	Local	2042	Low
Fairview Village	2700 N. Willis St.	Visalia	93223	8	8	LIHTC; HCD	2048	Low
Willowbrook I (Site A)	1819 Tipton Street	Visalia	93223	10	10	LIHTC	2050	Low
Kimball Court	303 W. Kimball Avenue	Visalia	93223	94	95	LIHTC	2054	Low
Court and Paradise Apartments (Site A)	1526 S. Court St.	Visalia	93223	20	20	LIHTC	2065	Low
Visalia Village	2423 N. Highland Street	Visalia	93223	35	36	LIHTC	2069	Low
Town Meadows	115 W. Murray Avenue	Visalia	93223	99	100	LIHTC; HUD	2072	Low

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
The Sequoia	1400 S. Mooney Blvd	Visalia	93223	45	50	HCD	2075	Low
Lofts at Fort Visalia	300 E Oak Ave	Visalia	93247	79	80	LIHTC	2075	Low
Myrtle Avenue Senior Apartments	4316 West Myrtle Avenue	Visalia	93247	65	66	LIHTC	2075	Low
East Tulare MHSA	653 East Tulare Avenue	Visalia	93247	22	22	CalHFA	2040	Low
Visalia Senior Housing II	111 W. School Ave	Visalia	93247	59	60	HUD	2042	Low
Tulare Farm Labor (Sonora Apts.)	1436 N. Mariposa Avenue	Visalia	93247	393	393	USDA; HCD	2045	Low
Sierra Meadows	1120 East Tulare Avenue	Visalia	93247	42	43	HUD	2051	Low
Westport Village	3123 S Avocado St	Visalia	93277	25	25	Local	2029	Low
The Meadows	3900 W Tulare Ave	Visalia	93277	99	99	Local	2054	Low
Valencia House	248 Valencia Blvd.	Woodlake		46	47	LIHTC	2037	Low
Castle Rock Estates c/o Buckingham Property Management	455 E. Wutchumna Avenue	Woodlake	93286247	40	40	USDA	2046	Low
Parkside Court	351 Danielle Way	Woodlake		23	24	LIHTC, HCD	2061	Low
Woodlake Manor Apartments	200 E. Sierra Avenue	Woodlake	93286247	43	44	LIHTC; USDA	2062	Low
Woodlake Family Apartments	702 W. Sierra Avenue	Woodlake		67	68	LIHTC	2062	Low
Bravo Village	444 Ropes Avenue	Woodlake	93286618	59	60	LIHTC; USDA, HCD	2067	Low
Woodlake Terrace	448 Ropes Avenue	Woodlake		30	31	LIHTC; CalHFA	2073	Low
Woodlake Garden Apartments	705 West Sequoia Avenue	Woodlake	93286618	48	48	USDA	2042	Low
Walsburg Apartments	495 Whitney Avenue	Woodlake	93286	11	11	HCD	2047	Low

Note: All locally assisted or restricted developments may not be included in this list.

**Indicates units that are expected to extend their affordability period; therefore, the risk level is listed as low despite the expiration date.*

Source: California Housing Partnership, 2023.

Acquisition/Rehabilitation

If these units are 100 percent deed restricted affordable housing with an expiring regulatory agreement, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies.

Under AB 1521, there are now prescribed steps for owners of deed restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units. Since only a portion of the property has deed-restricted units, it is unclear how a transaction like this could occur. Also, the feasibility of this option depends on funding sources to buy and potentially rehabilitate the property, which might be challenging since it is not a 100 percent deed restricted property. Another option to preserve the affordability of this at-risk project is to support a Joint Power Authorities purchase of the property. If this option is exercised, it would require deed restrictions for 100 percent of the residential units but also allows for bond financing that would allow the owner to maintain the project as affordable housing.

There are two organizations that are listed in the HCD Qualified Entities in accordance with Government Code Section 65863.11. These entities, ROEM Development Corporation and Self-Help Enterprises, are qualified agencies with the potential to assist or lead efforts to preserve affordable housing in Tulare County.

Construction of Replacement Units

The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in the Non-Governmental Constraints section of Chapter 3: *Regional Housing Constraints Analysis*. The typical cost of construction for below market-rate housing in Tulare County in 2022 was $337,540 per unit. Based on this per unit cost, the total cost to replace the 19 high-risk affordable units with new construction would be approximately $6.4 million and the cost of preserving would be approximately $39,273 per year. Housing elements should identify the cost of construction of new regulated housing intended to replace at-risk units when they are converted to market-rate units to understand the significant effects that result when at risk- units are lost from the supply of affordable housing.

Rental Subsidies

HATC provides rental assistance to very low- and moderate-income families, seniors and people with disabilities throughout the county. HATC offers many different programs, including the conventional public housing program, the housing choice voucher program, the farm labor program for families with farm labor income, senior housing programs, and other housing programs. All programs are handicap accessible. Reasonable accommodation may be requested from HATC staff and reviewed on a case-by-case basis.

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3 Regional Housing Constraints Analysis

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Non-governmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, which are specific to each local government, are described generally in this section. City-specific assessments of housing constraints for the cities participating in this regional Housing Element, including an in-depth analysis of governmental constraints, are provided in Appendices A through G.

3.1 Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, state law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also addresses environmental constraints that might affect housing development.

3.1.1 Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in Visalia have an average sale price of $86,000 per acre, nearly four times higher than the county average of $22,799. Sites in major cities tend to be smaller and/or occupied by existing uses that generate revenue for property owners. As shown in Table 3-1 and Table 3-2, smaller sites (under 10 acres) in the region have a much higher cost-per-acre in both the cities and unincorporated area.

As shown in Table 3-1, listed land prices in the unincorporated county are lower than in incorporated cities. In the unincorporated county, 16 properties were listed for sale. Listings ranged from one acre priced at $43,000 to 14,672 acres priced at $14,525,933 ($990 per acre). The average list price per acre in the unincorporated area was $32,356.

Table 3-1 Listed Land Prices – Tulare County

	Average Price per Acre (Listed)	
Lot Size	**Incorporated**	**Unincorporated**
Less than 10 acres	$242,383	$53,453
10 or more acres	$37,368	$11,259
Average $/acre	$139,876	$32,356

Source: Zillow, Inc., February 2023.

In contrast to listed land prices, based on aggregate property sales data from 2022, land sold for less in the incorporated cities than in unincorporated county. Table 3-2 considers land sale prices across the eight major cities and in the unincorporated county. Property sales ranged from 0.1 acres for $215,000 ($2,150,000 per acre) to 126.3 acres for $1,250,000 ($9,897 per acre). The average sale price per acre was $146,449 in incorporated cities and $209,732 in the unincorporated county.

Table 3-2 Sold Land Prices – Tulare County

	Average Price per Acre (Sold)	
Lot Size	**Incorporated**	**Unincorporated**
Less than 10 acres	$242,383	$400,959
10 or more acres	$50,515	$18,505
Average $/acre	$146,449	$209,732

Source: AcreValue, 2023.

Most incorporated cities in Tulare County have a higher price per acre for listed land for sale than for recently sold land, indicating that land prices have increased (Table 3-3). The cities of Lindsay, Farmersville, Porterville, and Exeter have the highest average price per acre for listed land, while Woodlake and the unincorporated county have the lowest.

Table 3-3 Listed and Sold Land Prices

Jurisdiction	Average Price per Acre (Listed)	Average Price per Acre (Sold)
Dinuba	$152,631.21	$154,520.41
Exeter	$222,479.67	$140,933.85
Farmersville	$360,611.90	$133,237.38
Lindsay	$360,611.90	$133,237.38
Porterville	$222,535.45	$63,810.51
Tulare	$170,643.08	$148,449.58
Woodlake	$80,168.92	$42,178.51
Incorporated Tulare County	$139,876.00	$146,449.00
Unincorporated Tulare County	$53,453.00	$209,732.00

Source: Zillow, Inc., 2023. AcreValue, 2023.

3.1.2 Construction Costs

Construction costs can be divided into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

The cost of labor in Tulare County is comparatively low compared to other areas in California due to the relatively lower cost of living. Labor for government-subsidized housing construction is generally more costly than market-rate housing construction in the Central Valley, as wages are rooted in the required State Labor Standards based on prevailing wages in Northern and Southern California.

Table 3-4 shows the estimated cost of constructing a basic 2,000 square foot single-family home in Tulare County to be approximately $337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table 3-4 Estimated Construction Cost

Item	Cost
Material	$204,226
Labor	$126,001
Equipment	$7,313
Total	**$337,540**

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs related to materials and labor except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs.

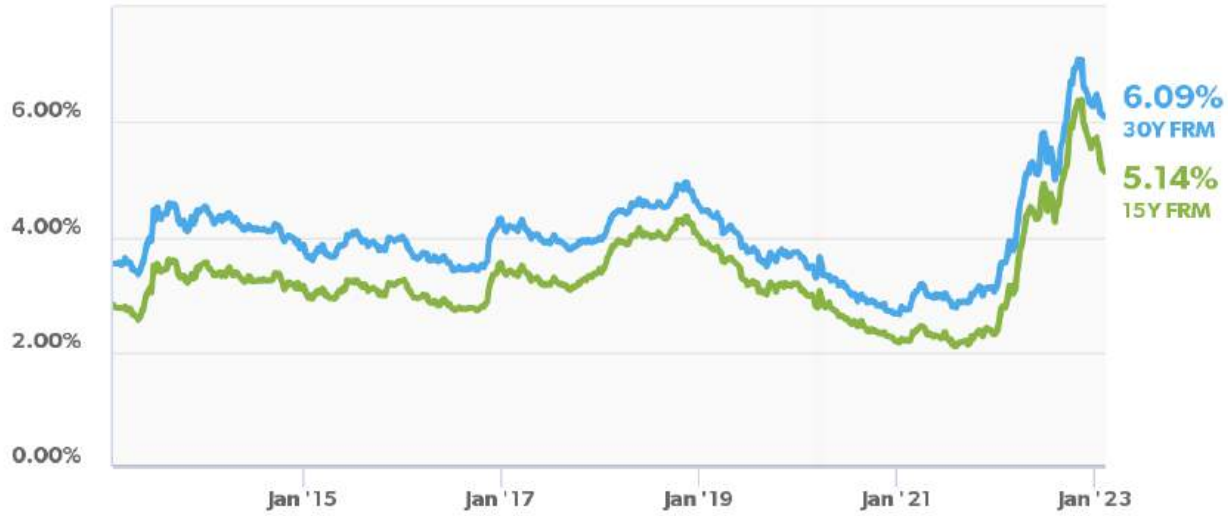
3.1.3 Availability of Financing

Financing for affordable housing projects and programs are available through federal, state, and local funding sources. Funding through these programs can help developers, local governments, and non-profit organizations offset the cost to build new affordable housing units, preserve or rehabilitate existing affordable housing, and fund programs that offer homebuyer assistance to low-income households.

Mortgage interest rates have a large influence on housing affordability. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. As shown in Figure 3-1, in the past 10 years mortgage rates across the United States remained relatively steady (between 3.5 and 4.8 percent through 2019, then dropped below three percent between 2020 and 2021). During 2022, mortgage rates increased significantly, reaching a high of 7.1 percent for a 30-year fixed-rate mortgage at the end of 2022. In early 2023, mortgage rates declined slightly but remain high compared to trends over the past 10 years, making it difficult for households to purchase a home.

When interest rates rise, housing prices tend to decrease due to the increased cost of financing and decreased demand. Similarly, when interest rates decrease, housing prices typically begin to rise and demand increases. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market adjusts. Lower-income households often find it difficult to purchase a home during this period.

Figure 3-1 Historical Mortgage Rates in the United States (2013-2023)



Source: Freddie Mac Primary Mortgage Market Survey

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. To extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Where financing is available, construction capital seems to be directed at those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the availability of financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been previously.

3.1.4 Mortgage and Rehabilitation Financing

The most recent data available for the County of Tulare (2022) shows that 18,154 households applied for a home financing loan, which includes loans for home purchase, home improvement and refinancing. Table 3-5 shows that of the total applications received for home purchase, 54.1 percent of the loans originated, and 5.9 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the U.S. government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. Table 3-6 shows that 49 percent of the conventional loans originated, and 17.6 percent of the applications were denied. The table also shows that 43.4 percent of the government backed loans originated and 9.9 percent of the applications were denied.

County data in Table 3-7 shows that by race, residents who reported as white had the highest number of loans originated. Residents who reported as white also had the highest percentage of loans originated. By ethnicity, Hispanic/Latino residents comprised 38 percent of the total applications of loans received while non-Hispanic/Latino comprised 29 percent. As shown in Table 3-8, residents who reported as not Hispanic/Latino had a higher rate of loan origination and lower rate of loan denial compared to residents who reported as Hispanic/Latino. Of Hispanic/Latino residents who applied for loans, 53.3 percent of loans originated, and 18.1 percent were denied. Comparatively, of the non-Hispanic/Latino residents that applied, 56.2 percent of loans originated, and 15.5 percent were denied.

Table 3-5 Race and Loan Action

Loan Action	Home Purchase (% of total)	Home Improvement (% of Total)	Refinancing (% of Total)	Other (% of Total)	Total (% of Total)
Loan Originated	4,453 (54.1%)	470 (39.2%)	988 (42.7%)	2,690 (42%)	8,601 (47.4%)
Application Approved but not Accepted	141 (1.7%)	64 (5.3%)	83 (3.6%)	151 (2.7%)	439 (2.4%)
Application Denied	482 (5.9%)	492 (41.1%)	430 (18.6%)	1,375 (21.5%)	2,779 (15.3%)
Application Withdrawn	1,241 (15.1%)	96 (8%)	442 (19.1%)	1,104 (17.2%)	2,883 (15.9%)
Purchased Loan	1,777 (21.8%)	19 (1.6%)	133 (5.7%)	535 (8.4%)	2,464 (13.6%)
Other	144 (1.8%)	57 (4.8%)	240 (10.4%)	547 (8.5%)	988 (5.4%)
Total Loans	**8,238**	**1,198**	**2,316**	**6,402**	**18,154**

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-6 Loan Action and Loan Type

Loan Type	Conventional Loan	Government Backed Loan
Loan Originated	6,300 (49%)	2,301 (43.4%)
Application Approved but not Accepted	324 (2.5%)	115 (2.2%)
Application Denied	2,255 (17.6%)	524 (9.9%)
Application Withdrawn	1,967 (15.3%)	916 (17.3%)
Other	2,003 (15.6%)	1,449 (27.3%)
Total Loans	**12,849**	**5,305**

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-7 Race and Loan Action

Racial Group	Loan Originated	Application Approved but Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other	Total
Two or More Races	11 (52.4%)	0	6 (28.6%)	2	1	1	21
American Indian or Alaska Native	90 (44.3%)	9	48 (23.6%)	39	1	16	203
Asian American	348 (49.9%)	21	134 (19.2%)	127	24	44	698
Black/African American	20 (50.4%)	4	49 (20.6%)	54	3	8	238
Native Hawaiian or Other Pacific Islander	13 (39.4%)	0	6 (18.2%)	6	0	8	33
White	5,463 (56.0%)	268	1,457 (14.9%)	1,747	306	522	9,763
Other	2,556 (35.5%)	137	1,079 (15%)	908	2,129	389	7,198

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

Table 3-8 Ethnicity and Loan Action

Ethnicity	Loan Originated	Application Approved but Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other	Total
Hispanic/Latino	3,681 (53.3%)	172	1,249 (18.1%)	1,223	182	405	6,912
Not Hispanic/Latino	2,952 (56.2%)	18	816 (15.5%)	994	165	308	5,253
Joint Hispanic/Latino and not Hispanic/Latino	373 (57.6%)	18	97 (15.0%)	102	22	36	648
Ethnicity not Available	1,595 (30.6%)	97	617 (11.8%)	564	2,095	239	5,207

Source: FFIEC Home Mortgage Disclosure Act. 2022 Dataset

3.2 Governmental Constraints

City policies and regulations can impact the feasibility and cost of housing development. Policies and regulatory actions include land use controls, development standards, site improvement requirements, building codes, and development fees. The following section describes these governmental constraints.

3.2.1 Land Use Controls

Land use controls provided in the general plan and the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. Land use controls include the density of development that will occur within a particular zone, the compatibility of planned uses in each area, and the range and type of buildings and uses that will be

located throughout the city or the county. In appendices A though G, Chapters A3 through G3, the *Housing Constraints Analysis* for individual jurisdictions, provides a description of each jurisdiction's land use controls.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under state law, zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element.

Zoning Code

Land use controls provided in the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development. Land use controls establish the allowable density of development that will occur on a particular site, the compatibility of planned uses in a given area, and the range and type of buildings and uses in a jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning code. The zoning code implements the general plan by establishing development standards for each zoning district consistent with the land use designations of the general plan.

3.2.2 Residential Development Standards

Each jurisdiction's zoning code contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single-family dwelling unit. Several, but not all jurisdictions have reduced parking standards for multifamily and senior housing.

Open Space and Park Requirements

Open space and park space requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. Most jurisdictions require that park space is set aside in new subdivisions or a fee in lieu of providing park space. If such requirements are too onerous or expensive to implement, they can constrain a developer's ability to develop housing.

Density Bonus

A density bonus allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. California density bonus law (Government Code Section 65915) establishes the following minimum affordability requirements to qualify for a density bonus:

- The project is eligible for a 20 percent density bonus if at least five percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a five percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

A project can receive additional density based on a sliding scale. A developer can receive the maximum density bonus of 50 percent when the project provides either 15 percent very low-income units, 24 percent low-income units, or 44 percent moderate-income units.

Density bonus law also requires cities and counties to grant a certain number of incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, density bonus law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all the following requirements:

- The land must have general plan designations and zoning districts that allow for the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 3-9. These numbers are the total number of parking spaces including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus.

Table 3-9 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Street Parking
0 to 1 bedroom	1 space
2 to 3 bedrooms	1.5 spaces
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915

Assembly Bill 1287 Additional Density Bonus for Very Low- to Moderate-Income Units

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city and/or county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower-

income households, conforms to specified requirements and provides 15 percent of the total units to very low-income households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

State Density Bonus Law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus Law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking rations, as specified.

Provision of a Variety of Housing Types

State Housing Element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, manufactured housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and accessory dwelling units (ADUs).

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Permanently sited manufactured homes built to the United States Department of Housing and Urban Development (HUD) Code are subject to the same rules as site-built homes, except architectural requirements concerning the manufactured home's roof overhang, roofing materials, and siding materials.

There are two conditions where local jurisdictions are allowed to make to the manufactured home siting provisions: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Each city-specific analysis provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning codes in the jurisdictions comply with State law requirements for manufactured homes.

Accessory Dwelling Units

An ADU is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. An ADU must have cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. They can also provide supplemental income to the homeowner, which may support moderate- and lower-income homeowners.

To encourage ADUs, state law requires cities and counties to adopt an ordinance authorizing ADUs to be allowed ministerially (by-right) in any zoning district which allows either single family or multifamily

residential uses. Local governments are precluded from prohibiting ADUs in residentially zoned areas or zones which allow either single family or multifamily residential uses.

Multifamily Housing

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Each city-specific analysis provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones. Each city-specific analysis provides descriptions of the restrictions on group homes in each jurisdiction.

Emergency Shelters

Emergency shelters are defined as:

> "Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless residents by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters to meet the homeless need identified in the analysis and must accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or people permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters if emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential use and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses.

Each city-specific analysis describes each jurisdiction's compliance with state law requirements for emergency shelters.

Transitional and Supportive Housing

With the enactment of Senate Bill 2 (SB 2), state law requires cities and counties to treat transitional housing and supportive housing as a residential use and allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years). The State defines transitional housing as:

> "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing links the provision of housing and social services for residents experiencing homelessness, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments. The State defines supportive housing as:

> "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The State defines the target population as:

> "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multi-family and mixed-use zones and precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

Each city-specific analysis describes compliance with state law requirements for transitional and supportive housing in each jurisdiction.

Farmworker Housing/Employee Housing Act

The Employee Housing Act (Health & Safety Code Section 17021.6) requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. For all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

Each city-specific analysis describes whether each jurisdiction complies with the Employee Housing Act.

Single Room Occupancy (SRO) Units

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for residents at risk of homelessness. Each city-specific analysis provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

On/Off Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water, sewer, drainage, curbs, and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction's development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Each city-specific analysis describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little

choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

3.2.3 Housing for Persons with Disabilities

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Each city-specific analysis contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

Definition of Family

- There are several State and Federal rules that govern the definition of "family", including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have several purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to the California Department of Housing and Community Development (HCD) and Mental Housing Advocacy Services, there are three major points to consider when writing a definition of family: Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family; and
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Reasonable Accommodation Procedures

The Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standards of the zoning code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

California Building Code

The 2022 California Building Code, Title 24 regulations provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether a jurisdiction has adopted any amendments to the Building Code that might diminish the ability to accommodate persons with disabilities.

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities.

3.2.4 Planning and Development Fees

Jurisdictions collect various fees to cover the costs of processing permits and development impact fees. These include fees for planning and zoning approvals, subdivision map act approvals, environmental review, building permits, among others. Permitting fees and development impact fees are determined by each jurisdiction and posted in the Master Fee Schedule online. Permitting and development fees are periodically updated and approved by the City Council or County Board of Supervisors.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as, parks, and infrastructure. Almost all these fees are assessed based on the magnitude of a project's impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project. A 2019 National Impact Fees Survey, which surveyed 37 jurisdictions in California, reported an average impact fee of $37,471 per single-family unit and $21,703 per multifamily unit. Each city-specific analysis provides more information on planning and development fees by jurisdiction.

San Joaquin Valley Air Pollution Control District Fees

Tulare County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin does not meet ambient air quality standards set at the state and federal levels and is within a "non-attainment" area for ozone, PM10 (state), and PM2.5.

Due to these conditions, the SJVAPCD has implemented an Indirect Source Review process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment and potential mitigation fees are required for residential projects with 50 or more dwelling units and when discretionary approval is required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add to the cost of development. However, the cost can be reduced with mitigation measures. The SJVAPCD also offers a variety of grants and incentive programs to public agencies, residents, and businesses to help offset fees.

3.2.5 Inclusionary Housing Ordinance

Implemented by local jurisdictions, inclusionary housing ordinances require developers to reserve a certain percentage of units for very low- and low-income households to ensure new development incorporates affordable housing. Whether rented or sold, affordability requirements are based on the area median income (AMI) with very low-income defined as household earning up to 50 percent of the AMI and low-income households earning between 50 and 80 percent of the AMI. Actual rents cannot exceed 30 percent of the income for the associated income group. Each city-specific analysis provides more information on inclusionary housing ordinances by jurisdiction.

3.2.6 Permit Procedures and Processing Times

The processing of applications and permits for development can increase project time and costs. Processing times vary widely from a few weeks to several months depending on the type of permit required for development and if any discretionary review is required for approval. The time required to process a project varies greatly between projects and depends on the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Each city-specific analysis describes the permit processing procedures and timing for each jurisdiction.

3.2.7 Short-Term Housing Rentals

Short-term housing rental ordinances regulate the number of residential units that can be converted to short-term vacation rentals in a jurisdiction. Jurisdictions are not required to adopted short-term housing rental ordinances; however, in areas with high demand for vacation rentals, jurisdictions often adopt such policies to ensure that the existing housing stock for sale or long-term rentals is not diminished and that housing options are maintained throughout the community. Each city-specific analysis provides more information on the potential need for monitoring short-term rental housing.

3.2.8 Code Enforcement

Building codes and enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the HCD and file an expressed finding that the change is needed. Each city-specific analysis provides more information on building codes and enforcement by jurisdiction.

3.3 Environmental Constraints

Typical environmental constraints to the development of housing in Tulare County include the preservation of scenic landscapes and prime agricultural land, environmental resources management, air quality measures, health and safety measures, and water conservation. In many cases, development of these areas is constrained by State and Federal laws (e.g., Federal Emergency Management Agency [FEMA] floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act). Each city-specific analysis provides an analysis of environmental constraints specific to each jurisdiction.

3.3.1 Floodplains

Official floodplain maps are maintained by FEMA. FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM).

Principal flooding problems exist in the western portion of the county, as identified by FEMA. In the north, northern Orosi and central Dinuba are considered river or stream flood hazard areas. Moving south along State Route (SR) 99 and SR 63 are notable flood hazard areas spanning from Dinuba south into Woodlake and Visalia. FEMA has also identified flood hazard areas around the Woodlake Wastewater Treatment Facility spanning southwest to Visalia. Additional flood hazard areas include Allensworth along SR 43, various areas along the Tule River, and along the Kern River located in the eastern portion of the county.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that

flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary to protect against flood risks.

3.3.2 Seismic Zones

There are several active and potentially active faults within and adjacent to Tulare County. The Kern Canyon fault zone is located along sections of the Kern River spanning from the river's headwaters, located at the Kings Kern Divide south through Isabella Lake. Additional major fault zones adjacent to Tulare County include the San Andreas and Garlock faults. Tulare County is not considered to be under significant threat of a major earthquake despite its proximity to active fault zones.

Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and state building codes. Due to the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes do not pose a significant constraint to residential development.

3.3.3 Wildland/Urban Fire Hazards

The California Department of Forestry and Fire Prevention (CALFIRE) has designated the eastern area of Tulare County near the foothills of the Sierra Nevada Mountains as a fire hazard severity zone ranging from moderate, high, and very high fire hazard risk.[1] The jurisdictions that are closest to these hazard areas include Woodlake, Exeter, Lindsay, Porterville, and unincorporated Tulare County.

Wildfire hazards in the city include vacant/fallow lands that have dry vegetation and/or agricultural debris storage (e.g., limbs, trimmings, etc.). These hazards are more common on non-irrigated lands, during drought years, and in dry seasons. Suburban, urban areas, or rocky barren areas have minimal surface fuels and therefore typically have the lowest fire hazard. All new residential development must meet California Fire Code provisions, which address topography, geology, climate, and development conditions to reduce risk of wildfire hazards.

3.3.4 Soil Contamination

Agricultural uses may contaminate potential residential sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study. Each jurisdiction ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up.

[1] CAL FIRE. Fire Hazard Severity Zone Viewer. April 1, 2024. https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/

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4 Regional Housing Resources

4.1 Introduction

The following chapter provides an analysis of development trends in Tulare County that is used to inform the Site Inventories for the seven jurisdictions covered under this Housing Element. This chapter also includes an overview of the financial and administrative resources available to support continued development, preservation, and rehabilitation of housing in the jurisdictions throughout Tulare County. An analysis for each jurisdiction's Site Inventory is in Chapters A4 through G4, *Housing Resources*.

4.2 Future Housing Needs

According to the Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)[1], population growth in the region in the next two decades is expected to be near the highest in the state (0.71 percent annually from 2021-2046). This increase in population is driven in part by urban residents moving from the state's larger cities to rural areas like Tulare County due to the relatively lower cost of living and higher birthrates than the state average.

State law requires every jurisdiction to undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate regional housing needs.[2] A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth.

4.2.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (called the 6th Cycle Housing Element update). TCAG, as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with the objectives of the State of California, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

The RHNA process for the Tulare County region was initiated in September 2020 and was completed in August 2022 with the adoption of the Final Regional Housing Needs Plan to allocate the region's housing needs among the eight cities and the unincorporated county. [3] Each jurisdiction's share of the regional housing need is allocated based on recent growth trends, income distribution, and capacity for future growth. The RHNA methodology uses weighted indicators such as opportunity access and job proximity to allocate housing units affordable to households of different income categories. TCAG is required to allocate units across income categories with the goal of reducing socioeconomic disparities based on

[1] Tulare Council of Governments (TCAG). 2022 Regional Transportation Plan/Sustainable Communities Strategy
[2] Government Code section 65100 – 65763, Article 10.6. Housing Elements
[3] Tulare Council of Governments (TCAG). 2022. Final Regional Housing Needs Plan. https://tularecog.org/sites/tcag/assets/FINAL%20RHNP%20-%20COMBINED.pdf

household income and other characteristics. The RHNA for each jurisdiction is distributed into four income categories based on the Area Median Income (AMI)[4]:

- Very low-income (less than 50 percent of AMI)
- Low-income (50-80 percent of AMI)
- Moderate-income (80-120 percent of AMI)
- Above Moderate-income (more than 120 percent of the AMI)

As part of the Housing Element, each jurisdiction must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs. Tulare County's combined regional future housing need is 33,214 total units during the eight-year planning period. The number of units is distributed among five income categories within each jurisdiction, as shown in Table 4-1.

Table 4-1 Tulare County Regional Housing Needs Determination Allocation

	Total RHNA Allocation	Very Low-Income Allocation		Low-Income Allocation		Moderate-Income Allocation		Above Moderate-Income Allocation	
Jurisdiction	Units	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA
Dinuba	1,588	387	24.4%	238	15.0%	268	16.9%	695	43.8%
Exeter	844	197	23.3%	121	14.3%	146	17.3%	380	45.0%
Farmersville	654	135	20.6%	83	12.7%	121	18.5%	315	48.2%
Lindsay	789	93	11.8%	58	7.4%	178	22.6%	460	58.3%
Porterville	4,064	872	21.5%	537	13.2%	739	18.2%	1,916	47.1%
Tulare	4,749	1,435	30.2%	884	18.6%	677	14.3%	1,753	36.9%
Visalia	10,791	3,741	34.7%	2,306	21.4%	1,321	12.2%	3,423	31.7%
Woodlake	492	75	15.2%	47	9.6%	103	20.9%	267	54.3%
Unincorporated County	9,243	1,563	16.9%	963	10.4%	1,870	20.2%	4,847	52.4%
Total	**33,214**	**8,497**	**25.6%**	**5,238**	**15.8%**	**5,424**	**16.3%**	**14,055**	**42.3%**

Source: TCAG, 2022. Final Regional Housing Needs Plan.

4.3 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to accommodate its required RHNA. Jurisdictions can also use planned and approved projects, estimated accessory dwelling unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. In addition, jurisdictions may identify sites to be rezoned to accommodate their RHNA. A full analysis of how each jurisdiction will accommodate its RHNA is provided in Appendices A through G.

[4] The Area Median Income of Tulare County is $57,394 for a household of four in 2023.

4.4 Development Trends

Establishing regional development trends provides an understanding of the type of housing development that is feasible during the planning period and the realistic unit capacity assumptions for sites to accommodate the RHNA for each jurisdiction. To establish these trends, this analysis reviews the characteristics and density achievement of a sample set of 14 recent and planned multifamily residential developments in the region. These projects were selected because they accurately represent the recent residential development activity that has occurred in the region and provide a basis for understanding the types of residential development that are likely to be developed during the planning period. Sites that align with these development trends were included on the Site Inventories for the individual jurisdictions involved in this Housing Element (described in detail in Appendices A through G). The analysis considers following development characteristics:

- The previous uses of developed parcels
- Parcel sizes
- Parcel locations
- The density achieved by the project

The following sections describe the 14 residential projects that represent regional development trends in the county.

Sierra Village Apartments

APN	014-080-091	**Group**	Self-Help Enterprises
Address	1375 N. Crawford Ave., Dinuba, CA	**Year Built**	2018/2023
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.50 ac	**FAR**	0.42

The Sierra Village Apartments development is located on a previously vacant site in northeast Dinuba and consists of 108 affordable units, including nine units for permanent supportive housing. This development was constructed in two phases: the first phase was completed in 2018 and the second phase was completed in 2023. This project is in a multifamily zone with an allowable density of 14.54 units per acre, resulting in a maximum unit capacity on this site of approximately 80 units. Since the project was developed with 108 units, this project achieved 135 percent of allowable density. This project was able to achieve a higher percent density due to a density bonus.

Merced Street

APN	017-074-005	**Group**	-
Address	255 E Merced Street, Dinuba, CA	**Year Built**	2018
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.46 ac	**FAR**	0.52

This 10-unit market rate apartment complex located on the corner of E. Merced Street and N. J Street in Downtown Dinuba was constructed in 2018. Previously, this lot was occupied by a single-family home that utilized about 30 percent of the site; the rest of the lot was vacant. In 2016, the site was rezoned from single-family to multifamily residential to allow for the development of this project. The allowable density on this site is 14.54 units per acre, resulting in a maximum unit capacity of approximately seven units. Through a density bonus, this project was developed with 10 units; therefore, it achieved 150 percent of allowable density.

Orange Avenue

APN	138-121-07	**Group**	-
Address	430 N Orange Ave, Exeter, CA	**Year Built**	2019
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.49 ac	**FAR**	0.29

This development located on Orange Avenue in northwest Exeter consists of two market-rate duplex buildings with a total of four units on site. This site was previously developed with one single-family home. However, the single-family residence was vacated to develop higher density residential use and rezoned from low density to high density in 2016. The project was built in two phases: the duplex on the eastern portion of the site was constructed in 2017 and the second duplex on the western portion of the site was constructed in 2019. This project is in a multifamily zone which allows a maximum density of 14.52 units per acre, resulting in a maximum unit capacity of approximately seven units on the site. The project was developed with four units; therefore, it achieved 56 percent of allowable density.

Los Arroyos

APN	129-010-083	**Group**	Self-Help Enterprises
Address	135 E. Walnut Avenue, Farmersville, CA	**Year Built**	2023 (completion anticipated November 2023)
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.81 ac	**FAR**	-

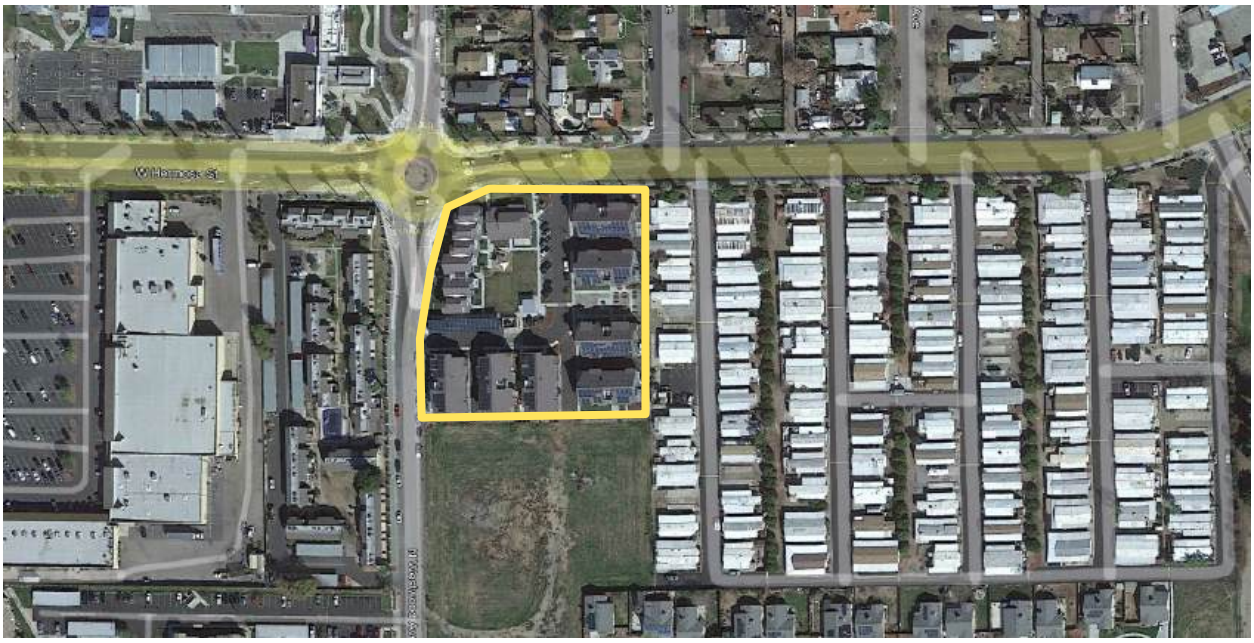
Construction began on the Los Arroyos apartment project in eastern Farmersville at the corner of W Walnut Avenue and Farmersville Road in April 2022. This project will develop 108 affordable rental units on a previously vacant parcel zoned for multifamily residential. This project is currently in a general commercial zone which was rezoned to multifamily residential (RM-2.5) as part of this project. The site allows a maximum density of 25.62 units per acre and a unit capacity of approximately 149 units. The project proposes 108 units which will achieve 73 percent of maximum allowable density.

Autumn Hills

APN	199-320-045 thru 199-320-084	**Group**	-
Address	Maple Avenue and Maple Valley Way, Lindsay	**Year Built**	2018
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	9.43 ac	**FAR**	0.25

Autumn Hills is a 40-unit single-family neighborhood constructed in 2018 and located in western Lindsay along Maple Avenue and Maple Valley Way. This project site is zoned for single-family residential uses and allows for a density of 6.22 units per acre. Maximum unit capacity on this site is approximately 59 units. With 40 units constructed, the project achieved 68 percent of allowable density.

Palm Terrace



APN	205-040-005	**Group**	Self-Help Enterprises
Address	700 W. Hermosa St., Lindsay, CA	**Year Built**	2018
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	2.67 ac	**FAR**	0.30

Palm Terrace is a 50-unit affordable rental community in southern Lindsay at the intersection of West Hermosa Street and North Westwood Avenue. Prior to construction, the site was vacant. This project is located in a multifamily zone that allows for a minimum density of 14.52 units per acre. Maximum unit capacity on this site was approximately 39 units. With 50 units constructed, the project achieved 129 percent of allowable density with a density bonus.

Nupchi Xo' Oy

APN	247-210-049, 247-250-077, 247-250-078	**Group**	Self-Help Enterprises
Address	648 W. Mulberry Ave., Porterville, CA	**Year Built**	2021
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	4.47 ac	**FAR**	0.35

Nupchi Xo’ Oy is a 40-unit affordable housing complex constructed for the Tule River Tribe and Porterville residents in 2021. The development of this project addresses the existing shortage of available housing, overcrowding, and unsafe housing conditions that Tule River Tribe members have experienced. Located in northeast Porterville north of W. Mulberry Avenue, this project is in a multifamily zone which allows for a maximum density of 15 units per acre. Maximum unit capacity on this site is approximately 67 units. With 40 units constructed, the project achieved 60 percent of maximum allowable density.

Garden Court Villas

APN	259-380-001 thru 259-380-003, 259-380-036, 259-380-037, and 259-380-052 thru 259-380-055	**Group**	Woodard Homes, Inc.
Address	Varies, Porterville CA	**Year Built**	2018
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	4.26 ac	**FAR**	0.34

The Garden Court Villas project is located in southwest Porterville at the eastern end of Roby Avenue. This 40-unit housing development was built in phases, with the completion of the final phase of the project in the east portion of the site in 2018. This project is located in a Planned Development Zone with a General Plan Land Use of Medium Density Residential which allows for a maximum density of 15 units per acre, resulting in a maximum unit capacity of approximately 64 units on the site. With 40 units constructed, the project achieved 63 percent of the maximum allowable density.

Cambria

APN	Varies	**Group**	Meritage Homes of California Inc.
Address	Varies	**Year Built**	2020
Current Use	Single-Family Residential	**Previous Use**	Vacant
Parcel Size	12.75 ac	**FAR**	0.31

The Cambria development was completed in 2020 and consists of 80 market-rate single-family homes in northwest Porterville, located north of Avenue 160 and Redondo Street on formerly vacant farmland. This project is located in a Planned Development Zone District with a General Plan Land Use of Low-Medium Density Residential, which allows for a maximum density of 11.3 units per acre, resulting in a maximum unit capacity of approximately 144 units on the site. With 80 units constructed, the project achieved 56 percent of the maximum allowable density.

Mission Court Apartments

APN	184-190-017	**Group**	Pacific West Communities, Inc.
Address	1150 S Morrison Street, Tulare, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	5.1 ac	**FAR**	0.22

Mission Court is a 65-unit affordable apartment complex located in southeast Tulare east of Morrison Street. Developed in 2020, the formerly vacant site is located within a multifamily zone which allows for a maximum density of 21.78 units per acre. Maximum unit capacity on this site is approximately 111 units. With 65 units constructed, the project achieved 59 percent of allowable density.

H Street

APN	175-192-012	**Group**	-
Address	526 S H Street, Tulare, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	0.34 ac	**FAR**	0.53

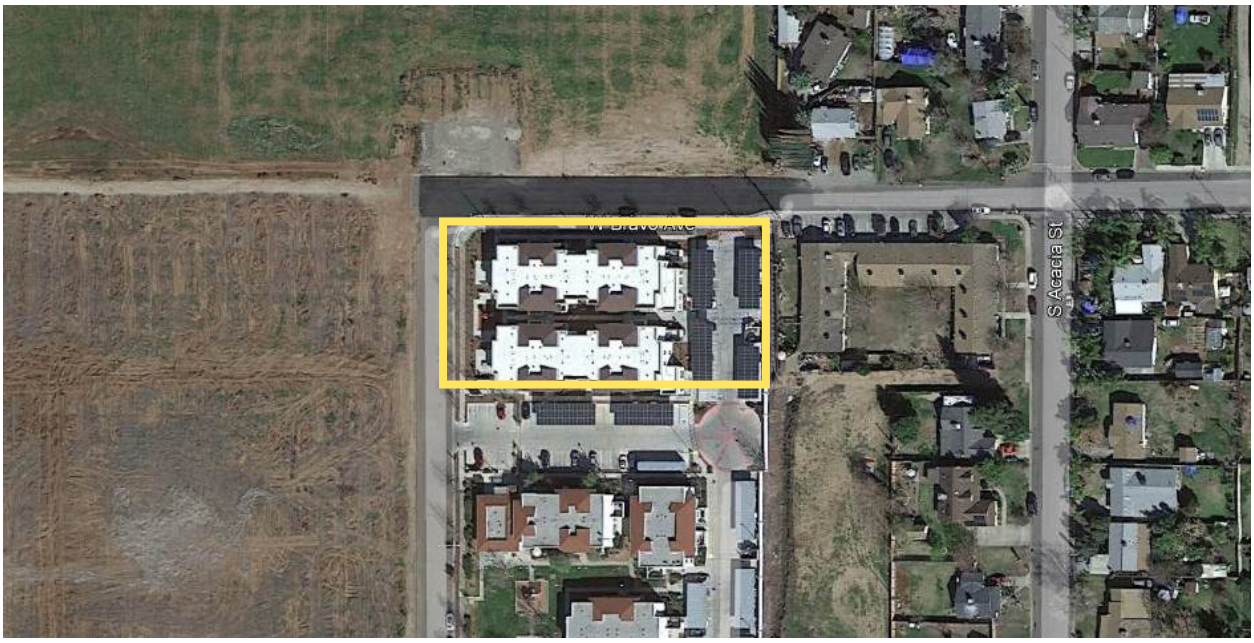
The H Street project, located on South H Street in southwest Tulare, includes four market-rate townhomes and one market-rate single-family residence on a formerly vacant site. Prior to development, this lot was designated single-family residential with an under-utilized single-family home located on the property. This project is located within a multifamily zone which allows for a maximum density of 14.52 units per acre. Maximum unit capacity on this site is approximately five units. With five units constructed, the project achieved 101 percent of allowable density.

The Riviera

APN	166-230-011	**Group**	-
Address	2311 N Hillman Ave., Tulare, CA	**Year Built**	2019
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	9.52 ac	**FAR**	0.04

The Riviera is a 168-unit market-rate apartment complex located on a previously vacant site east of N. Hillman Street in northeast Tulare. Developed in 2019, the project is located within a multifamily zone which allows for a maximum density of 21.78 units per acre. Maximum unit capacity on this site is approximately 207 units. With 168 units developed, the project achieved 81 percent of allowable density.

Bravo Village Apartments



APN	061-170-077	**Group**	Corporation for Better Housing
Address	220 Oak St., Woodlake, CA	**Year Built**	2020
Current Use	Multifamily Residential	**Previous Use**	Vacant
Parcel Size	1.0 ac	**FAR**	0.46

Bravo Village Apartments is a 60-unit affordable development of 16 one-bedroom units, 24 two-bedroom units and 20 three-bedroom units located at the intersection of West Bravo Avenue and South Oak Street in south Woodlake. This project is located in a multifamily zone which allows for a maximum density of 29.04 units per acre. Maximum unit capacity on this site is approximately 29 units. With 60 units constructed, the project achieved 207 percent of allowable density. This project was allowed to achieve such a high density limit due to Woodlake's Density Bonus, which allows up to an additional 35 percent of the maximum density of a zoning district.

Hillside Estates

APN	-	**Group**	Yanez Homes
Address	W. Tule Ave., Woodlake, CA	**Year Built**	2023/2024
Current Use	Single-Family Residential	**Previous Use**	Orchard
Parcel Size	28.5 ac	**FAR**	-

Hillside Estates is a 75-unit single-family market-rate subdivision under construction north of W. Cajon Avenue in north Woodlake. The site was previously an orchard and actively farmed. This project is located in on a site that was annexed into the city as a single-family low-density residential zone which allows a density of 2.2 units per acre, resulting in a maximum unit capacity of approximately 62 units on the site. With 75 units constructed, the project achieved 117 percent of allowable density.

4.4.1 Summary of Development Trends

Development characteristics in the region indicate that most residential projects developed, or will develop, on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects discussed above include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density. Table 4-2 summarizes the data for each development trend project and uses the zoning district density to project the number of units allowed. Four developments utilized density bonuses and other incentives to achieve densities over what is allowed in each respective zone.

Table 4-2 Regional Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Sierra Village (affordable)	108	5.50	19.64	Multifamily	14.54	80.00	135%
Merced Street	10	0.46	21.74	Multifamily	14.54	6.69	150%
Orange Avenue	4	0.49	8.16	Multifamily	14.52	7.11	56%
Los Arroyos (affordable)	108	5.81	18.59	Multifamily	25.62	148.85	73%
Autumn Hills	40	9.43	4.24	Single-Family	6.22	58.65	68%
Palm Terrace (affordable)	50	2.67	18.73	Multifamily	14.52	38.77	129%
Nupchi Xo' Oy (affordable)	40	3.34	11.98	Multifamily	15.00	50.10	80%
Garden Court Villas	40	4.26	9.39	Single-Family	15.00	63.90	63%
Cambria	80	12.75	6.27	Single-Family	11.30	144.08	56%
Mission Court Apartments (affordable)	65	5.1	12.75	Multifamily	21.78	111.08	59%
H Steet	5	0.34	14.71	Multifamily	14.52	4.94	101%
The Riviera	168	9.52	17.65	Multifamily	21.78	207.35	81%
Bravo Village Apartments (affordable)	60	1.00	60.00	Multifamily	29.04	29.04	207%
Hillside Estates	75	28.5	2.63	Single-Family	2.18	62.07	121%
Average	**61**		**16.18**				**99%**

4.4.2 Pipeline projects by Jurisdiction

In addition to residential projects that are under construction or complete, this analysis also examines development trends for projects that are currently in the development pipeline. Residential developments approved and permitted, but not yet built (also called “pipeline projects”) can be credited towards a jurisdiction’s RHNA for the 6th cycle Housing Element provided it can be demonstrated that the units can be built by the end of the planning period (December 2031). These pipeline projects collectively achieve an average of 90 percent of the maximum density that is allowed in each zoning district where these projects will be developed. The following section reviews active pipeline projects in the region. These pipeline projects are important to the regional trends analysis because they demonstrate the types of projects currently in development and the continuation of previously mentioned development trends.

City of Dinuba

The City of Dinuba has five residential pipeline projects with a total of 316 units. The projects will achieve an average density of 11.01 dwelling units per acre. Four of the projects will be developed on vacant sites and one will be developed on a site which was previously an orchard. The Sierra Village project includes units affordable to very low- and low-income households, and the Castlerock

Subdivision and Montebella projects will include units affordable to above moderate-income households. The Sequoia Apartment project will include units affordable to moderate- and above moderate-income households. These projects will achieve an average density of 75 percent of the maximum density allowed on the sites. Table 4-3 shows Dinuba's pipeline projects.

Table 4-3 Dinuba Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Castlerock Subdivision	71	15.80	Vacant	R-1-6	4.49	62%	Above Moderate
Montebella 2/3	121	28.80	Orchard	R-1-6	4.20	58%	Moderate, Above Moderate
Vineyard Estates	63	10.00	Vacant	R-1-6	6.30	77%	Above moderate
Sequoia Apartments	61	2.10	Vacant	RM-1.5	29.05	102%	Moderate. Above Moderate
Average	**79**	**14.18**			**11.01**	**75%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1-6) One-Family Residential; (RM-1.5) Multi-Family Residential

City of Exeter

The City of Exeter has two residential pipeline projects with a total of 80 units. Both projects are located on vacant sites and will achieve an average density of 17.65 units per acre. Ten percent of the units in the Morgan project will be affordable to moderate-income households. All units in the Smee Homes (Yokohl Landing) project will be affordable to above moderate-income households. These projects will achieve an average density of 81 percent of the maximum density allowed on the sites. Table 4-4 shows Exeter's pipeline projects.

Table 4-4 Exeter Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Morgan	44	1.38	Vacant	RM-1.5	31.88	110%	Moderate, Above Moderate
Smee Homes (Yokohl Landing)	36	9.85	Agriculture	R-1-6	3.65	51%	Above Moderate
Average	**40**	**5.62**			**17.65**	**81%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RM-1.5) Multifamily Residential - 1,500 square feet; (R-1-6) Single Family Residential - 6,000 square feet

City of Farmersville

The City of Farmersville has five residential pipeline projects with a total of 684 units. The projects will achieve an average density of 16.31 dwelling units per acre. Four of the projects will be developed on vacant sites and two will be developed on sites which were previously used for agriculture. The Gardenia

Courtyards and Los Arroyos projects include units affordable to low-income households, and Cameron Creek and Eagle Meadows will include units affordable to moderate-income households. These projects will achieve an average density of 161 percent of the maximum density allowed on the sites. Table 4-5 shows Farmersville's pipeline projects.

Table 4-5 Farmersville Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Cameron Creek	151	36.5	Orchard	R-1 (PD) and RM-2.5	4.14	57%	Moderate
Eagle Meadows	242	49.0	Agriculture	R-1 (PD)	4.94	68%	Moderate
Camino Castaneda	24	10.89	Vacant	RM-4	8.89	83%	Above moderate
Gardenia Courtyards	142	6.50	Vacant	RM-2.5	21.85	86%	Low
Petunia Estates	18	0.46	Vacant	R-1	39.13	600%	Above moderate
Los Arroyos	107	5.81	Vacant	C-G	18.93	72%	Low
Average	**114**	**18.19**			**16.31**	**161%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1(PD) Single Family Residential (Planned Development); (RM-2.5) Multi Family Residential – one unit per 2,500 square feet of lot area; (RM-4) Multi Family Residential – one unit per 4,000 square feet of lot area; (C-G) General Commercial

City of Lindsay

The City of Lindsay has four residential pipeline projects with a total of 322 units. The projects will achieve an average density of 23.86 dwelling units per acre. All of the projects will be developed on vacant sites. The Mission Estates project includes 31 units affordable to moderate-income households, and all other projects will include units affordable to above moderate-income households. These projects will achieve an average density of 71 percent of the maximum density allowed on the sites. Table 4-6 shows Lindsay's pipeline projects.

Table 4-6 Lindsay Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
O'Hara Ranch Residential	145	35	Vacant	Mixed-use & R-1-7	4.14	67%	Above Moderate
Hidden Oak Residential	50	8.60	Vacant	R-1-7	5.81	94%	Above Moderate
Mission Estates (R-1-7)	85	30	Vacant	R-1-7	2.83	46%	Above Moderate
Mission Estates (RM-3)*	31	2.50	Vacant	RM-3	14.00	97%	Moderate
Fresno Street Apartments	11	1.50	Vacant	RM-3	7.33	52%	Above Moderate
Average	**65.20**	**15.52**			**6.82**	**71%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (R-1-7) Single Family Residential; (RM-3) Multi-Family Residential

*Mission Estates is one project with two zoning districts and has been separated by zoning district for the purpose of this analysis.

City of Porterville

The City of Porterville has 13 residential pipeline projects with a total of 694 units. Ten of the project sites are currently vacant, and two sites are occupied by orchards. The average density of all projects is 11.28 units per acre. All but one of these projects is affordable to above moderate-income households. These projects achieve an average density of 81 percent of the maximum density allowed on the sites. Table 4-7 shows Porterville's pipeline projects.

Table 4-7 Porterville Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Brookside Subdivision	229	38.35	Orchard	RS-2	5.97	100%	Above Moderate
Mahal	16	0.89	Vacant	RM-3	17.98	75%	Above Moderate
River View Villas	78	7.90	Vacant	RM-2	9.87	82%	Above Moderate
Villas at Sierra Meadows	80	12.31	Orchard	RS-2	6.50	108%	Above Moderate
Aguilo	19	4.98	Vacant	RM-3	3.82	16%	Above Moderate
Mission Communities	120	4.65	Vacant	RM-3	25.81	108%	Above Moderate
Link Domingo	6	0.52	Vacant	RM-3	11.54	48%	Above Moderate
Westwood Townhomes	8	0.38	Vacant	RM-3	21.05	88%	Above Moderate
Westfield Residential Development	28	2.86	Vacant	RM-2	9.79	82%	Above Moderate
Evergreen Apartments	12	1.03	Vacant	RM-2	11.65	97%	Above Moderate
Bareng Subdivision	6	1.89	Vacant	RS-2	3.17	53%	Above Moderate
Terraza	46	3.07	Vacant	PD	14.98	125%	Above Moderate
Crestview Park	46	10.08	Vacant	RS-2	4.56	76%	Above Moderate
Average	**53**	**6.58**			**11.28**	**81%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RS-2) Low Density Residential; (RM-2) Medium Density Residential; (RM-3) High Density Residential; (PD) Planned Development

City of Tulare

The City of Tulare has one residential pipeline project with a total of 84 units. This project is located on a vacant site and will achieve a density of 21.82 units per acre. All units are affordable only to above moderate-income households. These projects will achieve an average density of 75 percent of the maximum density allowed on the site. Table 4-8 shows Tulare's pipeline project.

Table 4-8 Tulare Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
East Bardsley Apartments	84	3.85	Vacant	RM4	21.82	75%	Above Moderate
Average	**84**	**3.85**			**21.82**	**75%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (RM4) Multiple Family – 1,500 SF/unit

City of Woodlake

The City of Woodlake has 10 residential pipeline projects with a total of 626 units. All projects are located on vacant sites or orchards and will achieve an average density of 7.80 units per acre. All units are affordable to all income category households. These projects will achieve an average density of 45 percent of the maximum density allowed on the sites. Table 4-9 shows Woodlake's pipeline projects.

Table 4-9 Woodlake Pipeline Projects

Project Name	Total Units	Acreage	Existing Use	Zoning District	Density (du/ac)	Percent of Maximum Density Achieved	Income Affordability Category
Hillside Estates	37	28.50	Vacant	R-L	2.63	26%	Above Moderate
Kaweah View	25	8.46	Vacant	R-L	2.96	30%	Low
Mulberry Estates	60	13.90	Orchard	R-M	4.32	29%	Low
Greenwood Phase II	77	15.00	Vacant	R-M	5.13	34%	Very Low and Low
Lakeview and Pomegranate	9	1.40	Vacant	R-L	6.43	64%	Low
Antelope Creek Estates	140	36.00	Orchard	R-M	3.89	26%	Very Low, Low, and Moderate
Rodeo Estates I	184	42.00	Vacant	R-M	4.38	29%	Very Low, Low, and Moderate
Rodeo Estates II	52	36.00	Vacant	R-L	1.44	14%	Above Moderate
Little Bravo Village	32	1.12	Vacant	R-H	28.57	119%	Low
Cuevas - S. Pepper St.	10	0.48	Vacant	R-H	20.83	87%	Very Low
Average	**63**	**14.80**			**7.80**	**45%**	

Definitions of acronyms: (du/ac) dwelling units per acre; (C-N) Neighborhood Commercial

4.5 Site Selection Criteria

In accordance with state law, land suitable for residential development must be appropriate and available for residential use within the planning period. Sites used in the inventory can be a parcel or group of parcels that meet the following criteria:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites)
- Sites owned or leased by a local government
- Nonresidential zoned sites that can be rezoned residential use, including a program to rezone the site to permit residential use

Residential development has occurred primarily on vacant sites and sites used for agriculture. As a result, only sites with vacant or agricultural uses were identified as adequate sites to meet RHNA.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability, or erosion) and location (proximity to transit, job centers, and public or community services, especially for housing appropriate for lower-income

households). Public input on potential housing locations in each jurisdiction from the outreach conducted for the Housing Element was also incorporated into the site selection process (a description of the outreach is included in Chapter 1, *Introduction and Community Engagement*).

4.5.1 Density and Parcel Size

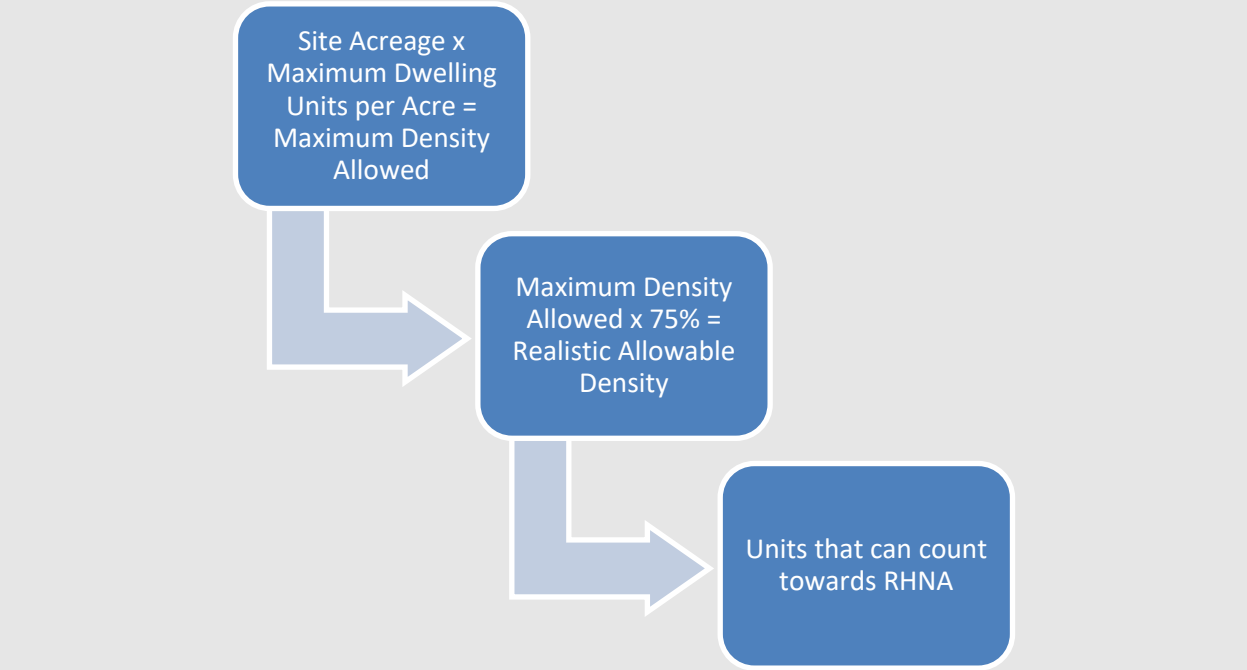
State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range. According to the California Department of Housing and Community Development (HCD), a density standard of 20 or more units per acre (primarily for higher-density multifamily developments) would facilitate the development of housing in the low- and very low-income category for jurisdictions in Tulare County (excluding the City of Visalia).

In addition to default density standards, HCD established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. Parcels smaller than 0.5 acres, even when zoned for high densities, may not facilitate the scale of development required to access the competitive funding resources that facilitate affordable housing projects. Conversely, affordable housing developers may be unable to finance the scale of project necessitated by parcels greater than 10 acres. Therefore, parcels appropriate for lower-income housing were selected within the 0.5-to-10-acre size requirement.

4.6 Realistic Development Capacity

The Housing Element employs a comprehensive and iterative methodology to estimate dwelling unit capacity on a given parcel. As required by state law, the methodology must include sites that have a high potential to be developed with housing in the cycle and reflect a reasonable estimate of the dwelling unit capacity that is informed by past trends and substantial evidence. Therefore, it is assumed that realistic development capacity of the selected sites is less than the full development capacity allowed by the parcel's zoning or land use designation. The pipeline projects will have an average density achievement of 83 percent of the allowable density on the sites, and recent projects demonstrated an overall average density achievement of 98 percent. For the Site Inventories in this Housing Element, it is assumed that development would occur at 75 percent of the maximum allowable density. This assumption is more conservative than the development trend to allow for unforeseen circumstances, such as market forces or other factors that may impact development.

The number of units is calculated using the following methodology. Site acreage is multiplied by allowable dwelling units per acre, which is reduced to 75 percent. Per HCD guidelines, any existing residential units on the sites are subtracted from that total. None of the sites in the Site Inventories have existing residential units.



4.7 Affirmatively Furthering Fair Housing

The California legislature adopted AB 686 (2018, Santiago) in 2018 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all jurisdictions to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities (called "affirmatively furthering fair housing" or AFFH). The Sites Inventories prepared for each city included in this housing element were analyzed to determine whether the sites selection would exacerbate conditions of segregation or whether they would promote integration. As recommended by HCD, the analysis reviewed the sites based on income category against geospatial distribution patterns of racial and ethnic segregation, household income levels, percentages of residents with disabilities, environmental health indicators, economic and educational opportunities, and other factors.

As described in the AFFH analyses in Appendices A through G, Site Inventories for each city will not exacerbate regional conditions of economic or racial/ethnic segregation, nor displace existing populations. Conversely, the Site Inventories would accommodate opportunities for distribution of households of low-, moderate-, and above moderate-income levels across the region. Each city will also implement housing programs to increase housing opportunities and promote housing and neighborhood equity, as outlined in the Housing Plans in Appendices A through G.

4.8 Supporting Information

4.8.1 Summary of Interviews with Development Community

On March 21, 2023, a stakeholder meeting was held with members of the market-rate development community in Tulare County. Developers noted that while single-family housing is generally the easiest type of housing to develop due to financing availability and market demand, recent redevelopment projects in the region show promise for the ability for developers to create mixed-use and multifamily

projects in downtown areas. For example, in the City of Kingsburg in neighboring Fresno County, a former hotel in the city's downtown area will be redeveloped into a mixed-use project with ground-floor commercial and up to 10 apartments on the second and third floors. The project is currently under construction. The developers noted that while new standards for older buildings can increase project costs, some of the cost may be offset by the ability to use existing infrastructure. Developers also noted that residential development near highways can increase project costs due to the need to install public safety infrastructure such as pedestrian bridges and elevators. More information on the stakeholder meetings is provided in Chapter 1, *Introduction and Community Engagement*.

4.9 Financial Resources for Affordable Housing

This section describes existing and potential resources for the development of affordable housing in the region. Each city administers grant funds received from state and federal sources. On a regional scale, these resources can support housing opportunities.

Permanent Local Housing Allocation (PLHA)

PLHA, administered by HCD, provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. In August 2022, a Notice of Funding Availability (NOFA) allocated $969,060 to Tulare County. The five-year estimated PLHA allocation for Tulare County was $3,501,506.[5]

Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

HOME funds have been utilized to provide tenant-based rental assistance to assist those who are homeless or precariously housed, to provide rent subsidies, as well as to construct or acquire and rehabilitate housing units for rental by individuals with disabilities.

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing projects.

[5] https://www.hcd.ca.gov/sites/default/files/2022-08/2022-PLHA-Formula-Component-NOFA.pdf

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for persons of low-and moderate-income. Each activity must meet one of the three following national objectives:

- Benefits low-and moderate-income families;
- Aids in the prevention of elimination of slums or blight; or
- Meets other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

State Regional Early Action Planning (REAP)

The REAP program is funded by HCD and administered by TCAG. HCD provides funding for programs which accelerate infill and affordable development; support residents through realizing multimodal communities; shift travel behavior through reducing driving; and increase transit ridership, walking, and biking as primary modes of transportation.

State Local Early Action Planning (LEAP)

The LEAP program is administered by HCD. HCD provides funding for programs that accelerate the development of housing and facilitate compliance to implement the 6th Cycle RHNA.

4.10 Administrative Resources

This section describes administrative resources available to the region. These organizations help jurisdictions achieve the goals and objectives laid out in this Housing Element.

4.10.1 San Joaquin Valley Regional Planning Agencies Policy Council

TCAG is one of the agencies of the San Joaquin Valley Regional Planning Agencies Policy Council. The Policy Council provides a platform for the Valley to connect on regional issues that impact each agency such as transportation, air quality, and advocacy efforts. The Council works to identify successful action items implemented by regional planning agencies that can result in opportunities for the San Joaquin Valley.

4.10.2 Non-Profit Organizations

Non-profit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. Non-profit organizations that have developed affording housing in the county include the following:

- Housing Authority of Tulare County
- Self-Help Enterprises
- Habitat for Humanity of Tulare/Kings County
- Lighthouse Rescue Mission
- Tulare Bethel Housing Inc.

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5 Regional Affirmatively Furthering Fair Housing Analysis

5.1 Introduction and Overview

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the federal Fair Employment and Housing Act. The law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021.

AB 686 defined "affirmatively further fair housing" (AFFH) to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added to the Housing Element requirements an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of a jurisdiction's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions[1]

5.1.1 Methodology

This AFFH analysis has been prepared consistent with the California Department of Housing and Community Development (HCD)'s *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied pursuant to Government Code Section 65583(c)(10). HCD's AFFH Guidance instructs that AFFH analyses to examine local patterns and trends and compare them to the region to provide a broader context for local fair housing issues. Recognizing differences between local areas and the broader region, especially when identifying spatial patterns, is important to identify and prioritize contributing factors to fair housing issues that affect the locality.

This AFFH analysis is part of the Tulare County Regional Housing Element, a collaborative effort between Tulare County Association of Governments (TCAG) and the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. As such, this analysis identifies patterns and trends at the regional scale to be used for comparison for the local scale analyses, located in each jurisdiction's appendix of this document. The regional analysis mostly focuses on countywide data, but it also includes information on the broader "tri-county" area of Tulare County/Fresno County/Kings County to provide additional context for comparison of fair housing issues.

[1] Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml

The regional and local AFFH analyses evaluates the following fair housing issues:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs

Each local AFFH analysis also includes the following that is not discussed in this section:

- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors, such as a history of preferential investment for certain neighborhoods or types of housing
- Analysis of the Housing Sites Inventory using AFFH indicators

The local AFFH analyses also identify and prioritize contributing factors to fair housing issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in a geographic context, e.g., restricting housing opportunities to specific neighborhoods based on household income level and other socioeconomic characteristics. Fair housing choice means realistic housing opportunities exist and can be accessed without discrimination towards protected characteristics such as race, ethnicity, religion, sex, disability, and so forth, and residents are informed with adequate information regarding options. Each local AFFH analysis addresses impediments through AFFH-specific goals and actions based on the contributing factors for each identified fair housing issue.

Regional Population Distribution

Western and eastern Tulare County differ greatly in population density, topography, and environment. The county is generally divided between east and west by the foothills of the Sierra Nevada Mountains, which consists of areas above the 600-foot elevation line.[2] Western Tulare County contains the valley floor of the county and is relatively flat in elevation. This part of the county includes both urban and rural areas and includes all the incorporated cities in the county. Outside of urban areas, western Tulare County largely consists of agricultural land. Eastern Tulare County is rural and consists of the foothill and mountain areas of the county. There are no incorporated cities in eastern Tulare County. Most of eastern Tulare County is characterized by mountainous terrain within the Sierra Nevada Mountains. These areas include parts of Sequoia National Park, Kings Canyon National Park, Inyo National Forest, Sequoia National Forest, and other wilderness and forested areas.

Population density is highest in and surrounding the incorporated cities, especially the cities of Dinuba, Porterville, Tulare, and Visalia, where the population density reaches between 5,000 and 10,000 people per square mile. Outside of urban communities, areas are sparsely populated. The population density is less than 50 persons per square mile throughout rural areas of the county and the entirety of eastern Tulare County.

The unequal distribution of the county's population may skew housing patterns and trends identified throughout this analysis. Eastern Tulare County consists of two large census tracts, while western Tulare

[2] Tulare County. 2012. 2030 General Plan. http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20and%20Part%20II/GENERAL%20PLAN%202012.pdf

County includes many census tracts of various sizes. This discrepancy was considered when identifying patterns and interpreting spatial data throughout the analysis.

5.2 Data Sources

The California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

Data from a variety of sources were utilized to conduct this analysis, detailed below:

5.2.1 HCD AFFH Data Viewer

The AFFH Data Viewer and updated AFFH Data Viewer Version 2.0 are tools developed by HCD that features census block group and tract level data from an expansive collection of sources including United States (U.S.) Census American Community Survey (ACS), U.S. Department of Housing and Urban Development (HUD), California Tax Credit Allocation Committee (TCAC), Urban Displacement Project (UDP), and Comprehensive Housing Affordability Strategy (CHAS) [3]. The Data Viewer tools serve as resources for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer tools are intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

5.2.2 Urban Displacement Project

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California[4]. The UDP measures indicators of gentrification and displacement at the census tract level based on data from the 2015-2019 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic/Latino white population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

5.2.3 CalEnviroScreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution[5]. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure as compared to census tracts statewide. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts for pollution and other social and economic burden indicators across California.

[3] HCD AFFH Data Viewer. https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60
[4] Urban Displacement Project. https://www.urbandisplacement.org/
[5] CalEnviroScreen 4.0. https://oehha.ca.gov/calenviroscreen

5.2.4 TCAC/HCD Opportunity Maps

To assist fair housing analysis, HCD and TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and related state agencies/departments to further the fair housing goals. [6][7] The California Fair Housing Task Force created Opportunity Maps to identify resource levels across the state. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.[2] Opportunity Maps reflect scores in three different domains made up from a set of indicators shown in Table 5-1, as well as a composite score combining all three domains.

Table 5-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

5.2.5 HUD Comprehensive Housing Affordability Strategy (CHAS) Data

Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.[8] CHAS data is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as seniors, persons with disabilities, racial and ethnic minorities, and different household types.

5.2.6 U.S. Census American Community Survey (ACS)

The ACS, conducted by the U.S. Census Bureau, is an ongoing survey that collects information on demographic, social, economic, and housing characteristics of the U.S. population.[9] ACS uses independent monthly samples, each with a sample size of 250,000 addresses (consisting of housing units and group quarters), surveyed via internet, mail, telephone, and personal visit. ACS data uses one-year and five-year estimates. The one-year data is collected over a period of 12 months and is useful for showing year-to-year fluctuations in data for geographic areas with at least 65,000 people. The five-year estimates represent data collected over a period of 60 months (5 years) and are considered statistically more reliable than the one-year estimates, particularly for less populated areas and small population subgroups.

[6] TCAC Opportunity Maps. https://oehha.ca.gov/calenviroscreen
[7] Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf
[8] HUD Comprehensive Housing Affordability Strategy. https://www.huduser.gov/portal/datasets/cp.html
[9] U.S. Census American Community Survey. https://www.census.gov/programs-surveys/acs

5.2.7 AllTransit

AllTransit is an online database that examines factors related to transit access and produces a performance score that reveals the social and economic impact of transit, such as connectivity and access to jobs.[10]

5.3 Fair Housing Resources

5.3.1 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

There are multiple organizations throughout Tulare County that provide fair housing services to the region. Table 5-2 lists organizations that are HUD-certified fair housing providers in Tulare County.

Table 5-2 HUD Certified Fair Housing Providers Active in the Tulare County

Organization	URL	Phone Number
Community Services Employment Training (CSET)	https://www.cset.org/	(559) 732-4194 (855) 275-3246
Fair Housing Council of Central California (FHCCC)	https://fhc-cc.org/index.html	(559) 244-2950 (415) 928-5910
Self-Help Enterprises (SHE)	https://www.selfhelpenterprises.org/	(559) 651-1000

Source: Consumer Financial Protection Bureau. 2023. https://www.consumerfinance.gov/find-a-housing-counselor/?zipcode=93257#hud_search_container

Community Services Employment Training (CSET), a non-profit organization, is a fair housing service provider that offers housing services to all residents in Tulare County. CSET distributes fair housing information and hosts educational workshops on fair housing throughout the county. In addition, CSET offers supportive housing services, such as foreclosure counseling, first time home buyer education, and water utility bill assistance.

5.4 Ability to Address Complaints

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for discrimination against a specific class, as part of an overall effort to determine whether the discrimination is happening in a consistent systemic pattern in a city or region. In Tulare County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

[10] AllTransit. https://alltransit.cnt.org/

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. Between January 2006 and June 2020, a total of 92 cases were filed with the DFEH in Tulare County (Table 5-3). Disability-related discrimination comprised the largest proportion of cases (61 percent of cases), followed by race (29 percent of cases). Most of the race-based cases were filed by Black/African American residents (78 percent of race-based cases). Appendices A through G, in *Affirmatively Fair Housing Analysis*, detail how each jurisdiction addresses fair housing complaints.

Table 5-3 Tulare County Fair Housing Complaints (2006-2020)

Basis	Number
Disability	56
Race/Color	27
Familial Status	9
Sex	5
National Origin	3
Religion	2
Total	**92**

Source: Data.gov, Office of Fair Housing and Equal Opportunity Filed Cases, 2020

5.5 Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention, and other regional and federal agencies.

In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

> Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA. Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through

lower-income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.[11]

5.5.1 Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

Approximately 73 percent of the population in Tulare County is non-white, greater than the percent of non-white residents in the tri-county area (58 percent). The western, urbanized area of Tulare County is the most diverse area of the county, containing populations with at least 40 percent non-white residents (Figure 5-1). This area contains the incorporated cities: Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, and Woodlake. Comparatively, the eastern area of the county, which is relatively less urbanized and less densely populated and consists of or is located near the Sequoia National Park and Sequoia National Forest, is less diverse and contains a higher percentage of white residents.

Hispanic/Latino residents comprise the largest racial/ethnic group in the county, equaling approximately two-thirds (66 percent) of the total population in 2020.[12] In the last decade, the percentage of non-white residents in Tulare County increased. The white population of the county comprised approximately one-third of the population in 2010 but decreased to approximately one-quarter in 2020.

The HCD AFFH Data Viewer identifies the predominant racial/ethnic composition for each census tract. Figure 5-2 shows which race or ethnicity is predominant and degree of predominance. Most of the western portion of the county is predominantly Hispanic/Latino, except for eastern parts of Visalia and northern parts of the cities of Tulare and Exeter which are predominantly white.

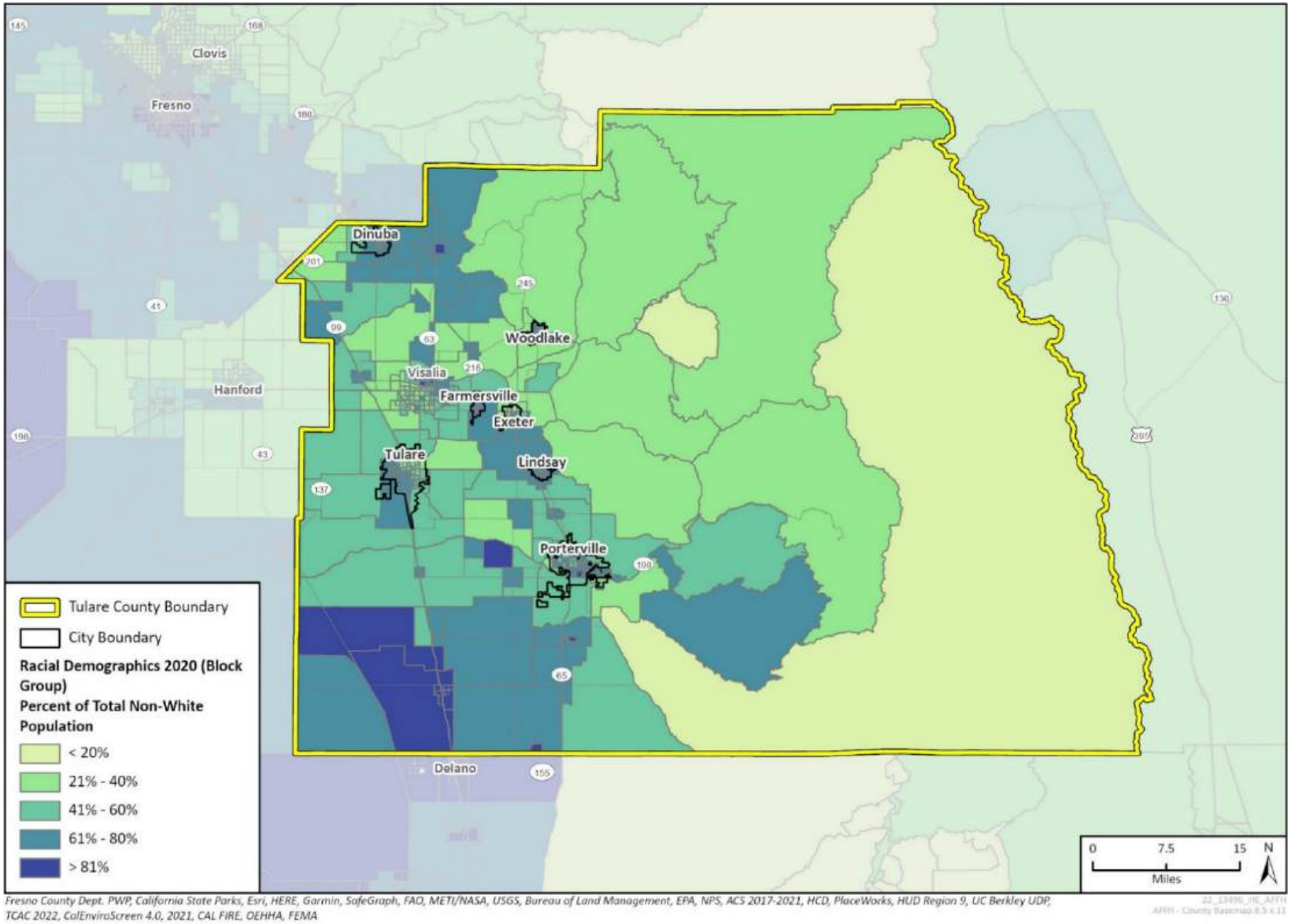
5.5.2 Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing. It also includes housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have fair housing choice if there are insufficient housing units in their area with these accessibility features.[13]

High spatial segregation of persons with disabilities may indicate fair housing issues related to both physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.[14] Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

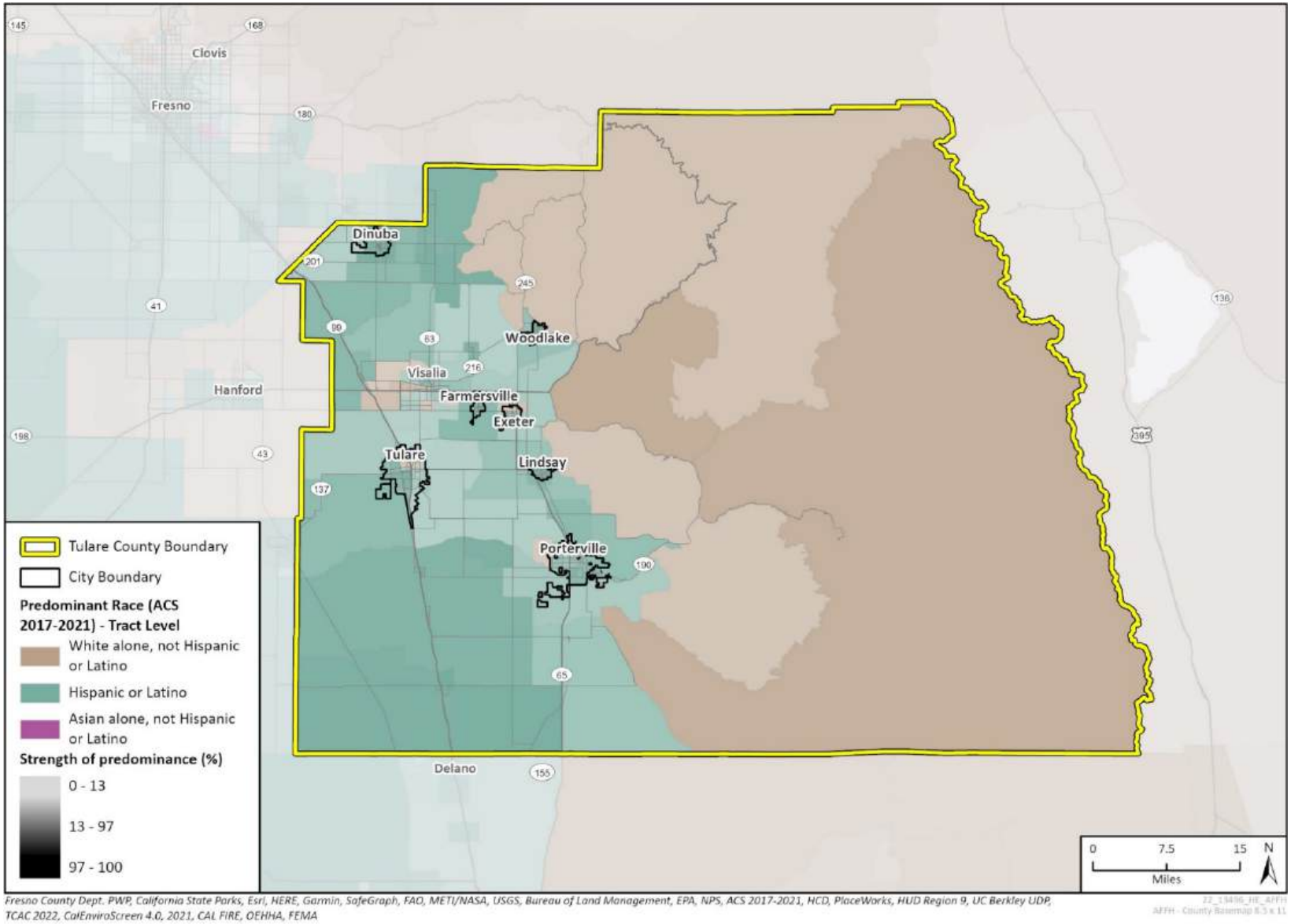
[11] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[12] United States Census Bureau. 2020. Decennial Census. https://data.census.gov/table?q=tulare+county&tid=DECENNIALPL2020.P1
[13] HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[14] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 5-1 Percent of Total Non-White Population (Tulare County)



Source: AFFH Viewer 2.0, 2023.

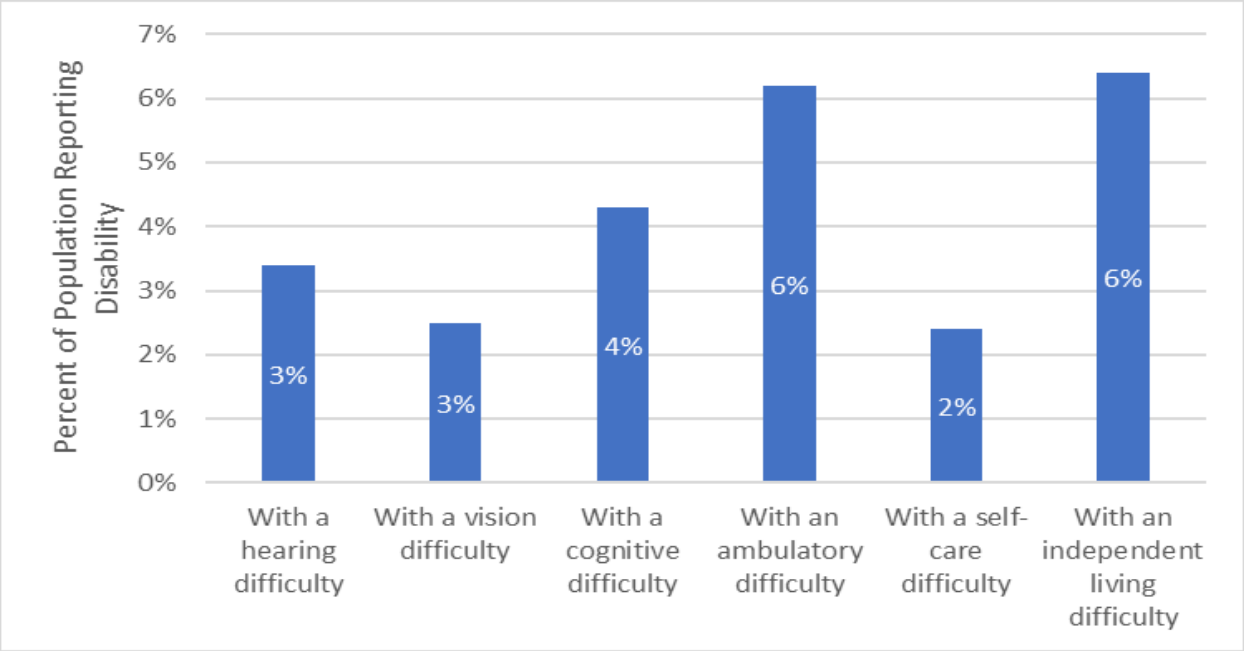
Figure 5-2 Predominant Populations (Tulare County)



Source: AFFH Viewer 2.0, 2023.

Approximately 53,760 residents, equal to 12 percent of the total population in Tulare County, are living with one or more disabilities. Similarly, 12 percent of the population in the tri-county area is living with a disability. The most common disability in the county is independent living disability, followed by ambulatory difficulty (Figure 5-3). Disabilities are most prevalent among senior residents. Approximately 39 percent of residents aged 65 and over are living with a disability (2017-2021 ACS).

Figure 5-3 Disability by Type (Tulare County)



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

Throughout most of the county, less than 20 percent of the population has a disability. Some of the rural areas in the western parts of the county have lower concentrations of persons living with a disability, with less than 10 percent of the population with a disability (Figure 5-4). In eastern parts of the county and several areas within and near the cities of Visalia, Lindsay, and Porterville, more than 20 percent of residents have a disability.

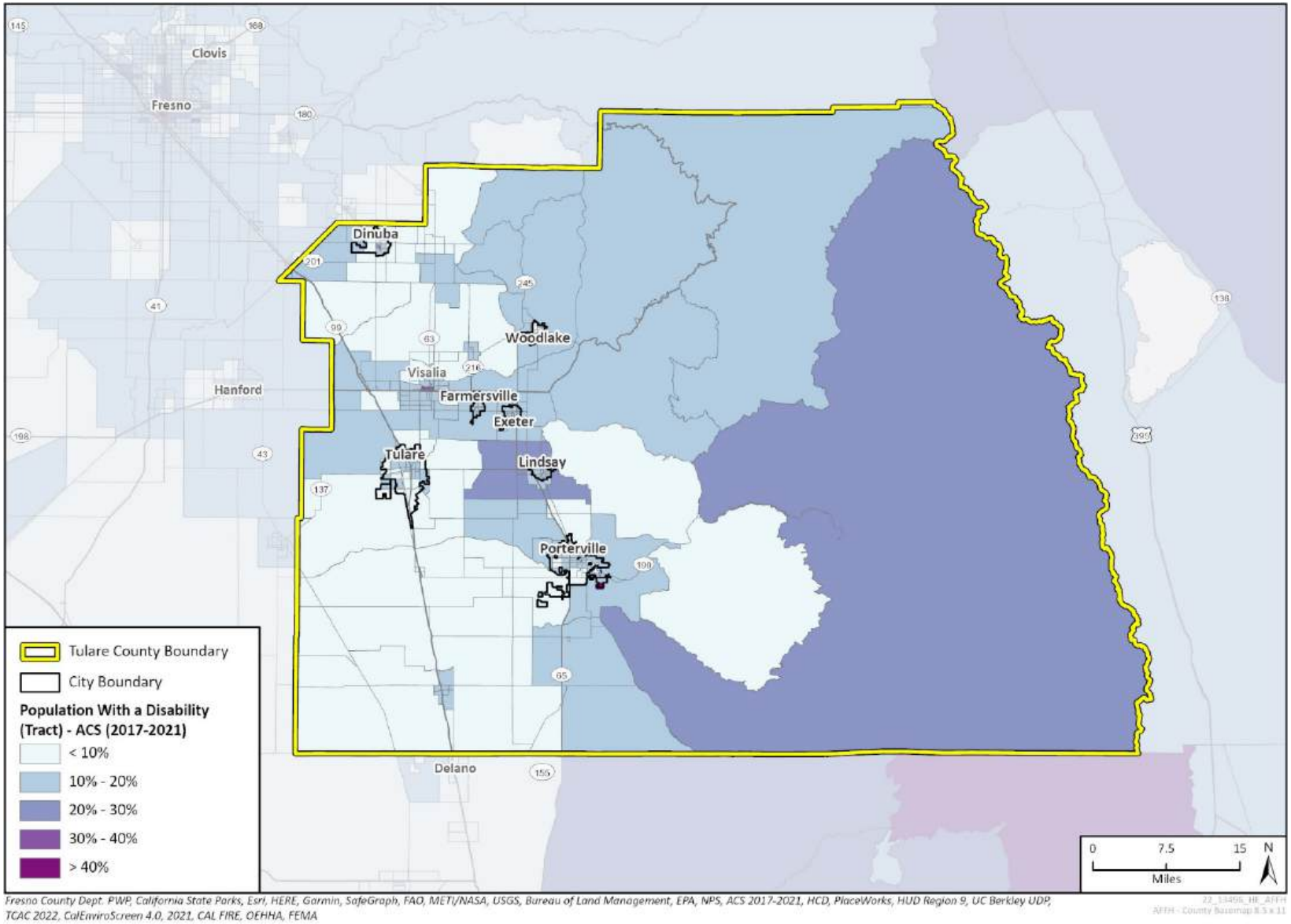
Approximately five percent of the total employed population in the county have one or more disabilities. Nine percent of the unemployed population have one or more disabilities (Table 5-4).

Table 5-4 Employment Status by Disability Status (Tulare County)

Disability Status	Employed 2017-2021 (Percent of Total Employed)	Unemployed 2017-2021 (Percent of Total Unemployed)
No Disability	168,751 95%	18,343 91%
With a Disability	9,424 5%	1,730 9%
Total	**178,175**	**20,073**

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2017-2021 Estimates.

Figure 5-4 Percent of Population with a Disability (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.3 Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location are potentially discriminatory. Single-parent households are protected by fair housing law. A 2016 HUD study on the effects of housing discrimination based on familial status found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.[15] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Tulare County had a total of 139,631 households in 2021. Households with children present comprised approximately 39 percent (54,445 households) of the total households in the county. Married-couple families with children comprised the largest share of households with children (62 percent). Most single-parent households are female single-parent households (70 percent). Single-parent, female-headed households are more likely to rent than own, comprising approximately 18 percent of renter-occupied households but only five percent of owner-occupied households (Table 5-5).

Table 5-5 Tenure by Household Type and Presence of Children (Tulare County)

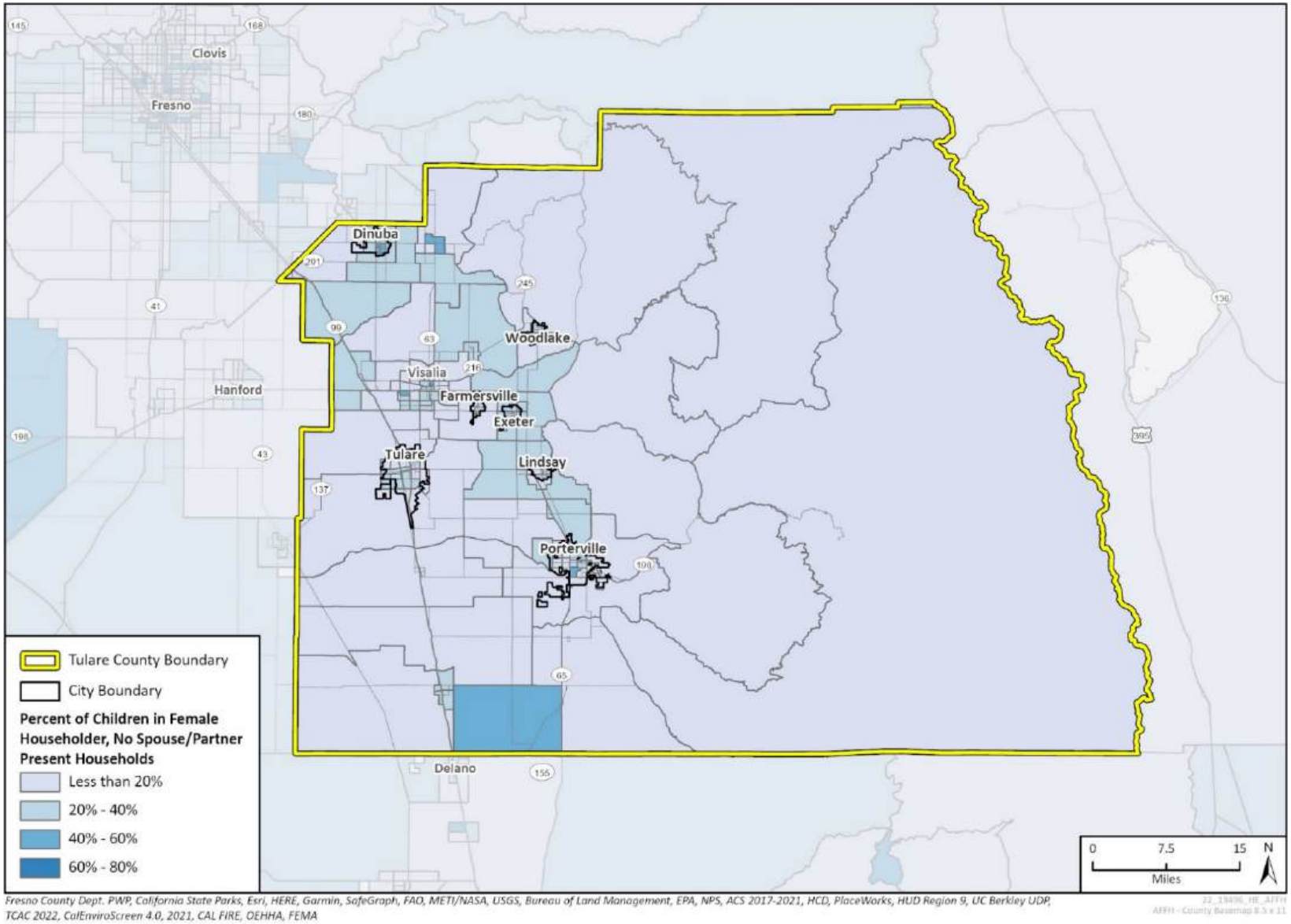
Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	19,967	24.9%	14,029	23.6%
Single-Parent, Male Householder, no Spouse Present	2,366	3.0%	3,711	6.2%
Single Parent, Female Householder, No Spouse Present	3,699	4.6%	10,673	17.9%
Total Households with Children Present	26,032	32.5%	28,413	47.7%
Total Households	**80,125**		**59,506**	

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children, 2017-2021 Estimates.

Urban areas of the county have higher percentages of children residing in female-headed, single-parent households. Areas located in the western part of the county, such as the cities of Visalia, Dinuba, and Porterville, have higher percentages of children residing in female-headed, single-parent households, with between 40 and 60 percent of children in female-headed, single-parent households in some census tracts. In contrast, most rural parts of the county and all of eastern Tulare County has less than 20 percent of children residing in female-headed, single-parent households (Figure 5-5).

[15] HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

Figure 5-5 Female-Headed Households with Children Present, No Spouse/Partner Present (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.4 Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have an actual choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

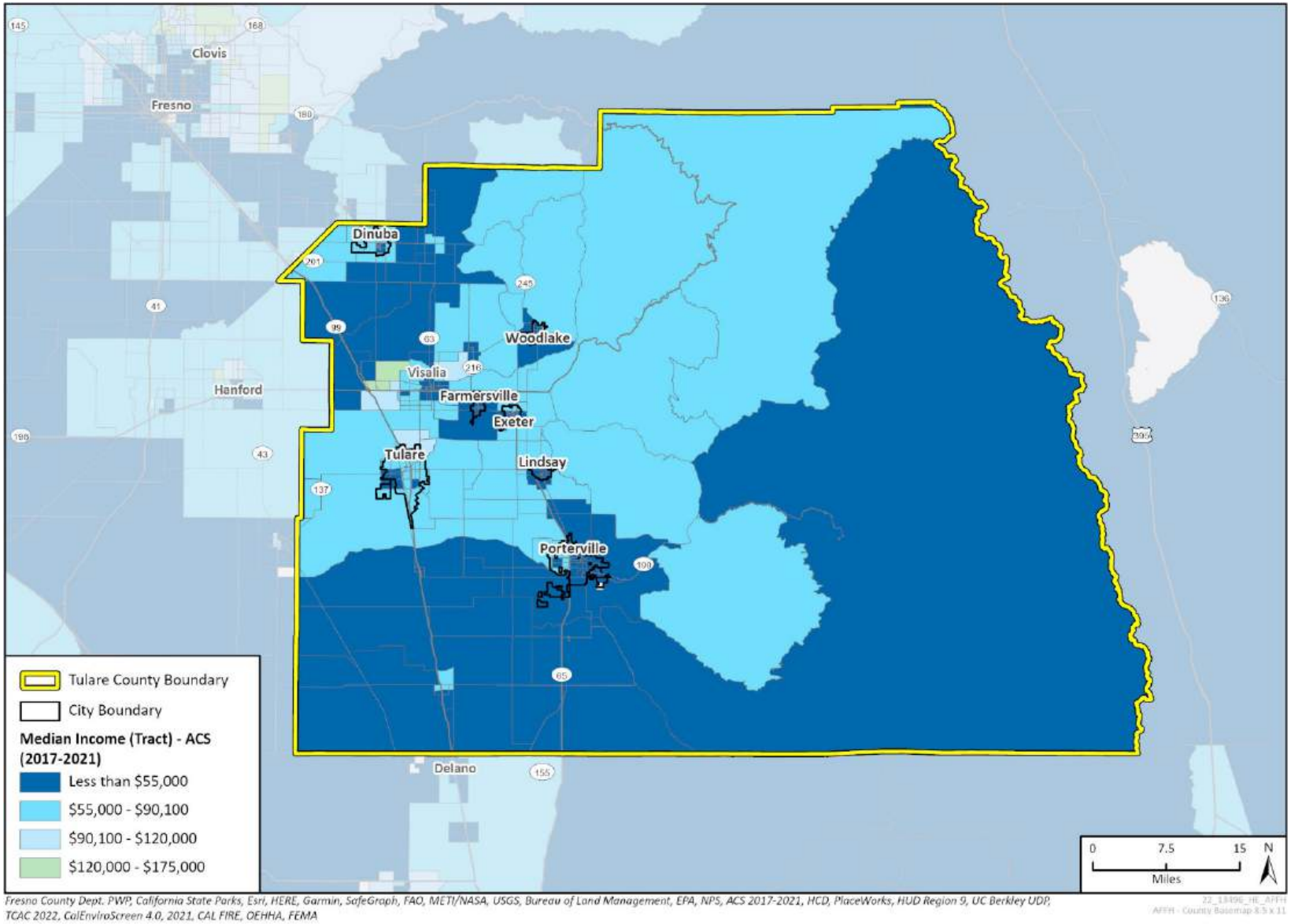
This section identifies household income disparities using data based on median household income and low- or moderate-income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low- or moderate-income is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis are from the HUD Low- and Moderate-Income Summary Data based on the 2011-2015 American Community Survey (most recent available data).[16]

Tulare County has a median household income of $57,394, less than the tri-county median household income of $60,646. Both the county and the tri-county area have a much lower median household income than the state ($90,100), 57 percent lower for the county and 49 percent lower for the tri-county area. Median household income in the county is highest in western and northeastern Visalia and northern Tulare, where median household income is greater than $90,100 (the state median household income in 2021) (Figure 5-6). Throughout the rest of the county, median household income is lower than the 2021 state median income. Census tracts within urban areas of the county and rural areas of northwestern, southern, and eastern parts of the county have the lowest household median incomes in the county (less than $55,000 per year). County lands surrounding the incorporated cities, and County lands in central Tulare County, generally have residents with higher median household incomes and a lower percentage of LMI populations.

LMI populations are prevalent throughout Tulare County, especially in western parts of the county (Figure 5-7). Census tracts in the western part of the county, including the cities of Dinuba, Visalia, Tulare, and Porterville, contain the highest percentage of LMI populations in the county. Central areas of the county and areas west and south of the city of Visalia have the lowest percentage of LMI populations. Geographically, LMI populations overlap with census tracts with greater racial diversity (Figure 5-1) and census tracts that are predominantly Hispanic/Latino (Figure 5-2).

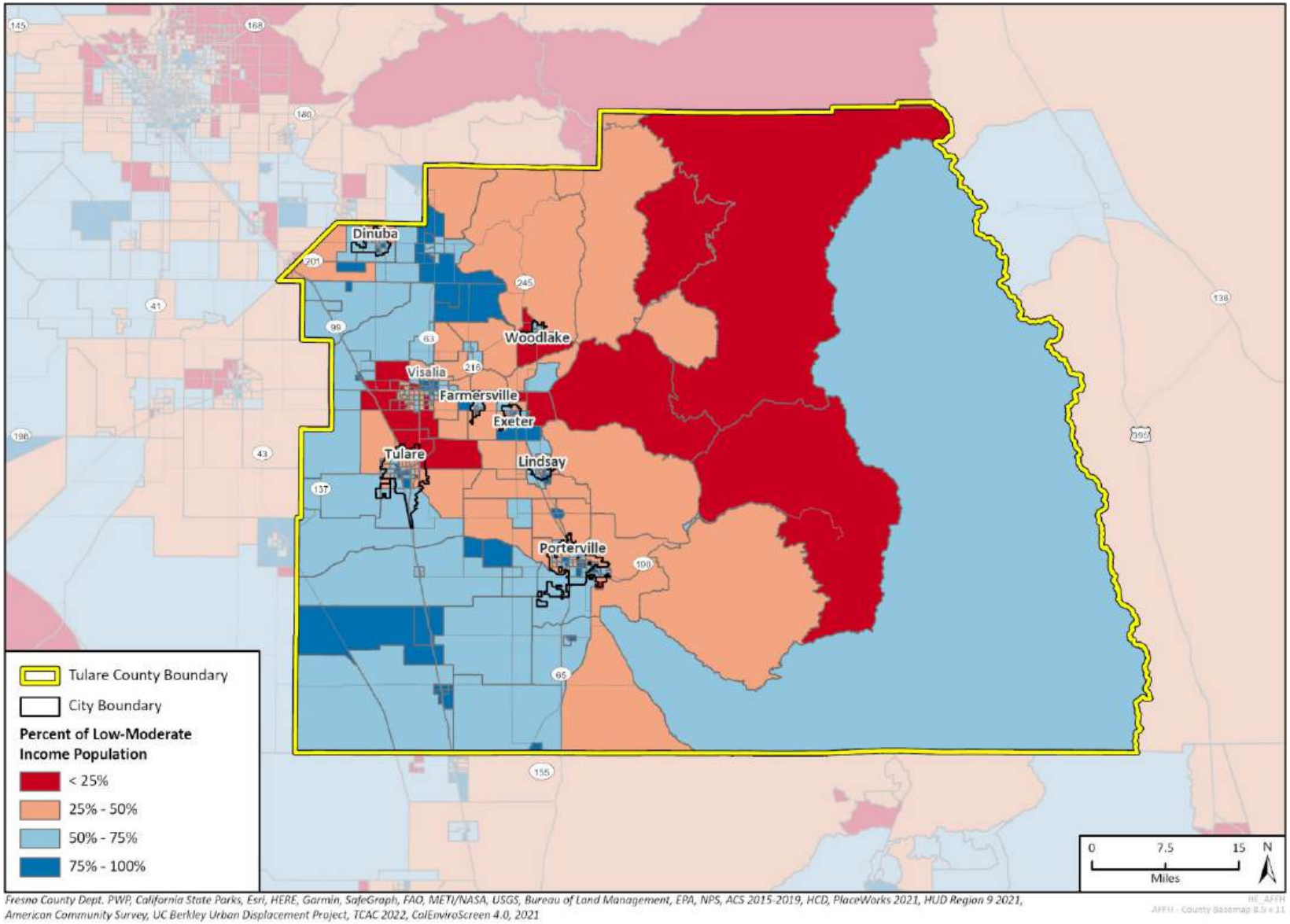
[16] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Figure 5-6 Median Household Income (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-7 Percent of Low- to Moderate-Income (LMI) Population (Tulare County)



Source: AFFH Viewer, 2023

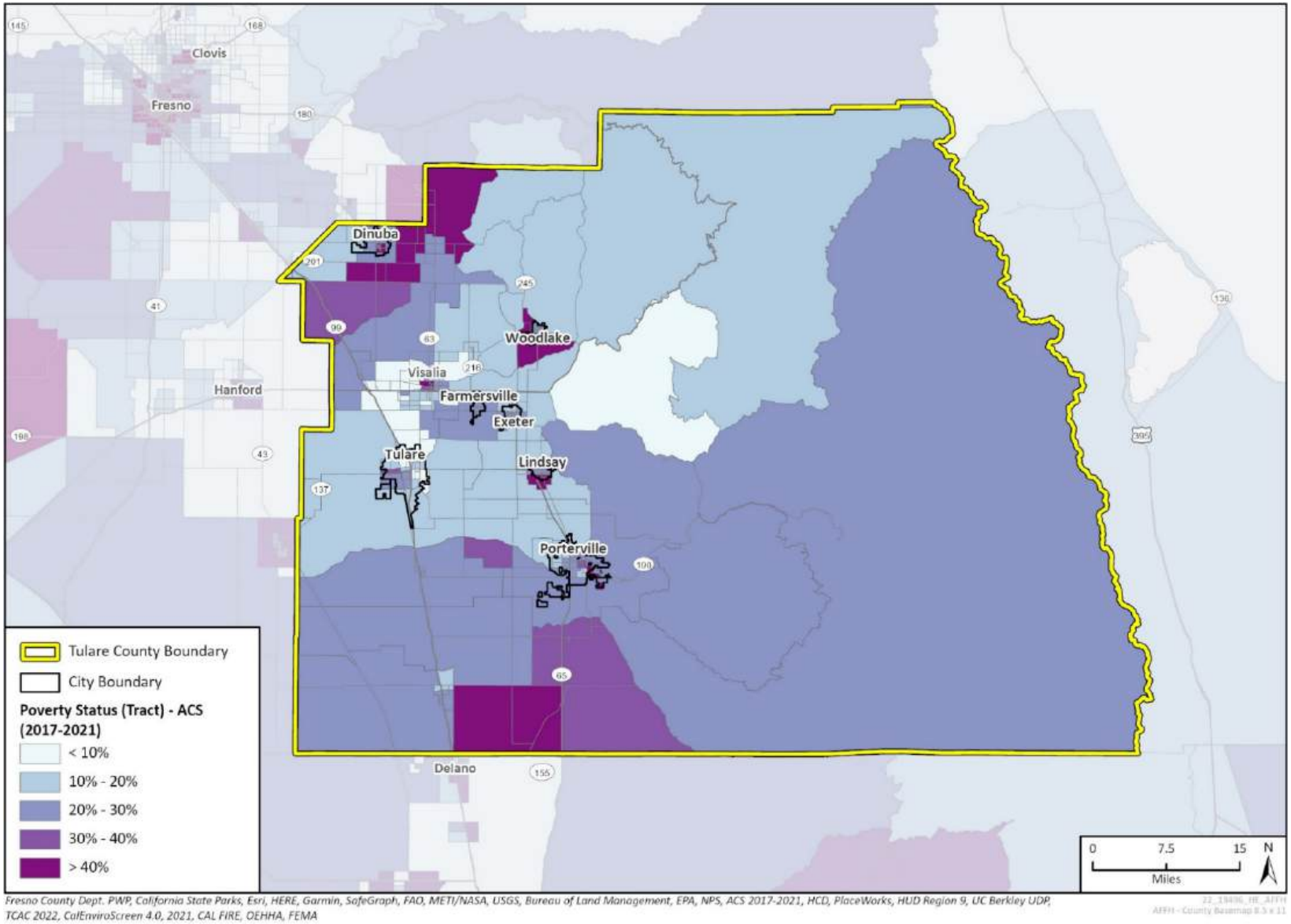
5.5.5 Poverty and Segregation

Poverty rates are high in both rural and more urban areas of Tulare County but are most prevalent in urban as well as rural areas in northwestern and southern parts of the county (Figure 5-8). More than 40 percent of the population in households with incomes below the poverty line in areas northeast and east of Dinuba; southeast of the unincorporated community of Earlimart; and within the cities of Dinuba, Visalia, Lindsay, Woodlake, and Porterville. Areas scattered throughout the western parts of the county have more than 30 percent of the population in households with incomes below the poverty line. Areas of the county with the lowest poverty rates are located within the cities of Visalia and Tulare, and east of the city of Exeter, with less than 10 percent of the population in households with incomes below the poverty line. Areas in the county with a high percentage of residents in households with incomes below the poverty line overlaps with areas that with a predominantly Hispanic/Latino population (Figure 5-2).

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. Areas of high segregation and poverty in Tulare County are concentrated in the western half of the county. This includes rural areas in the northwestern and southwestern part of the county as well as census tracts within the cities of Dinuba, Visalia, Woodlake, Farmersville, Lindsay, Tulare, and Porterville (Figure 5-9). These areas overlap with census tracts with a predominantly Hispanic/Latino population (Figure 5-2).

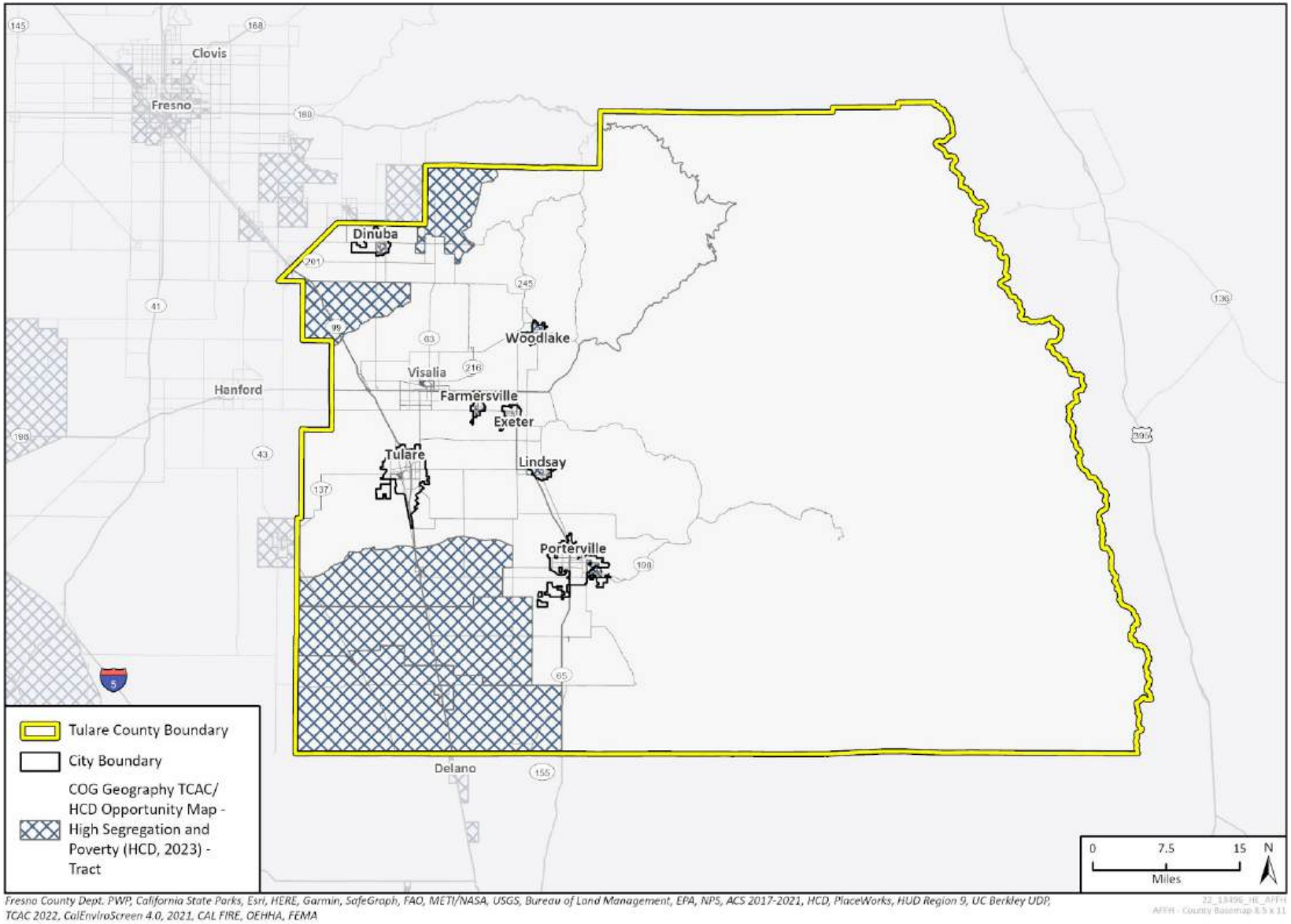
The Othering & Belonging Institute at the University of California, Berkeley works to identify and eliminate the barriers to an inclusive, just, and sustainable society. The Institute's Roots of Structural Racism Project studies the harmful effects of racial residential segregation across the United States, observing a consistent and strong correlation between the degree of racial residential segregation and key life outcomes, such as poverty rates, home values and rents, educational achievement, life expectancy, economic mobility, and more. The Roots of Structural Racism Project developed an interactive mapping tool that illustrates the level of residential segregation by census tract. According to the Othering & Belonging Institute, census tracts in Tulare County range from racially integrated to high levels of segregation (Figure 5-10). Compared to the rest of the tri-county area, Tulare County has fewer areas with a high level of segregation of non-white residents and fewer areas with a high level of segregation of white residents. Areas with high segregation of non-white residents are located in and near the city of Dinuba, while racially integrated areas are concentrated near Farmersville, Exeter, and in the cities of Tulare, Visalia, and Porterville. There is a small area with a high level of segregation of white residents in western Visalia.

Figure 5-8 Poverty Status (Tulare County)



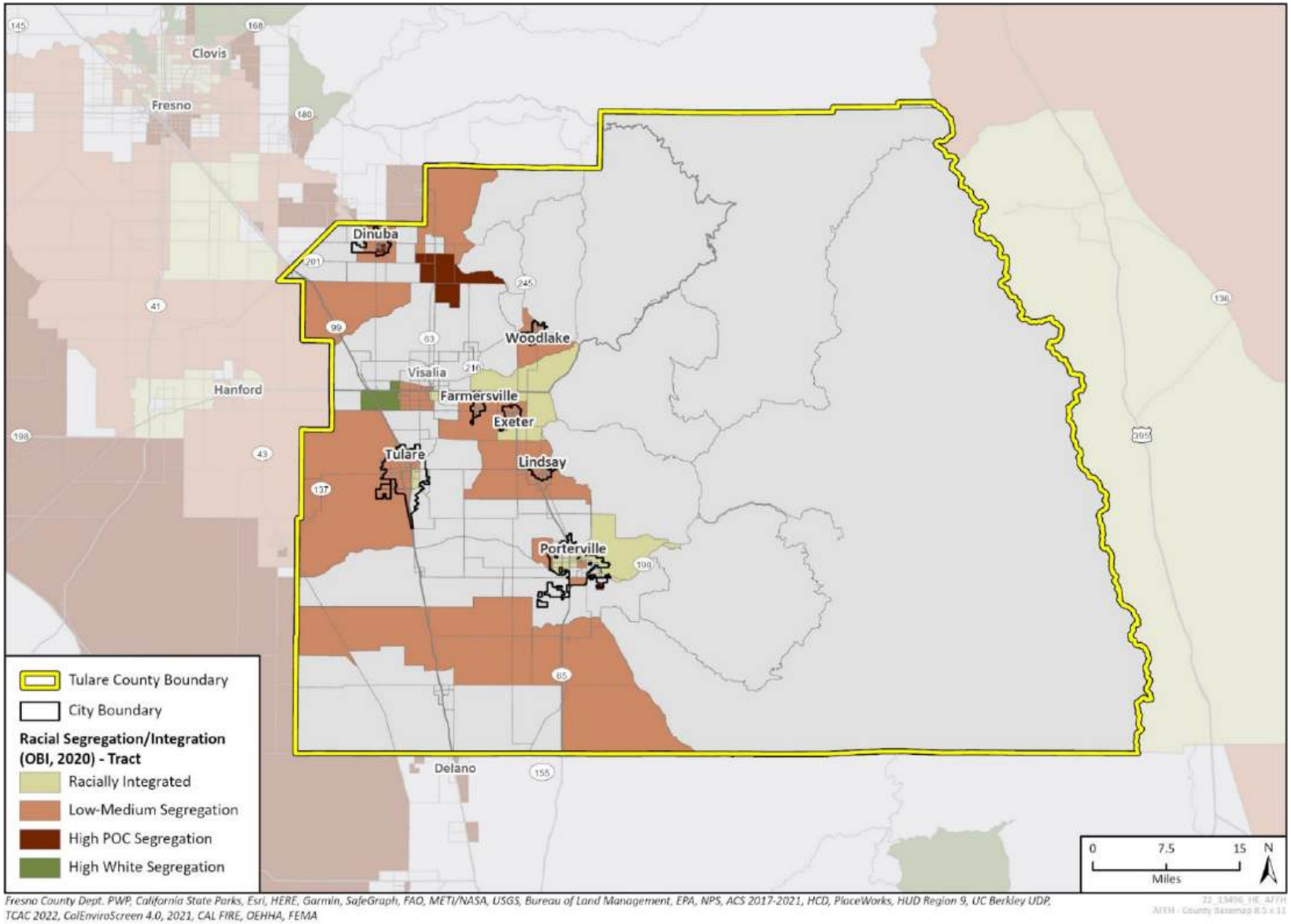
Source: AFFH Viewer 2.0, 2023

Figure 5-9 Areas of High Segregation and Poverty (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-10 Racial Segregation and Integration (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.5.6 Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAAs) are defined as affluent, white communities.[17] According to a policy paper published by HUD, white residents are the most racially segregated group in the United States typically more affluent than majority non-white communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

HCD's AFFH Data Viewer identifies RCAAs as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region and a household median income 1.5 times higher than the AMI. In the tri-county area, RCAAs are primarily located near the outer edges of the cities of Fresno, Hanford, Visalia, and Tulare. In Tulare County, RCAAs are located in the northern part of the county as well as areas within and outside the city of Visalia and east of the city of Tulare (Figure 5-11). The RCAA located in northern Tulare County is sparsely populated, with a population density of less than 50 people per square mile. RCAAs in Tulare County are predominantly white, except for the RCAA east of the city of Tulare which is predominantly Hispanic/Latino (Figure 5-2) and households primarily have median incomes much greater than the county average of $52,534 (Figure 5-6).

5.6 Disparities in Access to Opportunities

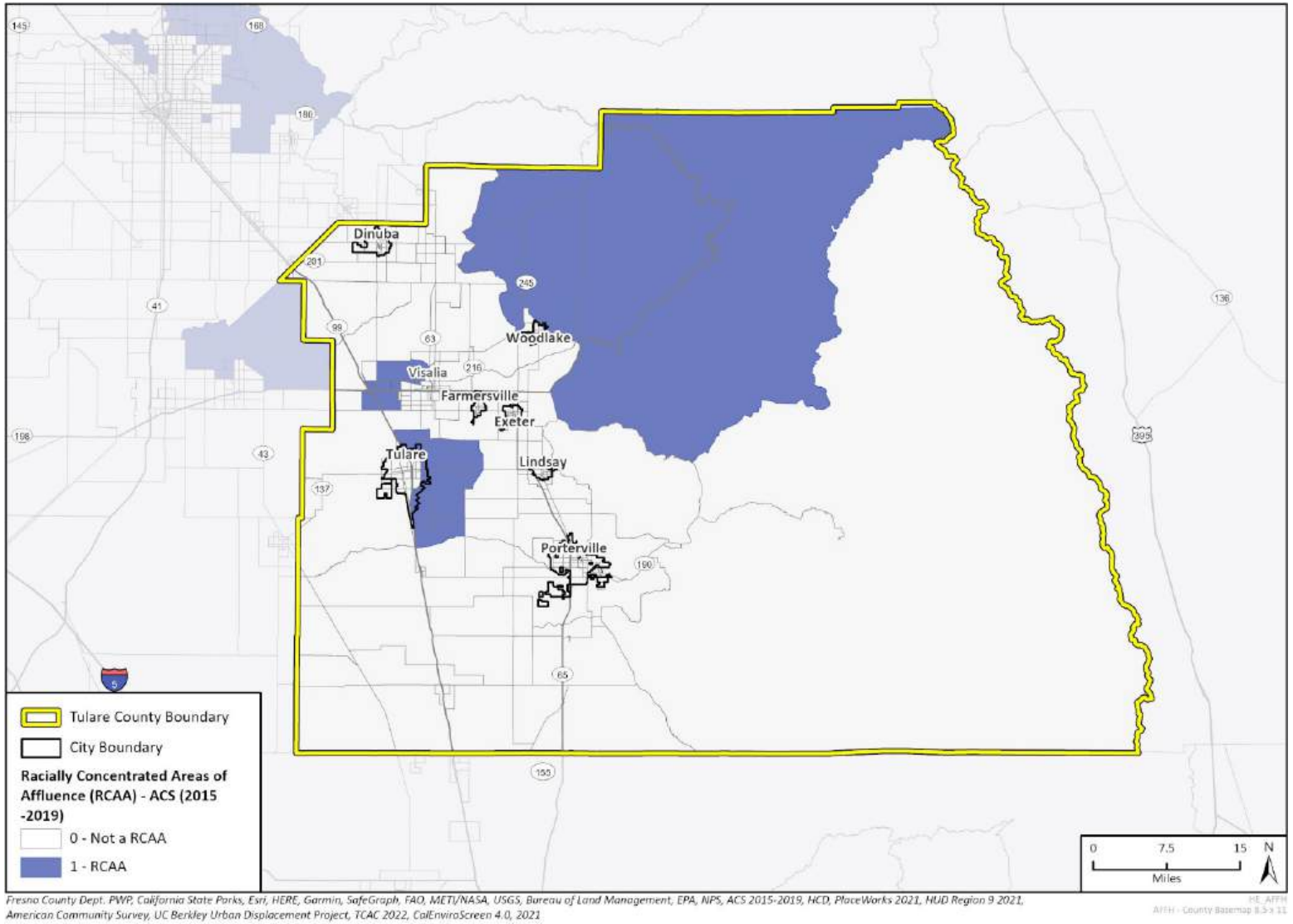
Land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[18] This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

5.6.1 Transit Access and Walkability

Reliable public transit access and active transportation options such as walking, and biking are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

[17] Goatz, Damanio and Williams, 2019. https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf
[18] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 5-11 Racially Concentrated Areas of Affluence (Tulare County)



Source: AFFH Viewer, 2023

The following transit organizations operate throughout Tulare County:

- Tulare County Regional Transit Agency (TCRTA)
  - Tulare County Area Transit (TCaT) fixed route service and Dial-A-Ride
    - Tulare Intermodal Express (TIME)
    - Dinuba Area Regional Transit (DART)
    - City of Porterville Dial-A-COLT
    - Porterville Transit
    - City of Woodlake Dial-A-Ride
  - Microtransit Service
- Visalia Transit fixed route service and Dial-A-Ride
  - V-LINE
- Sequoia Shuttle between Visalia and Sequioa National Park (seasonal July through September)

There are two public transit providers in Tulare County: Tulare County Regional Transit Agency (TCRTA) which operates TCaT, and Visalia Transit managed by the City of Visalia. Both providers offer fixed route bus service and curb-to-curb Dial-a-Ride service for seniors and residents with disabilities. TCRTA was created in 2020 through a Joint Powers Agreement with eight member agencies: the County of Tulare and the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. Local transit providers providing fixed route bus services, such as Dinuba Area Regional Transit (DART), Tulare Intermodal Express (TIME), and Porterville Transit, currently operate under TCRTA. TCRTA also offers on-demand curb-to-curb microtransit services in select communities. Microtransit is a shuttle service that operates similar to Uber and Lyft and uses the Uber app. Communities in Tulare County with access to microtransit service consist of Porterville, Lindsay, Farmersville, Exeter, Tulare, Dinuba, Cutler, Orosi, and Woodlake. Porterville will no longer be a partnership with TCRTA in the next fiscal year.

TRCTA provides Paratransit & Dial-A-Ride Services Paratransit service, a shared-ride, advanced-reservation, origin-to-destination service, is provided to locations within the cities of Dinuba, Porterville, and Tulare. Service is available within ¾ mile of each local fixed route. The service is available to ADA-eligible individuals, as well as seniors (age 65+) and Medicare card holders. ADA-eligible passengers must receive certification through an application process. Paratransit provides same-day service to non-ADA passengers (seniors and Medicare card holders only) on a space available basis. The cities of Exeter and Farmersville currently receive paratransit service from the City of Visalia (Visalia Transit). Paratransit services operate the same hours and days as TCRTA's local fixed route system; service is provided Monday through Saturday from 7:00 am to 7:00 pm, and Sunday from 8:00 am to 5:00 pm. Next day reservations are required and are taken seven days a week.

TCaT operates throughout every city in the county as well as many communities in unincorporated county areas. TCAG provides free and discounted transit fare for Tulare County residents, including members of the military, veterans, and students attending the College of the Sequoias. TCaT provides a fixed route bus service with nine lines between communities in western Tulare County, including the cities of Dinuba, Woodlake, Lindsay, Visalia, Exeter, Porterville, and Tulare. TCaT also offers Dial-A-Ride services to all areas within 0.75 miles of Routes C10 through C90, including to rural locations in Allensworth, Alpaugh, Cutler, Delft Colony, Dinuba, Earlimart, East Orosi, Lindsay, London, Monson, North Patterson Tract, Orosi, Pixley, Richgrove, Seville, Sultana, Teviston, Tipton, Tonyville, Tooleville, Traver, Waukena, and Yettem.

Visalia Transit operates 13 fixed bus routes with connections to the cities of Farmersville, Exeter, and Tulare and the community of Goshen and Dial-A-Ride services throughout Visalia. The V-LINE provides shuttle services between Visalia and Fresno six times per day, seven days a week. The Sequoia Shuttle provides round-trip shuttle service from Sequoia National Park and Visalia. Transit options in eastern and rural areas of the county are very limited.

Regional transit services are provided by DART with a fixed route service connecting Dinuba and Reedley in Fresno County, Kings Area Regional Transit, connecting Visalia and Hansford in Kings County, Greyhound, connecting Visalia and Tulare to Bakersfield in Kern County and Fresno in Fresno County.

TCAG is also a member of the California Vanpool Authority, a service that provides vanpooling vehicles for people who work in places that lack public transit. In Tulare County, there are 95 vans with a total capacity of 624 passengers, that primarily run out of Visalia. The primary employment destinations are correctional facilities in Corcoran and Delano, including California State Prison (Corcoran) and Kern Valley State Prison. Other employment destinations include state, medical, and agricultural employers.[19]

Commuting patterns within the county are characterized by substantial intercity and intercounty travel. Visalia contains a high percentage of the county's jobs and population, and therefore is a major destination and point of origin for commuters. There are more residents commuting outside of Tulare County for work than there are workers commuting into the county. Approximately 61,953 residents commute to outside the county and 55,122 workers commute into the county. The average commute time in Tulare County is 22.5 minutes, which is less than the state average of 29.5 minutes (2017-2021 ACS). According to TCAG's Long Range Transit Plan, travel time by transit between cities is more than double travel time by automobile. The average travel times between cities within Tulare County by automobile is 36 minutes while the average transit travel time is 107 minutes.[20]

Tulare County received an average AllTransit performance score of 4.1 which equates to a low combination of trips per week and number of jobs accessible by transit.[21] Less than one percent of commuters use transit. Tulare County has a higher AllTransit performance score than the tri-county area overall (score of 3.4.). Urban areas in the western part of the county have the greatest access to transit, particularly central areas within the cities of Visalia, Tulare, and Porterville. Smaller cities, such as Exeter, Lindsay, and Woodlake, have less access to transit compared to larger cities in the county. Although Dial-A-Ride services are provided in some rural areas of the county, these areas have the lowest access to transit and the fewest number of transit options.

TCAG also partners with neighboring King County and Fresno County to increase transit access and mobility to residents within the region. TCAG's Cross Valley Corridor (CVC) Plan, approved by the TCAG Board of Directors in 2018, provides a regional strategy to enhance transit connectivity throughout all three counties with a focus on disadvantaged communities that have historically lacked transit access. The CVC targets alternative modes of transportation and reducing reliance on personal vehicles through establishment of regional passenger rail service and expanding regional bus systems. The plan for the rail service is to convert an existing underutilized freight railroad to a passenger railroad between the cities of Porterville and Huron. The CVC Plan also includes actions to improve regional bus systems by creating new transit centers in the center of communities near the railroad. The CVC Plan connects transit in the county to the proposed Hanford station of the future California High Speed Rail system, establishing transit access to other areas of the state.

[19] TCAG. 2017. Tulare County Long Range Transit Plan Final Report. https://tularecog.org/tcag/planning/transit-planning/transit-plans/transit-development-plans-short-and-long-range-transit-plans/tulare-county-regional-long-range-transit-plan/
[20] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[21] AllTransit.Org, 2021. https://alltransit.cnt.org/

TCAG's ongoing and planned transit infrastructure programs designed to improve vehicle and pedestrian safety include road stabilization projects, establishing sidewalks to provide safe routes to school, creating safer highway interchanges, and adding roundabouts to street intersections. TCAG also implements extensive community outreach efforts to educate the community on transportation safety. Through grant funded outreach, TCAG held 66 community events related to transportation safety throughout the county from October 2021 through the end of 2022.

The TCAG 2022 Regional Active Transportation Plan for the Tulare County Region facilitates the county's long-range plan for transportation and contains a list of projects and programs to update and expand the regional active transportation system. The Regional Active Transportation Plan identifies 92 projects to expand bicycle and pedestrian networks throughout the county, most of which are concentrated along state routes, including State Route (SR) 63 and SR 65. Projects include sidewalk installation projects, on-street bike lanes, off-street pedestrian and bicycle trails, street, creek, and railroad-crossings, and safe routes to school. One project consists of a countywide non-infrastructure program to promote local safe routes to school. The plan also includes 31 projects in unincorporated parts of the county, 11 projects in Dinuba, four projects in Exeter, eight projects in Farmersville, four projects in Lindsay, seven projects in Porterville, three projects in the city of Tulare, one project in the Tule River Tribe Reservation, 16 projects in Visalia, and six projects in Woodlake.[22]

5.6.2 Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[23] Therefore, educational attainment is directly linked to income and therefore housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

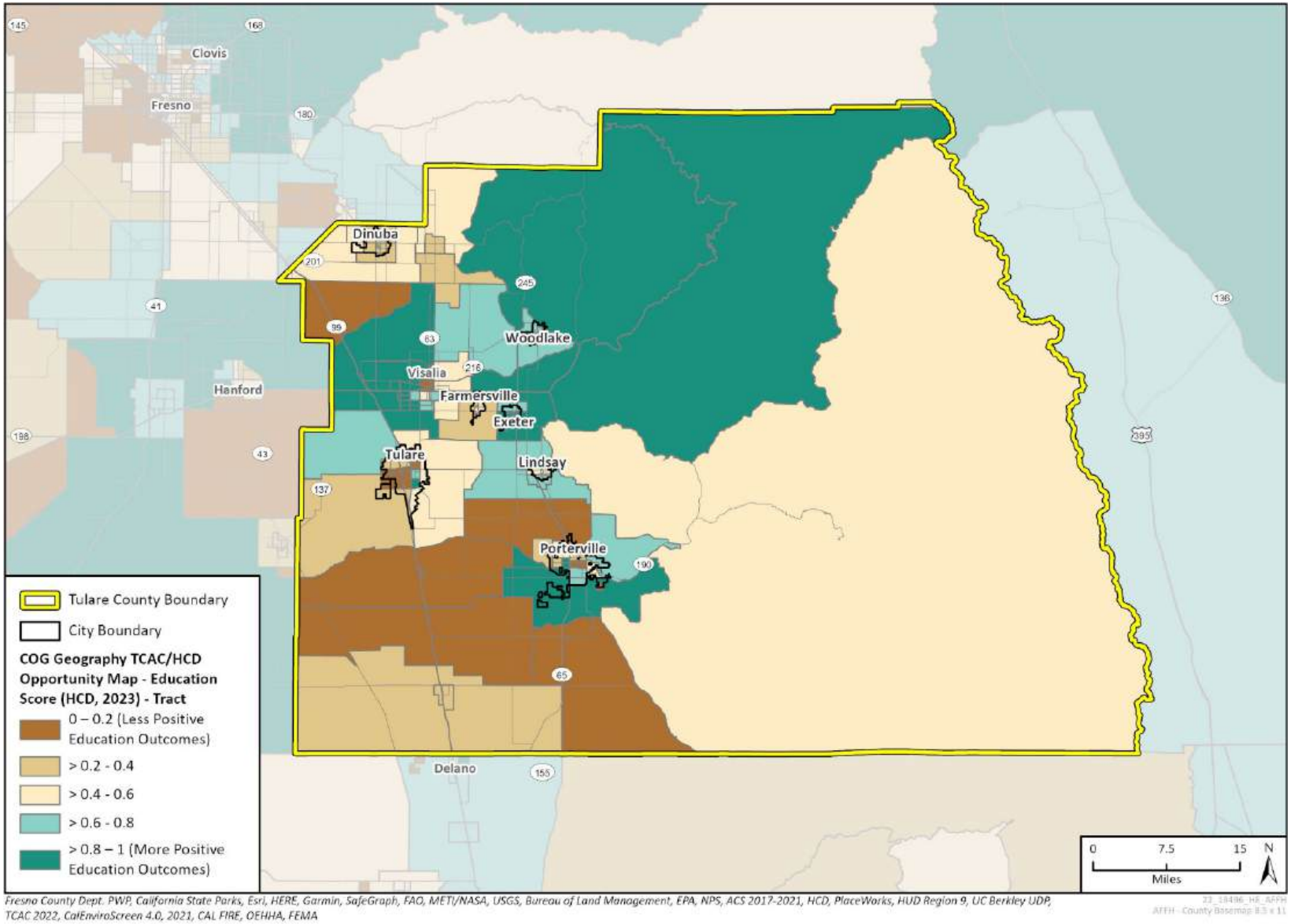
Educational outcomes vary across the tri-county area and Tulare County. Higher educational outcome scores are generally located in proximity to urban areas. Many of the rural parts of the tri-county area have lower educational outcomes. Areas in the northern and northwestern parts of Tulare County and areas east and south of the city of Porterville have more positive education outcomes compared to the rest of the county (Figure 5-12). Areas within the cities of Visalia, Tulare, and Porterville have the least positive education outcomes.

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Tulare County high school graduation rates are highest among Filipino students (100 percent), Asian American students (95 percent), Hispanic/Latino students (88 percent), and white students (88 percent). Comparatively, Black/African American students (82 percent) and American Indian/Alaska Native students (83 percent) have lower graduation rates.

[22] TCAG. 2022. 2022 Regional Active Transportation Plan for the Tulare County Region. https://tularecog.org/sites/tcag/assets/File/TCAG%202022%20RATP_.pdf

[23] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 5-12 TCAC Opportunity Areas – Education Outcomes (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.6.3 Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC opportunity maps, employment participation data from the ACS, and the HUD Jobs Proximity Index. The TCAC economic opportunity maps evaluate several indicators and score each census tract, a higher economic index score reflecting more positive economic outcomes. Scores are based on the following indicators:

- Poverty (the percent of the population with an income above 200 percent of the federal poverty line)
- Adult education (the percent of adults with a bachelor's degree or above)
- Employment (the percent of adults between age 20-64 who are employed in the civilian labor force or armed forces)
- Job proximity (the number of jobs filled with less than a bachelor's degree that fall within a determined radius)
- Median home values (the value of owner-occupied units)

The HUD Jobs Proximity Index measures the accessibility to job opportunities at the census block group level.

TCAC economic opportunities are measured by census tract and compared to other census tracts within the same COG. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes.[24] The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Economic outcomes vary across Tulare County and the tri-county area. More positive economic outcomes in the tri-county area mostly located near urban areas, however less positive economic outcomes are located in both urban and rural areas. In Tulare County, areas with more positive economic outcome scores are located in the northern parts of northwestern areas of the county (Figure 5-13). In comparison, areas within southwestern and parts of northwestern Tulare County, including in the cities of Tulare, Lindsay, Dinuba, and Porterville have less positive economic outcome scores.

Tulare County has a labor force participation rate of 61 percent for persons 16 years and over, comparable to the tri-county area (60 percent). Estimates from the California Employment Development Department show that the average salary in Tulare County in 2021 was $52,126. Occupations with the highest average salaries in Tulare County are management occupations, healthcare practitioners and technical occupations, and legal occupations, all with an average salary of over $100,000 (Table 5-6). Occupations with the lowest salaries include healthcare support occupations, food preparation and serving related occupations, and farming, fishing, and forestry occupations, all with average salaries under $36,000. A large portion of the workforce in the county are employed in industries with lower average salaries. Approximately 14 percent of the employed population work in farming, fishing, and forestry occupations, 11 percent work in transportation and material moving occupations, 10 percent work in office and administrative support occupations, 9 percent work in sales and related occupations, 7 percent work in food preparation and serving related occupations, and 6 percent work in healthcare

[24] MTC, 2021. https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities

support occupations. All of these occupations have salaries less than the average annual wage of $52,126.

Table 5-6 Mean Salary by Occupation (Tulare County)

Occupation	Average Salary
Management Occupations	$110,075
Healthcare Practitioners and Technical Occupations	$102,687
Legal Occupations	$100,698
Architecture and Engineering Occupations	$87,583
Computer and Mathematical Occupations	$84,174
Business and Financial Operations Occupations	$74,485
Educational Instruction and Library Occupations	$70,468
Life, Physical, and Social Science Occupations	$70,251
Protective Service Occupations	$64,358
Community and Social Service Occupations	$58,927
Construction and Extraction Occupations	$58,381
Installation, Maintenance, and Repair Occupations	$55,920
Arts, Design, Entertainment, Sports, and Media Occupations	$53,913
Office and Administrative Support Occupations	$45,393
Production Occupations	$43,019
Sales and Related Occupations	$42,030
Transportation and Material Moving Occupations	$41,182
Building and Grounds Cleaning and Maintenance Occupations	$39,092
Personal Care and Service Occupations	$37,824
Healthcare Support Occupations	$35,947
Food Preparation and Serving Related Occupations	$34,572
Farming, Fishing, and Forestry Occupations	$32,451
All Occupations	$52,126

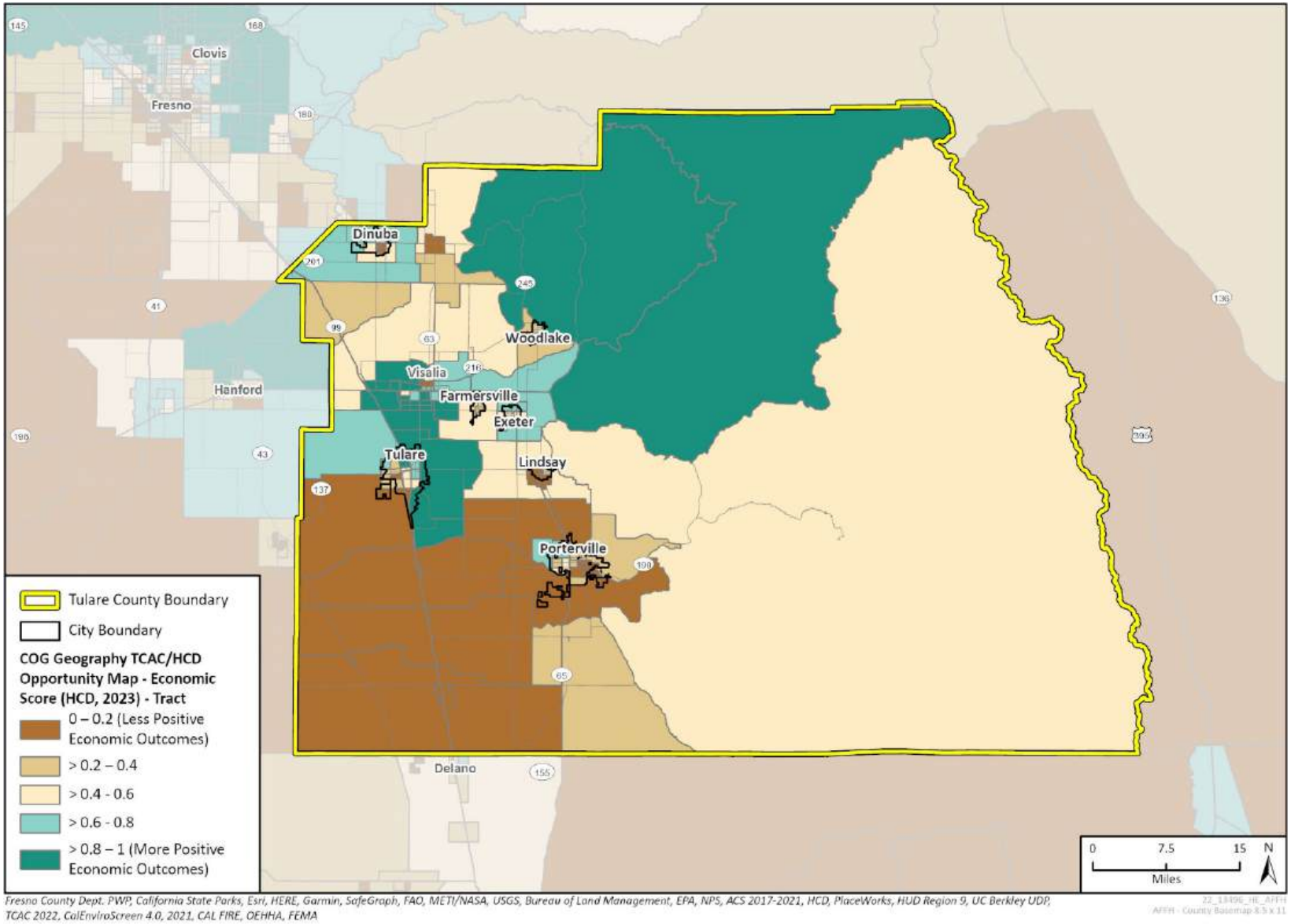
Source: California Employment Development Department, Occupational Wage data, 2022

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD's Jobs Proximity Index utilizes origin-destination employment statistics to examine the distance from a given neighborhood to all job locations in the region and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the region, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.[25]

Major employers in Tulare County include Kaweah Delta Health Care, Sierra View District Hospital, Walmart Distribution Center, and College of the Sequoias, which are all located in the cities of Visalia and Porterville.

[25]HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

Figure 5-13 TCAC Opportunity Areas - Economic (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.6.4 Healthy and Safe Housing Environment

Healthy Environment in AFFH addresses disparities in access to environmentally healthy neighborhoods by protected class groups. An assessment of environmentally healthy neighborhoods can include air and water quality, safety, environmental hazards, social services, and cultural institutions. Recent California laws (Assembly Bill (AB) 1550, Senate Bill (SB) 535 and SB 1000) emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, according to HUD, means ensuring that people have equal access to safe and healthy housing. HUD requires all entitlement jurisdictions to conduct reviews under the National Environmental Protection Act to determine if a proposed project creates adverse impacts due to environmental conditions. It furthers the requirement that human health deserves equal protection for all people regardless of race, color, national origin, or income. Under Executive Order 12898, Federally assisted projects may also target funding to communities that have disproportionately high and adverse human health impacts on minority and low-income populations due to environmental conditions.[26]

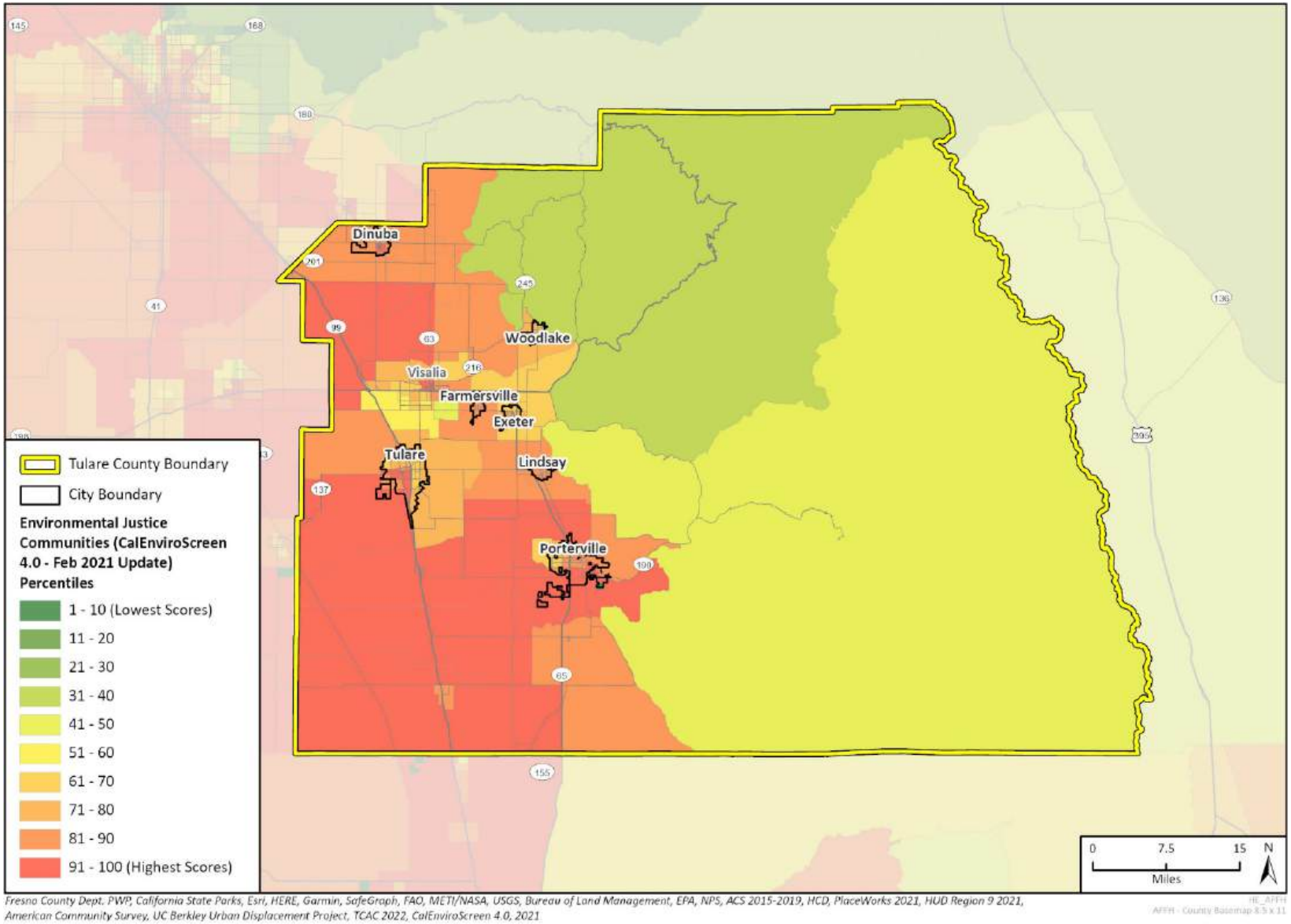
The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from the San Joaquin Valley Air Pollution Control District, monitored chemical releases into the air or water table from Environmental Protection Agency, HUD socio-economic indicators, etc.).The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores as compared to other California census tracts (shown as percentiles) are disproportionately burdened by pollution and are more vulnerable to related effects.

CalEnviroScreen identifies the degree to which communities are considered burdened by pollution. In the tri-county area, the eastern portion of Fresno County has a lesser pollution burden, while the western portion of Fresno and Tulare Counties and all of Kings County, including most urban areas, have greater pollution burden. CalEnviroScreen identified higher pollution burden in western Tulare County and lower pollution burden in northern and eastern Tulare County (Figure 5-14). Pollution burden in western Tulare County is high due to ozone, particulate matter smaller than 2.5 micrometers in diameter, pesticide use, and groundwater threats. Pollution burden caused by drinking water contaminants and solid waste sites is high throughout the county. Similar to the CalEnviroScreen map, the TCAC opportunity map indicates environmental outcomes in the western portion of the county are generally less positive and the environmental outcomes in the eastern portion of the county are the most positive (Figure 5-15).

Like the majority of the western part of the tri-county area, most of western Tulare County is considered a disadvantaged community under SB 535. Disadvantaged communities are low-income areas that are disproportionately affected by environmental pollution and other hazards (Figure 5-16). Disadvantaged communities include census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen. SB 535 disadvantaged communities in Tulare County include both rural and urban areas. All cities in western Tulare County contain SB 535 disadvantaged communities. There are no SB 535 disadvantaged communities in eastern Tulare County.

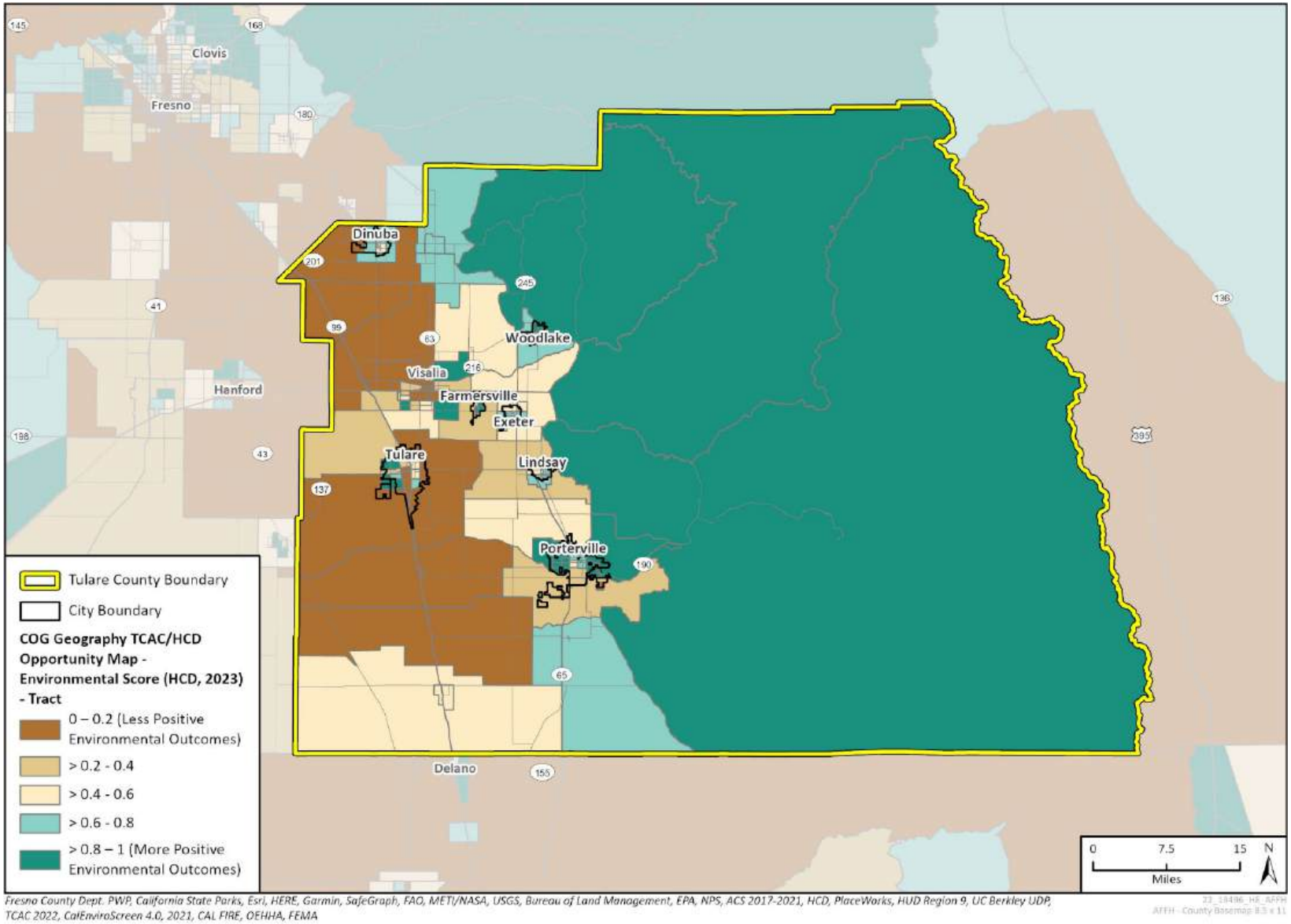
[26] HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/

Figure 5-14 CalEnviroScreen 4.0 Percentile Scores (Tulare County)



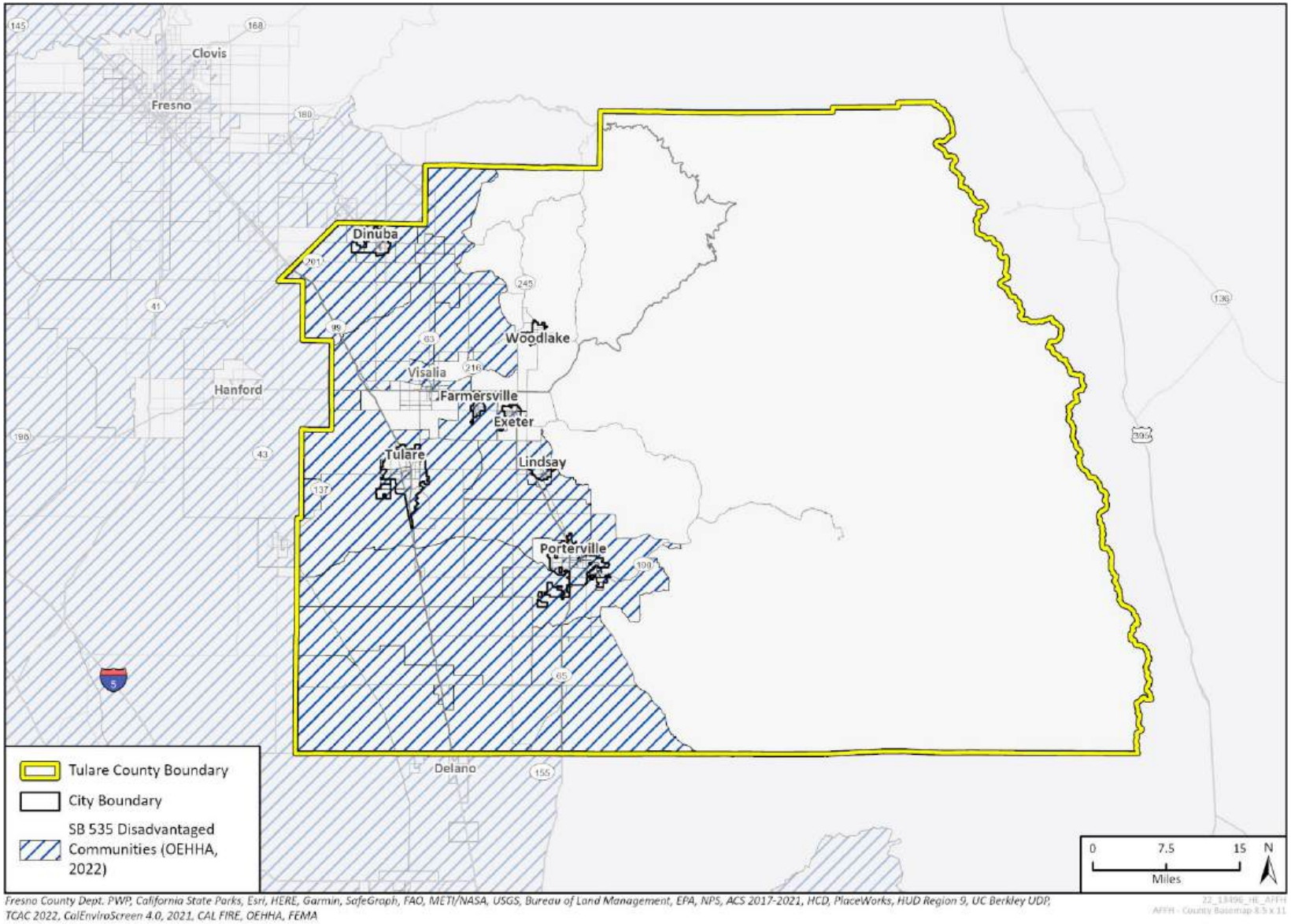
Source: AFFH Viewer, 2023

Figure 5-15 TCAC Opportunity Areas - Environmental (Tulare County)



Source: AFFH Viewer 2.0, 2023

Figure 5-16 SB 535 Disadvantaged Communities (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.7 Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs, this section reviews data on housing cost burden and severe housing cost burden, overcrowding, homelessness, and substandard housing conditions. Information for this section relies on the HUD CHAS data.

5.7.1 Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered "cost burdened," and households spending over 50 percent on housing costs are considered "severely cost burdened." The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems.

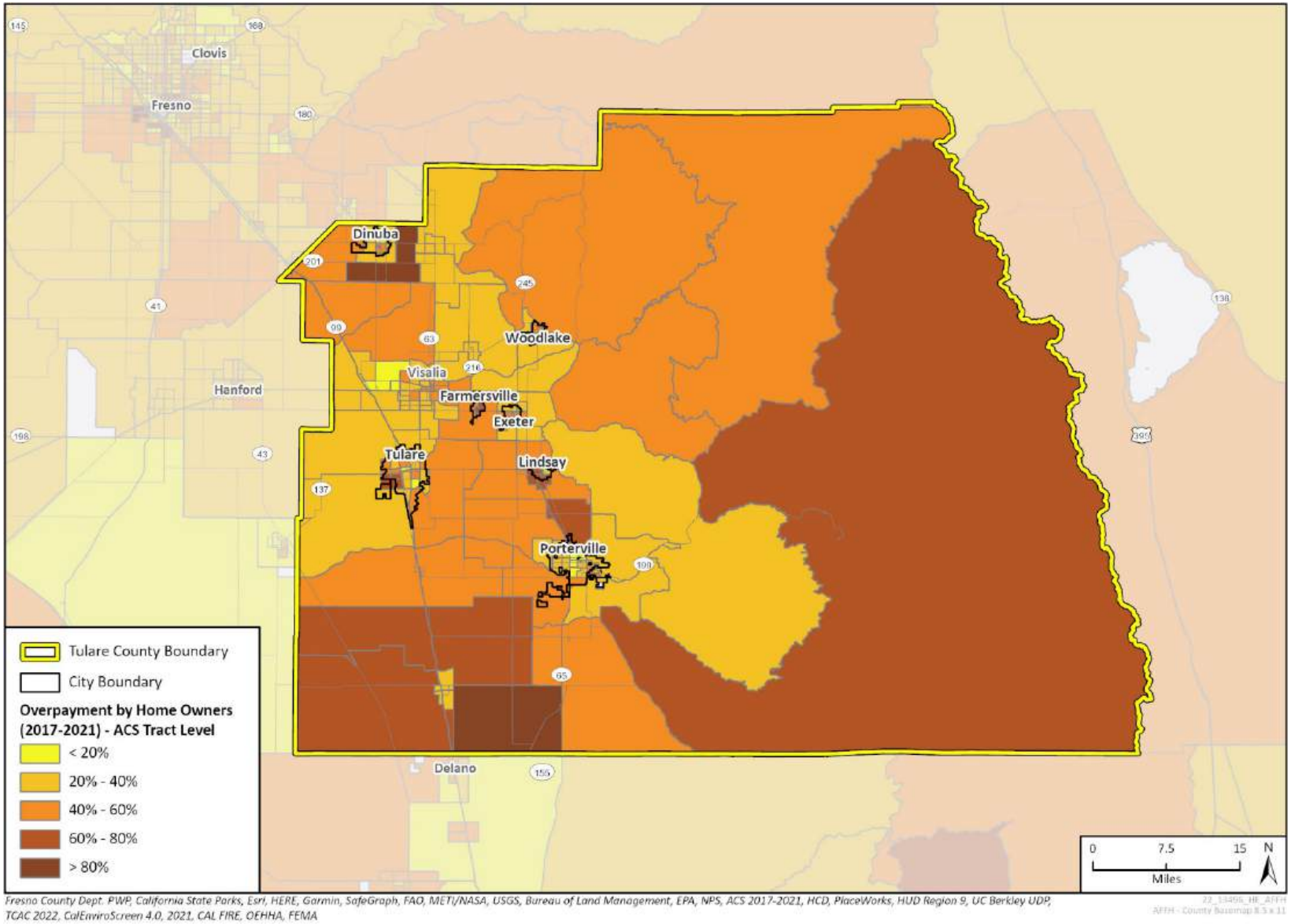
Cost burden (spending more than 30 percent of household income on housing costs) among homeowners and renters is a widespread issue across most of the tri-county area, especially throughout Tulare County, southwest Kings County, southeast Fresno County, and in and near the city of Fresno. Approximately 29 percent of owner households in Tulare County are cost burdened, and 50 percent of renter households are cost burdened (2015-2019 CHAS). Cost burden by homeowners in Tulare County is lowest in and surrounding the cities of Visalia, Porterville, Tulare, and Lindsay where less than 20 percent of homeowner households are cost burdened (Figure 5-17). Areas south of the cities of Dinuba and southeast of the community of Earlimart have the highest rates of cost burden among homeowners, greater than 80 percent. For renter households, between 40 and 60 percent of households are cost burdened throughout most of the county (Figure 5-18). Some of the highest rates of overpayment by renters occur in more urban areas, including the cities of Visalia, Porterville, and Tulare, where more than 80 percent of renters are cost burdened. In areas north and south of Porterville, in and west of Dinuba, in Lindsay, and south of the community of Terra Bella between 60 and 80 percent of renter households are cost burdened as well.

5.7.2 Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families where there are five or more people per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

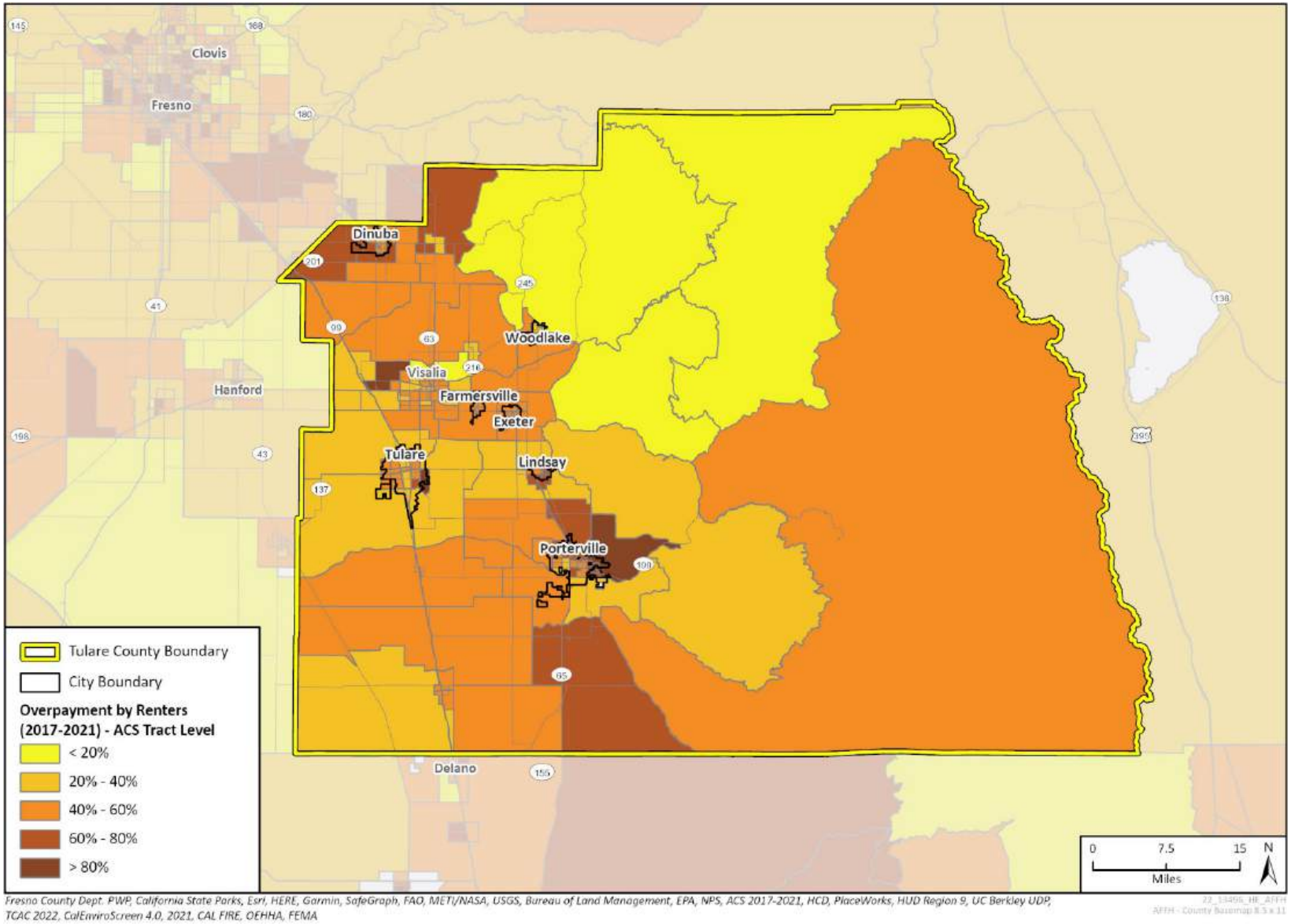
Some large households may not be able to accommodate high-cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit.

Figure 5-17 Overpayment by Home Owners (Tulare County)



Source: AFFH Viewer, 2023

Figure 5-18 Overpayment by Renters (Tulare County)



Source: AFFH Viewer 2.0, 2023

Not only is overcrowding a potential fair housing concern, but it can also potentially strain electrical systems in older housing that have not been updated or contribute to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Tulare County has 30,158 large households (households with five or more people), approximately 22 percent of total households (2017-2021 ACS). A higher percentage of renter households (24 percent) were considered large households compared to owner households (20 percent). The percentage of large households is slightly higher in Tulare County than the tri-county area (19 percent).

Approximately 10 percent of the population in Tulare County and the tri-county area lives in overcrowded housing and 2 percent of the population lives in severely overcrowded housing in Tulare County and 4 percent in the tri-county area. Overcrowded housing is concentrated in the western half of Tulare County, closer to urban areas such as the cities of Visalia, Tulare, and Porterville and in northwestern and southwestern parts of the county (Figure 5-19). In the northwestern and southwestern parts of the county and parts of Visalia, Tulare, and Porterville over 20 percent of households were experiencing overcrowding. In the eastern half of the county, approximately one to two percent of households experienced overcrowding.

5.7.3 Housing Problems

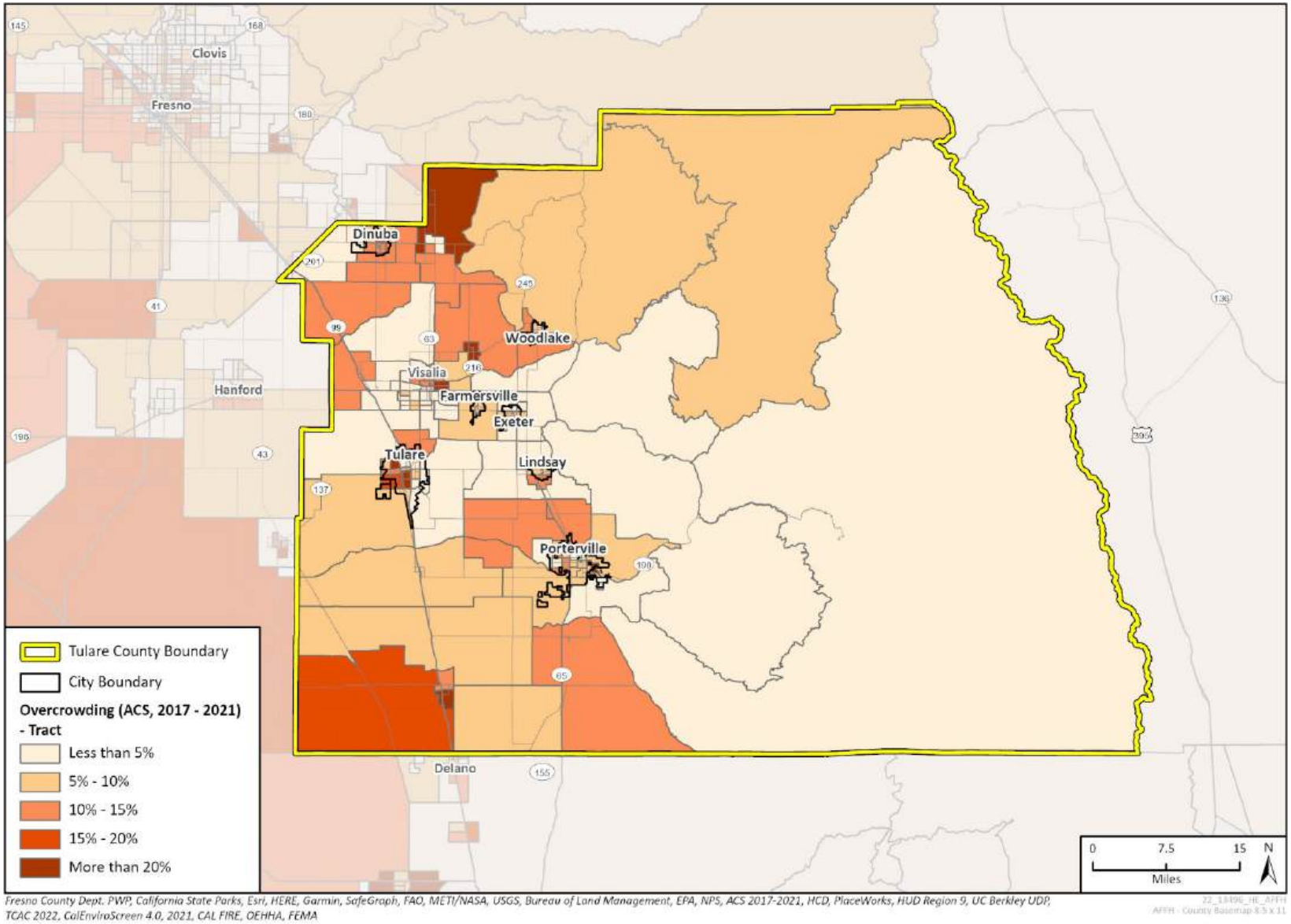
HUD considers housing units to be “standard units” if they are in compliance with local building codes. Many federal and State programs use the age of housing as a factor to determine a community’s housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions such as asthma.

According to federal law, “housing problems” refers to any of four housing issues: cost burden and severe cost burden, overcrowding, and substandard housing conditions. Substandard housing is defined as a housing unit lacking complete plumbing or kitchen facilities.

Housing problems are prevalent among households in Tulare County and the tri-county area. In both the county and tri-county area, approximately 44 percent of total households are experiencing housing problems and 26 percent of households are experiencing severe housing problems. Tulare County has approximately 1,399 substandard housing units which comprise approximately 1 percent of the total occupied units in the county. Of the 1,399 substandard units, approximately 29 percent lack complete plumbing facilities and 71 percent lack complete kitchen facilities.

More than half of Tulare County’s housing stock (61 percent) was constructed prior to 1990 and is more than 30 years old. These units are potentially in need of repair and modernization improvements.

Figure 5-19 Overcrowded Households (Tulare County)



Source: AFFH Viewer 2.0, 2023

5.7.4 Persons Experiencing Homelessness

According to the Kings and Tulare County 2023 point-in-time (PIT) count, 1,470 persons experiencing homelessness were recorded in the two counties, representing a 16 percent increase since 2022.[27] In Tulare County alone, 1,053 persons experiencing homelessness were recorded in 2023, an increase from 922 persons recorded in 2022. Factors contributing to the increase in homelessness include new PIT methodology, potential increase in the number of persons experiencing homelessness who were living in their vehicles which is more difficult to count, and large efforts by some jurisdictions to disperse homeless encampments which makes accurate PIT count challenging.

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The majority of homeless individuals identified in Tulare County (74 percent of homeless individuals, 779 persons) were unsheltered. Approximately 41 percent of persons experiencing homelessness in Tulare County were located in the city of Visalia, 28 percent were located in the city of Porterville, and 27 percent were located in the city of Tulare. This is an overrepresentation of the percentage of homeless residents, as Visalia is home to 30 percent of the county's population, Porterville has 13 percent, and Tulare has 15 percent.

The 2023 PIT found that 41 percent of the persons experiencing homelessness in Tulare County had a disability. In comparison, only 12 percent of the county's total population are living with a disability. Most persons experiencing homelessness identified as white (70 percent), seven percent identified as Black/African American, and nine percent identified Native American/Alaskan Native. Approximately 49 percent of persons identified experiencing homelessness in Tulare County were Hispanic/Latino. Of the homeless residents surveyed in Tulare County, 42 percent identified mental disability as a barrier to housing, 40 percent identified substance use as a barrier to housing, and one percent identified HIV/AIDS as a barrier to housing.

The Tulare County Task Force on Homelessness advises and assists the Tulare County Health and Human Services Agency to address homelessness throughout the community. The Task Force coordinates existing local services and programs and is comprised of members of various cities and agencies throughout the region.

[27] Kings/Tulare Homeless Alliance. 2023. Point in Time. https://static1.squarespace.com/static/579939fd197aea7457647213/t/64a857428433be7864d92c61/1688754006079/FINAL_2023+PIT+Report.pdf

The Task Force contracted Home Base to develop a plan to address homelessness in Tulare County, named "Pathway Home: Responding to Homelessness in Tulare County." The plan was unveiled to the public in December of 2019. Pathway Home presents five overriding goals to address homelessness:

1. Increase access to permanent housing
2. Increase access to services to support exits from homelessness
3. Expand services for subpopulations with special needs
4. Preventing homelessness for those at risk
5. Strengthening public engagement and community partnerships

Pathway Home includes measurable metrics for each goal and outlines specific strategies to reach these metrics. Altogether, the strategies in the report work toward establishing 400 new permanent supportive housing opportunities, 115 new low-barrier shelter beds, reduce chromic homelessness by 10 percent, and reduce first time homelessness by 25 percent by 2025. Pathway Home works to centralize the countywide homelessness response strategy to avoid duplation of efforts and effectively utilize resources.

5.7.5 Farmworkers

As discussed in Chapter 2, *Regional Housing Needs Assessment*, more than half of the farmworker population resides in unincorporated Tulare County, with the remainder distributed throughout the cities. Farmworker wages tend to be low, approximately $34,560 per year for full-time work. Farmworkers' health and livelihood are susceptible to environmental conditions including floods, drought, pesticide exposure, and limited medical and housing services. [28]

According to the 2017 USDA Census of Agriculture, 52 percent of farms in Tulare County hire farm labor, and 91 percent are family farms. Farmworkers tend to be male, be between 35 and 64 years of age, and work on farms that grow forage, corn, oranges, grapes, or almonds, or raise livestock.[29] Farm labor in Tulare County is divided between seasonal and permanent labor, due to the type of crops raised and the high percentage of dairy farming. It is likely that many farmworker households are comprised of both farmworkers and non-farmworkers who may be employed in other types of work. While no survey of farmworker housing is available for Tulare County, farmworker households are typically limited in housing options due to limited income, limited supply near job locations, overcrowding, and poor housing conditions. According to the National Agricultural Workers Survey (2019-20), 30 percent of farmworkers live in crowded dwellings, migrant workers live in crowded dwellings with greater frequency than settled workers, and unauthorized workers were nearly twice as likely as authorized workers to live in crowded dwellings.[30]

The Housing Authority of Tulare County (HATC) offers a farm labor housing program that provides housing to very low, low, and moderate-income families with two to nine members who have current

[28] Visalia Times Delta. 2022. In rural California, farmworkers fend for themselves for health care: 'We have a right to survive'. https://www.visaliatimesdelta.com/story/news/local/california/2022/12/08/rural-california-san-joaquin-valley-central-valley-farmworkers-fend-for-themselves-health-care/69713358007/

[29] USDA Census of Agriculture. 2017. Tulare County profile. https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/California/cp06107.pdf

[30] National Agricultural Workers Survey. 2022. Findings from the National Agricultural Workers Survey (NAWS) 2019-2020: A Demographic and Employment Profile of United States Farmworkers. Research Report No. 16. January 2022. https://www.dol.gov/sites/dolgov/files/ETA/naws/pdfs/NAWS%20Research%20Report%2016.pdf

farm labor income. Under this program, HATC rents over 400 units to non-migratory farm workers for very low amounts and offers rental assistance when needed. [31]

5.7.6 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[32]

One measure of displacement risk is whether a community is deemed "sensitive." The UDP designates communities as sensitive if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics: the share of renters is above 40 percent, the share of people of color is above 50 percent, the share of very low-income households that are severely rent burdened is above the county median, the percent change in rent is above the county median for rent increases.

The UDP has identified several census tracts in western Tulare County that are considered at risk of displacement, including in the cities of Dinuba, Visalia, Tulare, Lindsay, Farmersville, and Porterville (Figure 5-20). These census tracts are predominantly Hispanic/Latino (Figure 5-2) with a higher percentage of LMI residents (Figure 5-7). Two census tracts, one in the city of Visalia and the other in the town of Cutler, have an elevated risk of displacement for very low-income households.

5.8 Local Area Knowledge

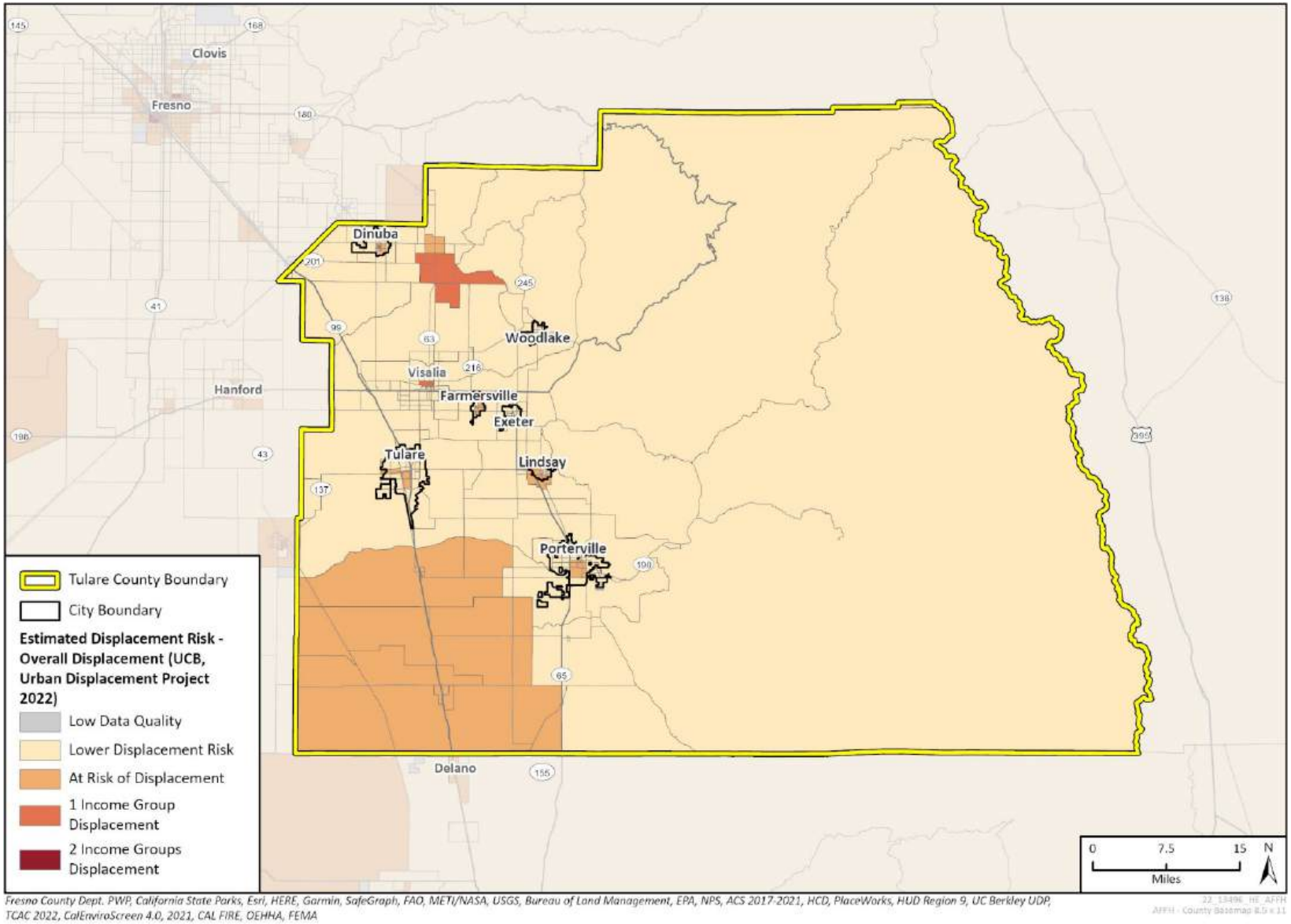
5.8.1 Historic Patterns of Segregation

Patterns of racial segregation are the byproduct of local and federal policies, private housing discrimination, and community prejudice. To understand present challenges to fair housing, it is necessary to review the history of actions that have led to regional patterns of segregation.

The first inhabitants in the San Joaquin Valley and Tulare County were the Yokut-speaking tribes, composed of approximately 50 groups who spoke various dialects. Mexican ranches and American settlers gain prominence in the 1800s and raised animals. After the U.S. annexed California in 1848, the federal government sold vast tracts of land to the Southern Pacific Railroad Company as well as large-scale timber, ranching, and farming interests, ignoring and overriding the property rights of Mexican and indigenous landholders. Many Native American tribes were forced to give up their land and live on reservations.[33] When gold was discovered in 1848, thousands of prospectors came to the San Joaquin Valley and with them, they brought diseases that quickly decimated the Native American population.[34]

[31] Housing Authority of Tulare County, https://www.hatc.net/farm-labor.php?nbl=RP accessed June 2023.
[32] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[33] PolicyLink. Facing History, Uprooting Inequality: A Path to Housing Justice in California. https://www.policylink.org/sites/default/files/pl_report_calif-housing_101420a.pdf
[34] Tule River Indian Tribe of California. 2018. Tule River History. https://tulerivertribe-nsn.gov/history/

Figure 5-20 Displacement Risk (Tulare County)



Source: AFFH Viewer 2.0, 2023

Chinese and Japanese immigrants, originally brought to California by the Gold Rush and later to work on the Southern Pacific Railroad, began to work as farm laborers throughout the San Joaquin Valley. However, resentment towards Chinese and Japanese immigrants, especially by jobless white residents, led to farms recruiting Black/African Americans from the southern U.S. to replace them as farm laborers. Many Black/African Americans began by working in the fields and vineyards and eventually transitioned from farm labor to living in the cities and towns.[35] Racist sentiment from white residents permeated all aspects of life in the region. In the mid-1920s, Tulare County was a major bastion of the racist organization known as the Ku Klux Klan, which terrorized and subverted the political and civic rights of non-white residents.[36]

In the 1930s, nearly half a million people migrated to Southern California from across the United States during what was known as the "Dust Bowl." Many of these people moved to California in hopes of working in the agricultural industry, but were forced to take temporary and transient work, leaving them with little choice but to form makeshift camps near roadsides and ditches, without access to housing, clean water, and sanitation. These conditions reinforced existing desires by the white population, generally, for economic and racial segregation, leaving migrant farmworkers without access to medical treatment and education. When World War II created a need for manufacturing labor, many of the white "Dust Bowl" workers relocated to other cities in California, such as San Francisco, Los Angeles, and San Diego, leaving a gap in farm labor.[37] Japanese, Punjabi, and Filipino people, as well as Black/African Americans from cotton regions, filled the void. Japanese residents, however, were forcibly relocated to internment camps from 1942 to 1946.[38]

In 1942, the federal government initiated the Bracero program, which enabled growers to replenish their labor supply with workers imported from Mexico. While the Bracero program ended in 1964, growers continue to rely on Mexican nationals to work California's lucrative "factories in the fields." Migrants today confront multiple social, environmental, and access issues, including affordable, safe, and sanitary housing.[39]

Increasingly after the first World War, to circumvent the US Supreme Court ban on outright racial zoning, local governments implemented other forms of exclusionary zoning that avoided direct mention of race but kept low-income people of color out by marshalling land use regulations against them. Through residential zoning that mandates larger parcel sizes for single-family homes, typically unaffordable to people of color, wealthier households established and maintained mostly white neighborhoods throughout California. The federal government subsidized white homeownership and wealth-building and excluded people of color.

Throughout the state, but particularly concentrated in inland areas, cities have used their annexation power to reinforce patterns of racial exclusion and segregation. Since the 1960s, as cities expanded and selectively annexed land, they deliberately bypassed and grew around communities of color in unincorporated neighborhoods, the very places people of color were relegated to by restrictive covenants. This selective annexation process has left hundreds of disadvantaged unincorporated places,

[35] Michael Eissinger. 2009. The Transplantation Of African Americans And Cotton Culture To California's Rural San Joaquin Valley During The Nineteenth And Twentieth Centuries. https://meissinger.com/uploads/3/4/9/1/34919185/transplantation_of_african_americans_and_cotton_culture_to_californias_rural_san_joaquin_valley.pdf

[36] Newell G. Bringhurst. 2000. The Ku Klux Klan in a Central California Community: Tulare County During the 1920s and 1930s. Southern California Quarterly Vol. 82, No. 4 (Winter 2000), pp. 365-396 (32 pages)

[37] Christy Gavin, California State University, Bakersfield. California Odyssey: Dust bowl migration archives. https://www.csub.edu/library/_files/DB_files/OkieHealth.pdf

[38] History.com. Japanese Internment. https://www.history.com/topics/world-war-ii/japanese-american-relocation

[39] Christy Gavin, California State University, Bakersfield. California Odyssey: Dust bowl migration archives. https://www.csub.edu/library/_files/DB_files/OkieHealth.pdf

disproportionately of color, without the most basic elements of a healthy, safe community, such as utilities, sanitation, safe drinking water, and other critical community services. Restrictive covenants, exclusion, and racial violence pushed Black/African American and low-income people of color to settle outside of towns. In places throughout the San Joaquin Valley and on the edges of cities such as Fresno, Bakersfield, Stockton, Tulare, and Modesto, such communities of color were left unincorporated and without access to incorporated areas' tax revenues or infrastructure.[40] Exclusionary post-war development started moving further from city centers, and within time, these communities often created their own civic and utility districts, which redistributed investment away from cities, in a movement known as "White Flight."

Across the United States, redlined and marginalized communities faced a higher propensity for environmental hazards that affects current populations. Residents of historically redlined neighborhoods located in cities with oil and gas production have disproportionately high exposure to oil and gas wells, compared to higher graded neighborhoods. Exposure disparities have implications for community environmental health, as the presence of active and abandoned (i.e., postproduction) wells have been shown to contribute to ongoing air pollution.

State Route (SR) 99, which was constructed in phases in the 1920s and runs through the Central Valley, continues to provide the transportation route for residents between cities in the area as well as economic transportation linkages to other parts of the state. Large warehouse distribution centers have been built in the southern end of the valley and northern part of the valley because of quick access to SR 99 and Interstate 5 (I-5) and the availability of a large and relatively low-wage employment base. Truck and vehicle traffic has contributed to high rates of air pollution. Intensive agriculture and dairy farming in the region have also contributed to pollution due to pesticide use and fertilizer runoff.

The agricultural industry continues to play a large role in the economy and development patterns of Tulare County. Small, predominantly Hispanic/Latino communities were once home to thousands of Black/African American farm workers, and today remain isolated from other areas of the county. Areas such as these have high rates of poverty and experience disproportionately high pollution burden.[41] Incorporation and annexation has continued to be a disparity issue in the county, where incorporated municipalities tend to have more control over land use, decision-making, infrastructure budgeting, and the ability to address environmental concerns.

5.8.2 Community and Stakeholder Input

A series of stakeholder interviews was conducted with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Information on community outreach is provided in Chapter 1, *Introduction and Community Engagement*. In these interviews, community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, less populated rural areas have vastly fewer amenities and housing resources.

According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, state housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable

[40] PolicyLink. Facing History, Uprooting Inequality: A Path to Housing Justice in California. https://www.policylink.org/sites/default/files/pl_report_calif-housing_101420a.pdf
[41] Jose Del Real. 2019. How Racism Ripples Through Rural California's Pipes. https://www.nytimes.com/2019/11/29/us/water-racism-california.html

housing and supportive housing for previously homeless residents and discrimination based on HCV use. It was noted that the regional PIT count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, one way that cities can address housing needs is by fostering strong relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

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Planning Commission Staff Report

Department: PUBLIC WORKS | March 4, 2025

To: Planning Commission

From: Karl Schoettler, City Planning Consultant

Subject: Public hearing for adoption of Comprehensive Zoning Ordinance update

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and vote to approve the Zoning Ordinance update by adopting Resolution No. 1158.

EXECUTIVE SUMMARY

The action is the adoption of a comprehensive update of the Dinuba Zoning Ordinance. The Zoning Ordinance regulates the development of land in the City, including the establishment of individual zones and standards for lot size and dimensions, building setbacks, building height, lot coverage, parking, landscaping, signs and fencing among others.

OUTSTANDING ISSUES

None.

DISCUSSION

The action is a comprehensive update of the Dinuba Zoning Ordinance (Title 17 of the Dinuba Municipal Code). The consultant has been working on the update the past few years and has been sharing each draft Chapter with the Planning Commission for feedback and comments.

At long last, the full updated zoning ordinance is ready for adoption. The ordinance has been reviewed by other City staff, including the City Attorney. The ordinance was also recently presented to the City Council as an informational item.

More than any other law or policy, the Zoning Ordinance helps to shape the character of the City. In general, the Zoning Ordinance does the following:

- Divides the City into zones, based primarily on uses, such as residential, commercial, industrial, public and agriculture. The intent is to establish a harmonious community by separating and buffering incompatible land uses to the degree practical.
- Establishes which uses are permitted in each zone.
- Establishes standards regulating the size, height and bulk of buildings.
- Establishes standards relating to the size of building setbacks and yards.
- Establishes standards for the number of parking spaces required for various uses, and the design of parking facilities.

- Establishes standards for landscaping, fencing and screening.
- Establishes regulations for signs, to ensure businesses can identify themselves (while avoiding visual clutter and blight that can result from numerous and large signs).
- Establishes regulations for special uses (such as businesses that sell adult-oriented material)
- Establishes procedures for various types of zoning permits

The existing ordinance has been updated at various times in the past; the oldest portions appear to be at least from 1993, with more recent updates in 2008. Most recently the City Council adopted new regulations for uses that are permitted in commercial zones.

Given the age of the ordinance, there are a number of standards and practices that have been reviewed, updated and modernized. The ordinance update was intended to achieve a number of goals, including:

- Ensuring the ordinance is legally sound and consistent with State housing and zoning laws including laws on Accessory Dwelling Unit requirements;
- Simplifying and clarifying complicated planning permit processes;
- Implementing policies of the Dinuba General Plan, including promoting walkable neighborhoods by incorporating smart-growth and form-based zoning standards and mechanisms;
- Revising, updating and clarifying permitted use lists in each zone district;
- Updating definitions and terminology;
- Adding new zones where desired.
- Eliminating unused zone districts;
- Updating standards pertaining to specific issues like fencing, parking, accessory uses and structures, etc.;
- Making the Ordinance more user-friendly through the addition of tables and graphic illustrations of complex zoning standards;
- Eliminating unneeded and repetitious sections of the Zoning Ordinance;
- Correcting other problem issues identified by staff, Commission, etc.

To help with understanding the features of the ordinance update, Attachment “A” is provided, which summarizes key changes and amendments within each chapter in the ordinance.

FISCAL IMPACT

The City budgeted funds for preparation of the Zoning Ordinance update.

PUBLIC HEARING

A public hearing notice was published in the Midvalley Times at least ten days before the Planning Commission hearing

ATTACHMENTS:

Description

A. Resolution No. 1158

B. Summary of Ordinance

C. Zoning Ordinance

RESOLUTION NO. 1158

BEFORE THE PLANNING COMMISSION
CITY OF DINUBA, COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA RECOMMENDING ADOPTION OF A COMPREHENSIVE UPDATE OF THE DINUBA ZONING ORDINANCE (TITLE 17 OF THE DINUBA MUNICIPAL CODE) AND ADOPTION OF A CATEGORICAL EXEMPTION AS THE ENVIRONMENTAL FINDING FOR THE UPDATE.

WHEREAS, the City of Dinuba (the "City") has prepared an Update to the Dinuba Zoning Ordinance (Title 17 of the Dinuba Municipal Code), consistent with California Government Code, Title 7, Division 1, §§ 65000–66342; and

WHEREAS, the Zoning Ordinance establishes regulations for the harmonious establishment of land uses within the City; and

WHEREAS, specific regulations include the establishment of individual land use zones (residential, commercial, industrial and public), lists of permitted uses by zones, regulations for structures including setbacks, building height and lot coverage, parking, landscaping, signage, fencing and permit procedures, among others; and

WHEREAS, the Planning Commission has conducted numerous workshops to educate themselves on zoning, planning and design issues and has reviewed individual chapters of the new Zoning Ordinance, and

WHEREAS, consistent with the California Environmental Quality Act (CEQA) the City has determined the Zoning Ordinance Update is exempt from review for environmental impacts (as a Categorical Exemption No. 15061 (b) (3) “General Exemption”) and

WHEREAS, a public hearing was published ten days prior to the Planning Commission's public hearing on the Comprehensive Zoning Ordinance Update and associated environmental finding, and

WHEREAS, the Planning Commission accepted public testimony and reviewed the Planning Department's staff report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that the following findings are hereby considered and adopted regarding the

Comprehensive Zoning Ordinance Update and associated environmental finding:

1. The Comprehensive Zoning Ordinance update will not have any significant impacts on the environment and a Notice of Exemption will be filed consistent with the California Environmental Quality Act.

2. A public hearing was held on the Comprehensive Zoning Ordinance Update and associated environmental finding, by the Planning Commission.

3. The Comprehensive Zoning Ordinance will help to ensure harmonious land use development within the City of Dinuba.

4. Title 17 (Zoning) of the Dinuba Municipal Code is rescinded and replaced with the Zoning Ordinance Update (Title 17) as shown in Attachment “C”.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends adoption of the Comprehensive Zoning Ordinance Update and associated environmental finding by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Planning Commission member _____ , second by Planning Commission member _____ at a regular meeting of the Dinuba Planning Commission on the 4th day of March, 2025, by the following role call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Secretary, Dinuba Planning Commission

ATTACHMENT "B"

Summary of Amendments to Dinuba Zoning Ordinance

The following is an overview/summary of draft chapters of the updated Dinuba Zoning Ordinance. For each chapter the overview provides a summary of the chapter and changes/improvements over the same chapter or similar topics in the existing Zoning Ordinance.

General Changes and Improvements

Throughout the ordinance the consultant has made the following general changes to individual chapters and topics

- Simplified language has been used where possible
- Graphics have been added where appropriate to summarize zoning standards and make it easier to digest standards
- An icon graphic is included next to the chapter title – to symbolize the content of the chapter
- More white space and separation of text, to make it easier to read.

Chapter 1: The Zoning Ordinance

This chapter establishes the Zoning Ordinance as a distinct topic within the Dinuba Municipal Code.

Key Changes/Improvements

- Simplified language
- A chapter icon/graphic has been added to the first page.

Chapter 3: Administration

The "Administration" chapter establishes responsibilities for administering the Zoning Code, including city staff, the Planning Commission and City Council.

Key Changes/Improvements

- Simplified language
- A chapter icon/graphic has been added to the first page.

Chapter 5: Public Hearings

This chapter establishes procedures for the conduct of public hearings for those projects that are subject to public hearings.

Key Changes/Improvements

- This section now has its own chapter for greater ease of use. In the existing code it is combined with other information, making it less easy to find.
- Simplified language.
- A chapter icon/graphic has been added to the first page.

Chapter 9: Zoning Districts

This chapter summarizes all of the City's zones. Among other items this chapter includes references to the official zoning map, overlay zones, definitions of zone boundaries and connections to other city codes.

Key Changes/Improvements

- Simplified language and better organization of topics
- A chapter icon/graphic has been added to the first page.

Chapter 11: RCO Zone (Resource, Conservation and Open Space)

The RCO zone is applied to numerous public properties around Dinuba including public schools, parks, the wastewater treatment plant, stormwater basins, City Hall, and other facilities.

Key Changes/Improvements

- Simplified language, standards and organization
- Graphic to illustrate key zoning standards.
- A chapter icon/graphic has been added to the first page.

Chapter 13: AN zone (Agriculture)

The AN zone is intended to be applied to parcels in the city that are used for agriculture and which likely will not be urbanized for many years. In this sense the AN zone functions as a "reserve" zone – keeping land in agricultural use until it is needed (and deemed appropriate) to be developed with urban uses.

Key Changes/Improvements

- Simplified language, standards and organization
- Graphic to illustrate key zoning standards.
- A chapter icon/graphic has been added to the first page.

Chapter 15: RA Zone (Residential Acreage)

The RA zone typically is applied to "large lot" residential areas that may also feature some aspects of agriculture, such as the limited keeping of farm animals. The minimum lot size of this zone is 20,000 square feet, which is double the minimum lot size of the largest R-1 zone.

Key Changes/Improvements

- Simplified language, standards and organization
- Graphic to illustrate key zoning standards, such as setbacks, building height, lot coverage and others.
- Graphic to illustrate fencing regulations.
- A chapter icon/graphic has been added to the first page.

Chapter 17: R-1 Zones (Single Family Residential)

This chapter establishes standards for development in Dinuba's Single Family Residential zones, including the R-1-6, R-1-7.5 and R-1-10 zones.

A major change is to add a new single family residential zone (R-1-5). This zone will allow lot sizes down to 5,000 square feet (versus the current minimum lot size of 6,000 square feet (per the R-1-6 zone). This reflects the current market demand for smaller lot sizes in Dinuba and throughout the Valley (and State).

Key Changes/Improvements:

- All development standards have been simplified and clarified.
- Revised standards for:
  - Rear and side yard fencing changed from 6 to 7 feet high
- Graphics have been added to illustrate and clarify certain zoning standards, including
  - Lot size, width and depth
  - Setbacks
  - Fencing
- New R-1-5 zone created with new/updated standards, including a requirement that garages be set back to create a driveway area that is large enough to accommodate

parking for four vehicles. This is in response to Council concerns over the lack of space for parking with neighborhoods that are more dense.
- Tables have been added to help clarify certain standards
- The chapter refers to the new Residential Design Guidelines
- A chapter icon/graphic has been added to the first page

Chapter 19: RM Zones (Multi-Family Residential)

The RM zones contain development standards for Dinuba's three multi-family residential zones (RM-1.5, RM-2 and RM-3).

Key changes/improvements:

- A graphic is provided to illustrate nine key zoning standards all on one page:
- Additional diagrams are provided for:
  - Front Orientation and Porch Requirement (Implementation of General Plan policy)
  - Fencing
- Tables are provided to summarize certain standards
- The chapter refers to the City's Residential Design Guidelines
- The existing RM zone has extremely complex requirements for open space requirements for multi-family developments. The new ordinance simplifies these to require that 5% of the project site be set aside in open space (that could be landscaped and include amenities such as swimming pools, tennis courts, play equipment, sand boxes, etc.).
- A chapter icon/graphic has been added to the first page

Chapter 21: Permitted Uses in Residential Zones

This chapter contains the list of uses that are permitted in Dinuba's 7 residential zones.

Key Changes/Improvements

- The list of uses has been reorganized and updated to make it easier to read and understand.
- Uses have been organized into five groups to make the list easier to navigate
- Graphics have been added to make the list more user-friendly.
- The list has been updated to comply with recent State laws on housing issues.
- A chapter icon/graphic has been added to the first page

Chapter 23: PO Zone (Professional Office)

The "PO" zone is the Professional Office zone and is primarily intended to facilitate the development of offices and in particular the conversion of older homes into attractive office space.

Key Changes/Improvements

- Specifies that parking be located behind the structure so the front of the site is maintained with attractive landscaping (exceptions are provided).
- Simplified and clarified language and standards
- Graphics to illustrate key zoning standards, including a matrix to summarize standards on one page.
- A chapter icon/graphic has been added to the first page

Chapter 25: C-1 Zone (Neighborhood Commercial)

This zone establishes standards for development in the Neighborhood Commercial zone. This zone is intended to allow for commercial uses in close proximity to residential neighborhoods with uses that are typically needed on a frequent basis.

Key Changes/Improvements

- Language has been simplified to make it easier to interpret the code
- A graphic has been added to illustrate most standards contained in the zone.
- A chapter icon/graphic has been added to the first page

Chapter 27: C-2 Zone (Downtown Commercial)

This zone establishes standards for development in the Downtown Commercial zone. This zone applies to parcels in the downtown area and standards are established to help foster the creation of a pedestrian-oriented shopping, dining and cultural district.

Key Changes/Improvements

- The zone now requires new buildings to be set at the front of the lot with parking to the rear or to the side. This technique is used in many downtowns and helps to strengthen the pedestrian-oriented shopping environment of the downtown.
- New buildings must also include significant window coverage on the walls that front the street. Again, this is to help reinforce the pedestrian-shopping quality of downtown.
- Some language standards have been simplified to make it easier to interpret the code
- A graphic has been added to illustrate most standards contained in the zone.
- A chapter icon/graphic has been added to the first page.

Chapter 29: C-3 Zone (Community Commercial)

This zone is intended to create areas for larger-scale unified shopping centers that cater to the community and the region.

Key Changes/Improvements

- A graphic has been added to illustrate key standards contained in the zone.
- Language has been simplified to make it easier to interpret the code
- A chapter icon/graphic has been added to the first page

Chapter 31: C-4 Zone (General Commercial)

This zone establishes standards for a wide variety of commercial uses, including service activities like auto repair, tire shops, paint and body shops, cabinet shops, equipment repair activities and also traditional retail commercial uses, stores, offices and restaurants.

Key Changes/Improvements

- Language has been simplified to make it easier to interpret the code
- A graphic has been added to illustrate key standards contained in the zone.
- A chapter icon/graphic has been added to the first page

Chapter 33: Permitted Uses in Commercial zones

This chapter lists uses that are permitted (and conditionally-permitted) in the five commercial zones in Dinuba.

Key Changes/Improvements

- A new spreadsheet has been created that groups uses into similar categories, for ease of use and navigation
- Icons have been included in the spreadsheet to make it more user-friendly
- The list of uses has been reviewed and updated to respond to current practices
- A chapter icon/graphic has been added to the first page

Chapter 35: Industrial zones

This chapter establishes standards for both of Dinuba's industrial zones – the "M-1" (Light Industrial zone) and the "M-2" (Heavy Industrial).

Key Changes/Improvements:

- Language has been clarified and simplified,
- A graphic has been added that illustrates key zoning standards
- A chapter icon/graphic has been added to the first page

Chapter 39: Permitted Uses in Industrial Zones

This chapter lists uses that are permitted (and conditionally-permitted) in the two industrial zones in Dinuba.

Key Changes/Improvements

- A new spreadsheet has been created that groups uses into similar categories, for ease of use and navigation
- Icons have been included in the spreadsheet to make it more user-friendly
- The list of uses has been reviewed and updated to respond to current practices. Many commercial uses (inappropriate in industrial zones) that are in the current chapter have been deleted.
- A chapter icon/graphic has been added to the first page

Chapter 41: PUD Zone (Planned Unit Development overlay)

The PUD overlay zone is intended to facilitate creativity in project design by allowing applicants to deviate from certain zoning standards, such as lot size, setbacks, density and others.

Key Changes/Improvements

- Language has been simplified and clarified
- For residential projects the chapter lists upgrades the City may require in order for the project design to truly be considered of superior design.
- The zone requires at least 5% of a project site to be developed as open space.
- A chapter icon/graphic has been added to the first page

Chapter 45: Special Uses Standards

This zone establishes standards for certain uses (and standards) that may require extra consideration and review. In the existing zoning ordinance these uses and standards are scattered in various location of the code. This new chapter brings them all together in one place. Uses and standards listed in this zone include:

- Home Occupations
- Mixed Uses
- Service Stations
- Temporary Uses
- Caretaker Facilities
- Temporary Modular Structures
- Recycling/Buyback Centers
- Accessory Dwelling Units

- Wireless Telecommunication Equipment
- Sexually Oriented Businesses
- Outdoor Storage Yards
- Building height.
- Swimming Pools in Residential Zones
- Garage conversions
- Bed and Breakfast Facilities.
- Sight Distance
- Regulation of Adult Material
- Businesses Selling Alcoholic Beverages
- Wireless Communication Facilities
- Manufactured housing.
- Garage Sales
- Mobile Home Parks

Key Changes/Improvements

- This chapter brings certain uses that are currently scattered around the existing ordinance into one easy-to-navigate chapter.
- Language has been simplified and clarified.
- A graphic has been provided to illustrate standards for mobile home parks
- A chapter icon/graphic has been added to the first page

Chapter 47: Landscaping and Irrigation

This chapter establishes requirements for landscaping and irrigation improvements that are required for new development projects.

Key Changes/Improvements

- The chapter includes standards so that future landscaping designs comply with the State of California's standards for low-water-using landscape designs (known as the Model Water Efficient Landscape Ordinance (MWELO).
- The chapter also refers readers to the Dinuba Landscape Design Guidelines.
- A chapter icon/graphic has been added to the first page

Chapter 49: Parking and Loading

This chapter establishes standards for the installation of parking and loading facilities for various types of land uses (residential, commercial, industrial and public/institutional).

Key Changes/Improvements

- Uses are sorted into similar categories and a graphic added, to help make it easier to find and understand the requirements.
- Language has been simplified and clarified.
- To promote and facilitate bicycling in Dinuba, the chapter establishes standards for bicycle racks for certain types of uses.
- Standards for restaurants have been updated (reduced).
- Graphics have been added to illustrate standards of parking lot design and landscaping.
- A chapter icon/graphic has been added to the first page

Chapter 51: Signs and Advertising

This chapter establishes standards for the regulation of signs in Dinuba. The chapter is mostly unchanged since these standards were overhauled in 2018.

Key Changes/Improvements

- Businesses will be able to place multiple signs on building walls – as long as the total area (size) of all the signs does not exceed the maximum sign aera that is allowed by the sign ordinance's size calculation. The current ordinance limits buildings to one sign per wall.
- The ordinance has also been amended to allow additional freestanding signs along commercial frontages (reducing the distance from 1,000 feet to 250 feet between signs on an individual site). This change is based on recent commercial developments in the City.
- A chapter icon/graphic has been added to the first page

Chapter 53: Zoning Ordinance Amendments

This section establishes procedural actions when someone wishes to change the zoning on property, and also when a change to the text of the Zoning Ordinance is proposed.

Key Changes/Improvements

- The process has been pulled out of the existing Permits chapter and given its own chapter, for greater ease of use and understanding
- Language has been clarified and simplified
- A flow chart has been added to summarize the process
- A chapter icon/graphic has been added to the first page

Chapter 55: Site Plan Review

This chapter establishes procedures and findings for development projects that are required to undergo Site Plan Review. These include new commercial, industrial and multi-family developments (or additions to such developments).

Key Changes/Improvements

- The Site Plan Review process has been pulled out of the existing Permits chapter and given its own chapter, for greater ease of use and understanding
- Language has been clarified and simplified
- A flow chart has been added to summarize the process
- A chapter icon/graphic has been added to the first page

Chapter 57: Conditional Use Permits

This chapter establishes procedures and findings for development projects that are required to obtain a Conditional Use Permit (CUP).

Key Changes/Improvements

- The CUP process has been pulled out of the existing Permits chapter and given its own chapter, for greater ease of use and understanding
- Language has been clarified and simplified
- A flow chart has been added to summarize the process.
- A chapter icon/graphic has been added to the first page

Chapter 59: Variances, Minor Deviations and Reasonable Accommodations

This chapter prescribes the procedure and findings for applicants seeking relief from certain zoning standards. The Chapter also includes a process for Minor Deviations (which can be approved by staff when the requested deviation is less than 20 percent of the specific standard). Finally, a Reasonable Accommodations process has been added, which is the modification of a zoning standard to allow disabled individuals the ability to fully enjoy their property. An example might be a covered wheelchair ramp that protrudes into a required setback area.

Key Changes/Improvements

- The Variance process has been pulled out of the existing Permits chapter and given its own chapter for greater ease of use and understanding
- Language has been clarified and simplified
- A Minor Deviations process has been added

- As required by State law, a Reasonable Accommodations section has been added
- A flow chart has been added to summarize the processes.
- A chapter icon/graphic has been added to the first page

Chapter 61: Non-Conforming Uses and Structures

This chapter establishes standards to govern uses and structures that do not conform with zoning standards for the zone in which they are located. A common example would be a residential unit in a commercial zone. Procedures and time frames are established that determine when non-conforming uses can no longer exist or when non-conforming structures can be expanded and when they cannot.

Key Changes/Improvements

- Language has been clarified and simplified
- A chapter icon/graphic has been added to the first page

Chapter 63: Appeals

This chapter establishes procedures when an appeal has been filed. An appeal can be filed when anyone disagrees with the action of the City Planner (to approve or deny a project) or an action of the Planning Commission. Any decision of the City Planner on a project may be appealed to the Planning Commission. Further, any decision of the Planning Commission may be appealed to the City Council. All decisions of the City Council are final.

Key Changes/Improvements

- The Appeals process has been pulled out of the existing Permits chapter and given its own chapter, for greater ease of use and understanding
- Language has been clarified and simplified
- A chapter icon/graphic has been added to the first page

Chapter 65: Enforcement

This chapter establishes the legal basis for enforcement of the Zoning Ordinance.

Key Changes/Improvements

- Language has been clarified and simplified
- A chapter icon/graphic has been added to the first page

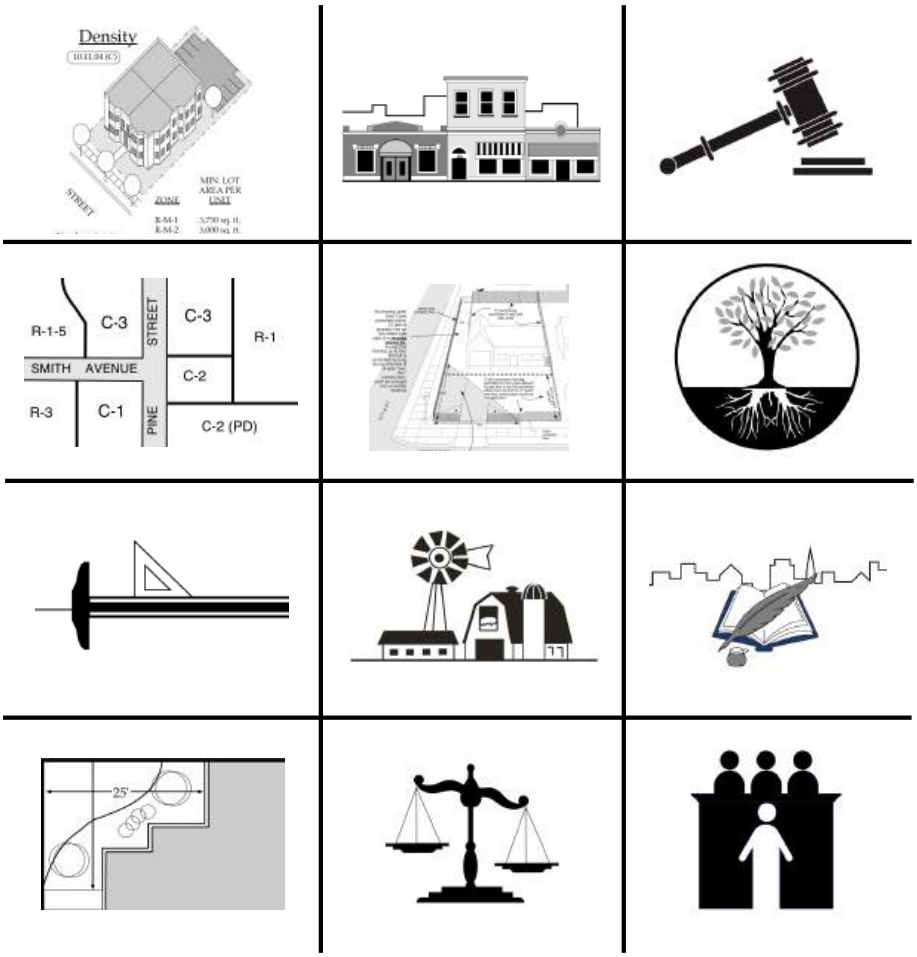
Chapter 67: Definitions

This chapter establishes definitions for terms that are used throughout the Zoning Ordinance.

Key Changes/Improvements

- Language has been clarified and simplified
- Definitions no longer needed have been deleted while some new terms have been added
- Graphics have been added for some definitions
- A chapter icon/graphic has been added to the first page

DRAFT
Dinuba Zoning Ordinance



City of Dinuba

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DRAFT Dinuba Zoning Ordinance

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Prepared for

City of Dinuba

Prepared by

4CREEKS

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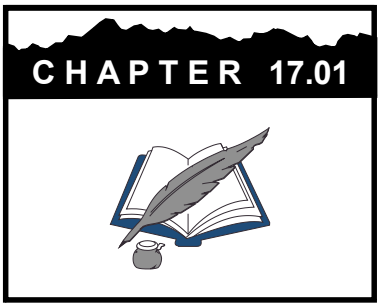


The Zoning Ordinance

Sections

17.01.010 Adoption
17.01.020 Purpose and Objectives
17.01.030 Short title.
17.01.040 Components of the zoning ordinance.
17.01.050 Severability.
17.01.060 Compliance required.
17.01.070 Interpretation.
17.01.080 Application

17.01.010 Adoption

Pursuant to California Government Code Section 65000 et. seq., a zoning ordinance is hereby adopted by the City of Dinuba. The Zoning Ordinance, hereinafter referred to as the "Ordinance", is a document that regulates the use of land in the city limits of Dinuba.

17.01.020 Purpose and Objectives

The Ordinance is enacted to protect and promote the public health, safety and general welfare, and to facilitate the planning of the City of Dinuba in a precise and orderly manner consistent with the Dinuba General Plan. In support of this purpose, the Ordinance is adopted in order to implement the following objectives:

- Provide standards for the orderly development of Dinuba;
- Conserve natural resources;
- Maintain and protect the value of property;
- Ensure the provision of adequate open space for light, air, and recreation;

- Promote the economic stability of existing land uses that conform to the General Plan and protect them from intrusions by inharmonious or harmful land uses;
- Permit the development of residential, office, commercial and industrial land uses in accordance with the general plan in order to strengthen Dinuba's economic base;
- Protect the character of Dinuba's downtown and its residential neighborhoods;
- Provide the private sector with a document upon which it can base investment decisions;
- Inform the public where certain types of development will occur in the community as well as the development standards to which they will develop;
- Coordinate with the County of Tulare with regards to the use of land within Dinuba's General Plan planning area, and the standards to which development will conform if it occurs outside the city limits.

17.01.030 Short title.

The ordinance codified in this title shall be known as the "Zoning Ordinance." The words "ordinance" and "code" as used herein shall have the same meaning.

17.01.040 Components of the zoning ordinance.

The zoning title shall consist of a zone plan designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; the height and bulk of structures; the open spaces around structures, the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; location and height of fencing; and requiring the provision of off-street parking and off-street loading facilities.

17.01.050 Severability.

If any provisions, or the application to any person or circumstances, is held invalid, the remainder of this title (and the application of such provisions to other persons or circumstances) shall not be affected.

17.01.060 Compliance required.

No building or structure shall be constructed or reconstructed, moved, altered, converted or located nor shall any building or land be used for any purpose other than as permitted by (and in conformance with) this title, and all other applicable statutes, ordinances, rules and regulations, maps, plans and other requirements and documents referred to herein.

17.01.070 Interpretation.

A. In the interpretation and application, the provisions of this title are held to be minimum requirements except where they are expressly stated to be otherwise. No provision of this title is intended to interfere with any existing ordinance of the City of Dinuba, except as specifically repealed herein, or deed restriction, covenant, easement or other agreement between parties; provided, that where this title imposes greater restrictions or regulations than are imposed by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

B. In event of need for clarification or interpretation, the Planning Commission shall ascertain all pertinent facts and by resolution shall set forth its findings. Said resolution shall be transmitted to the City Council and, if approved by the Council, said clarification or interpretation shall govern until modified by resolution adopted in like manner or by appropriate amendment of this title. The foregoing shall apply in the following cases:

1. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title;

2. If ambiguity exists with reference to matters of height, yard, area and other requirements;

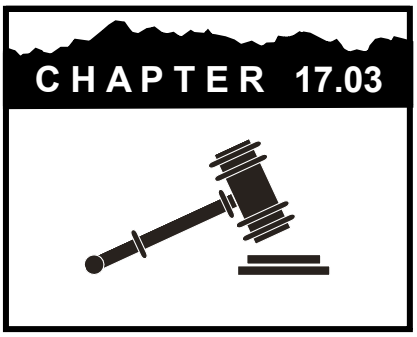
3. If uncertainty exists with reference to a zone boundary;

4. If unforeseen conditions arise or technological changes have been introduced;

5. If ambiguity or uncertainty arises as to the meaning of any word or provision contained in this title.

17.01.080 Application

This Ordinance shall apply to all property inside the Dinuba city limits whether owned by private persons or by public entities, including the federal government, the State of California or any of its agencies or political subdivisions; by school districts or special districts, by any city or county, or by any authority or district organized under the laws of the State. Lands that are exempt from these regulations include: public streets and alleys, and railroad rights-of-way.



Administration

Sections

17.03.01 Authority
17.03.02 City Council
17.03.03 Planning Commission
17.03.04 Planning Director
17.03.05 Head Building Official
17.03.06 City Engineer

17.03.01 Authority

This Ordinance is the primary tool for implementing the goals, policies and action programs of the Dinuba General Plan, the Dinuba Subdivision Ordinance and any planned unit developments, specific plans or master plans. The authority to execute this Ordinance shall be vested with the City Council, Planning Commission and other named city officials and public bodies.

17.03.02 City Council

The Dinuba City Council shall be the final authority on zoning ordinance amendments, appeals, general plan and specific plans and their amendments, development agreements, and other permit procedures that may be included in or added to this Ordinance.

The City Council shall also be responsible for appointing persons to the Planning Commission and other decision-making bodies that may be named in this Ordinance.

17.03.03 Planning Commission

The Dinuba Planning Commission shall be the final authority on Conditional Use Permits, Variances, Classification of Uses, and other permits that may be included in or added to this Ordinance. In addition, the Commission shall provide recommendations to the City Council by means of a resolution that details findings on zoning ordinance amendments, general and specific plans and amendments thereto, development agreements and other permit procedures that may be added to the Ordinance.

17.03.04 Planning Director

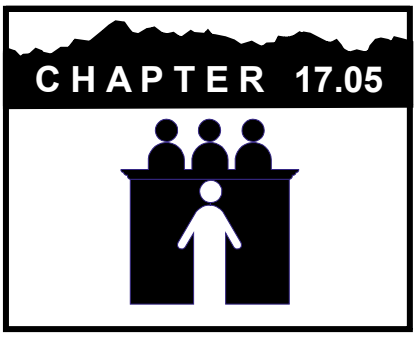
The Planning Director, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Ordinance. Further, the Planning Director shall be the final authority on Site Plan Reviews, minor deviations and administrative planning permits. Other duties of the Director shall include preparation of reports, resolutions and ordinances that come before the Planning Commission and City Council.

17.03.05 Chief Building Official

The Chief Building Official, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Uniform Building Code. Other duties of the Building Official shall include enforcement of specified provisions of this Ordinance, securing Ordinance clearance prior to issuing a building permit, notification of persons who are in violation of specified provisions of this Ordinance and other responsibilities that may be included in or added to this Ordinance.

17.03.06 City Engineer

The City Engineer, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Subdivision Ordinance, the City of Dinuba Improvement Standards Manual, and other responsibilities that may be included in or added to this Ordinance. Other duties of the City Engineer shall include preparation of reports and recommendations on all engineering matters that come before the Planning Commission and City Council, and notification of persons who are in violation of specified provisions of this Ordinance.



Public Hearings

Sections

17.05.010 Notice Requirements
17.05.020 Contents
17.05.030 Failure to Receive Notice
17.05.040 Continuation

17.05.010 Notice Requirements

Where this Ordinance requires a public hearing notice, notice shall be given in all of the following ways:

a. A public hearing notice shall be published in a newspaper of general circulation not less than 10 days prior to said hearing. If there is no such paper of general circulation, the public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Dinuba.

b. A notice shall be mailed or delivered not less than 10 days prior to the hearing to the owner of the subject property or the owner's authorized agent, the project applicant, and to owners of properties within 300 feet of the subject property (as shown on the latest equalized tax assessment role) and all occupants within 100 feet of the site. If the number of properties exceeds 1,000, the City of Dinuba, in lieu of a notice that is mailed or delivered, may provide a notice by placing a display notice of at least one-eighth page in at least one newspaper of general circulation at least 10 days prior to the meeting.

c. A public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Dinuba.

17.05.020 Contents

The public hearing notice, whether published in a newspaper of general circulation or posted at a public place within the City, shall include the following information: date, time and place of the public hearing; the hearing body or officer that will consider the public hearing item; and a general description of the project and its location.

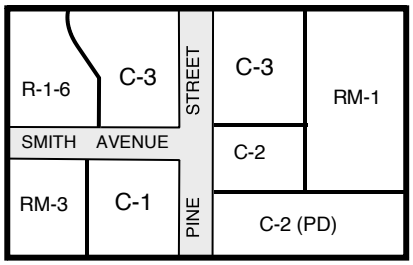
17.05.030 Failure to Receive Notice

Failure of any person or entity to receive a public hearing notice shall not invalidate any proceedings or applications authorized by this Ordinance.

17.05.040 Continuation

Any public hearing conducted under this Ordinance may be continued for reasons including, but not limited to, the need to procure more information to allow a greater understanding of the issue being considered. The Commission or Council shall announce the time and place to which the hearing is to be continued. No further public hearing notice shall be required.

CHAPTER 9



Zoning Districts

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17.9.010 Purpose
17.9.020 Definition
17.9.030 Districts
17.9.040 Combining Districts
17.9.050 Official Zoning Map
17.9.060 District Boundaries
17.9.070 District Regulations
17.9.080 Effect of Annexation, Vacation or Abandonment on District Boundaries
17.9.090 Effect on Other Regulations

17.9.010 Purpose

Pursuant to Government Code Section 65800 et. seq., the State of California grants to the City of Dinuba the power to apply zoning to lands within its city limits. The purpose of zoning is to protect the public health, safety and general welfare. The constitutionality of zoning has been upheld by the United States Supreme Court since 1926, *Euclid v. Amber Realty Company (272 US 365).*

17.9.020 Definition

Zoning is the division of a city into districts, and the regulation within those districts of the height, appearance and bulk of buildings and structures; the area of a lot that may be occupied and the size of required open spaces; the density and intensity of development; and the use of buildings and land for commercial, agricultural, industrial, residential and other purposes.

17.9.030 Districts

Districts are areas within the City of Dinuba within which certain zoning regulations apply. The districts hereby established and into which the City is divided are as follows:

District Symbol	Zone District
RCO	**Resource Conservation, Public Use and Open Space**
AN	**Agriculture**
RA	**Residential Acreage**
R-1-6	**Single Family Residential (6,000 square foot minimum lot size)**
R-1-7.5	**Single Family Residential (7,500 square foot minimum lot size)**
R-1-10	**Single Family Residential (10,000 square foot minimum lot size)**
RM-1.5	**Multi-Family Residential (one dwelling per 1,500 square feet of lot area)**
RM-2	**Multi-Family Residential (one dwelling per 2,000 square feet of lot area)**
RM-3	**Multi-Family Residential (one dwelling per 3,000 square feet of lot area)**
PO	**Professional Office**
C-1	**Neighbohood Commercial**
C-2	**Downtown Commercial**
C-3	**Community Commercial**
C-4	**General Commercial**
M-1	**Light Industrial**
M-2	**Heavy Industrial**
PUD	**Planned Unit Development (Overlay Zone)**

17.9.040 Overlay Districts

Overlay districts are areas in Dinuba that may require special regulations due to unique locational features, architecture, historical significance, resources or hazards. These districts may be combined with any of the base districts identified in this Chapter. For purposes of identification on the Official Zoning Map for Dinuba, districts that are joined with an overlay district shall be suffixed with the name of the overlay district. As an example, the zoning for an area of Dinuba that is classified Downtown Commercial (C-2) and contains the historic downtown, which demands unique design regulations, would read as C-2 (PUD), Central Commercial, Planned Unit Development District. Dinuba overlay districts are as follows:

PUD Planned Unit Development

17.9.050 Official Zoning Map

The zoning boundaries of the aforementioned districts and overlay districts shall be shown on the Official Zoning Map of Dinuba. The Official Zoning Map shall be a part of this Ordinance and shall remain on file with the Dinuba Planning and Building Department.

The Dinuba Planning and Building Department shall be responsible for amending the Official Zoning Map when land is annexed into the city or when property is reclassified from one zone to another.

17.9.060 District Boundaries

Where uncertainty exists as to the boundary of any district shown on the Zoning Map, the following rules shall apply.

a. District boundaries shall coincide with either streets, alleys, property lines or railroad rights-of-way unless otherwise shown on the Zoning Map.

b. Where doubt exists as to the location of a district boundary within a block, the boundary line shall be the nearest interior lot line existing at the effective date of this Ordinance.

17.9.070 District Regulations

Except as provided for in this Ordinance, no structure or part thereof shall be erected, altered or enlarged, nor shall any site or structure be used in a manner other than is included among the uses hereinafter listed as permitted or conditionally permitted in the district in which the structure or site is located. In addition, no structure or part thereof shall be erected, reconstructed, enlarged or moved into any district that exceeds the development standards for the district in which the structure is located.

17.9.080 Effect of Annexation, Vacation or Abandonment on District Boundaries

Where property is annexed into Dinuba or where property is vacated or abandoned, the following zoning rules shall apply:

a. Dinuba may pre-zone unincorporated territory adjoining the city for the purpose of determining the zoning that will apply to such territory in the event of annexation. Zoning of the subject territory will be conducted consistent with Section 17.53 (Zoning Ordinance Amendments) and will become effective when annexation has been completed.

b. All property that lacks zoning because property has been vacated or abandoned shall be zoned to the centerline of the subject property consistent with the zoning on the adjoining property.

17.9.090 Effect on Other Regulations

Where more restrictive standards, use regulations or rules are established by any other applicable statutes, ordinances or regulations than is established by this Ordinance, the provisions of such statutes, ordinances or regulations shall govern.

CHAPTER 11

RCO Zone (Resource Conservation, Public Use and Open Space)

17.11.010 Purpose.
17.11.030 Permitted uses.
17.11.030 Development Standards
17.11.040 Site area.
17.11.050 Frontage, width and depth of site.
17.11.060 Lot Coverage
17.11.070 Yard requirements.
17.11.080 Distances between structures.
17.11.090 Height of structures.
17.11.100 Fences, walls and hedges.
17.11.110 Signs.
17.11.120 Off-street parking and off-street loading facilities.
17.11.130 Site plan review.

17.11.010 Purpose

The RCO district is intended to provide for public facilities as well as permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential and which are designated as open space, school, ponding basin or public facility by the general plan.

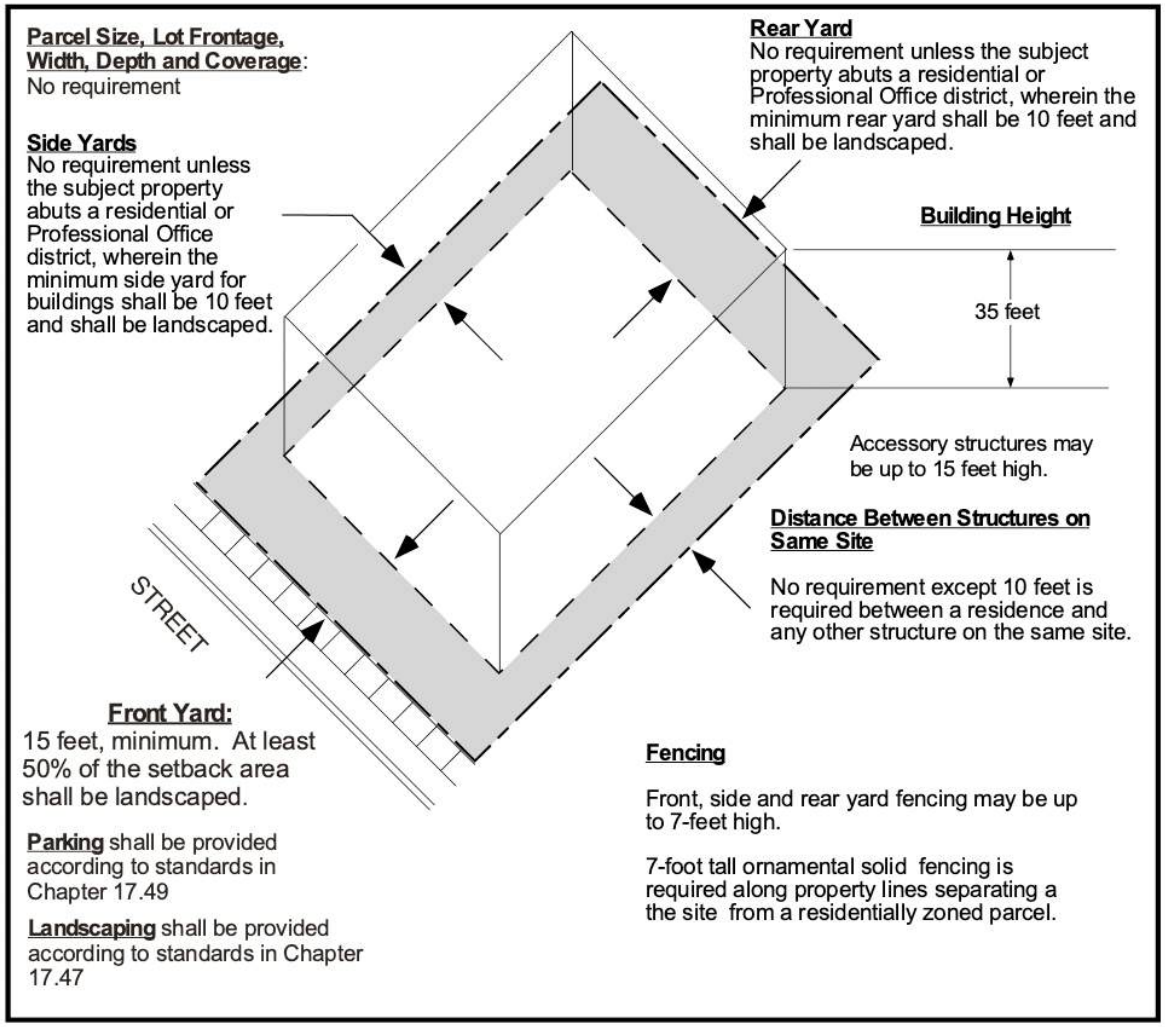
17.11.020 Permitted uses.

Uses permitted by right and subject to approval of an Administrative Site Plan Review or Conditional Use Permit in the RCO district shall be as listed in Section 17.21.

17.11.030 Development Standards

Development standards are prescribed below and key standards are illustrated in Exhibit 11-1.

Exhibit 11-1: Key Development Standards for Parcels in the RCO Zone



17.11.050 Site area.

In the RCO district, the minimum site area for any newly-created lot is one-half acre.

17.11.060 Frontage, width and depth of site.

In the RCO district, there are no limitations on frontage, width and depth of site.

17.11.070 Coverage.

In the RCO district, there are no limitations on coverage.

17.11.080 Yard requirements.

Yard requirements in the RCO district are as follows:

A. The minimum front yard shall be fifteen feet. A minimum of fifty percent of the required front yard shall be landscaped.

B. Except as specified in this subsection, no side yard or rear yards shall be required.

C. The minimum side yard abutting any residential or PO district shall be ten feet and shall be landscaped.

1. The minimum rear yard abutting any residential or PO district shall be ten feet and shall be landscaped.

17.11.090 Distances between structures.

In the RCO district, the minimum distance between a one-family dwelling and another structure shall be ten feet. There is no requirement for minimum distance between structures for other types of uses.

17.11.100 Height of structures.

In the RCO district, no building or structure shall have a height greater than thirty-five feet.

17.11.040 Fences, walls and hedges.

In the RCO district:

A. Where a site containing educational, administrative, institutional, office, or commercial uses adjoins any residential district, an ornamental solid wall or fence, six feet minimum in height, or such other height or type of screening device as may be required by the city, shall be located on the property line common to such districts, except in a required front yard.

B. Open storage of materials and equipment associated with a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six feet minimum in height. Said storage shall not be visible above said fence or wall.

C. Street trees and other forms of landscaping may be required under the provisions of Chapter 17.47 (Landscaping and Irrigation)

17.11.110 Signs.

In the RCO district, signs are permitted as prescribed in Chapter 17.51

17.11.120 Off-street parking and off-street loading facilities.

In the RCO district, off-street parking facilities and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.49

17.11.130 Site plan review.

In the RCO district, site plan review shall be required for permitted recreation areas, parks and playgrounds and all administrative and conditional uses pursuant to the provisions of Chapter 17.55

CHAPTER 13

AN Zone (Agriculture)

Sections:

17.13.010 Purpose.
17.13.020 Permitted uses.
17.13.030 Development Standards
17.13.030 Site area.
17.13.040 Frontage, width and depth of site.
17.13.050 Coverage.
17.13.060 Yard requirements.
17.13.110 Distance between structures.
17.13.120 Location of structures containing animals or fowl.
17.13.070 Building height.
17.13.080 Fences, walls and hedges.
17.13.090 Signs.
17.13.100 Off-street parking and off-street loading facilities.

17.13.010 Purpose.

The AN district is intended to preserve lands best suited for agriculture from the encroachment of incompatible uses; to protect lands designated for eventual urban development to ensure the orderly and beneficial conversion of these lands to nonagricultural use; and to provide appropriate areas for certain predominantly open uses of land which are not injurious to agricultural uses but which may not be harmonious with urban uses.

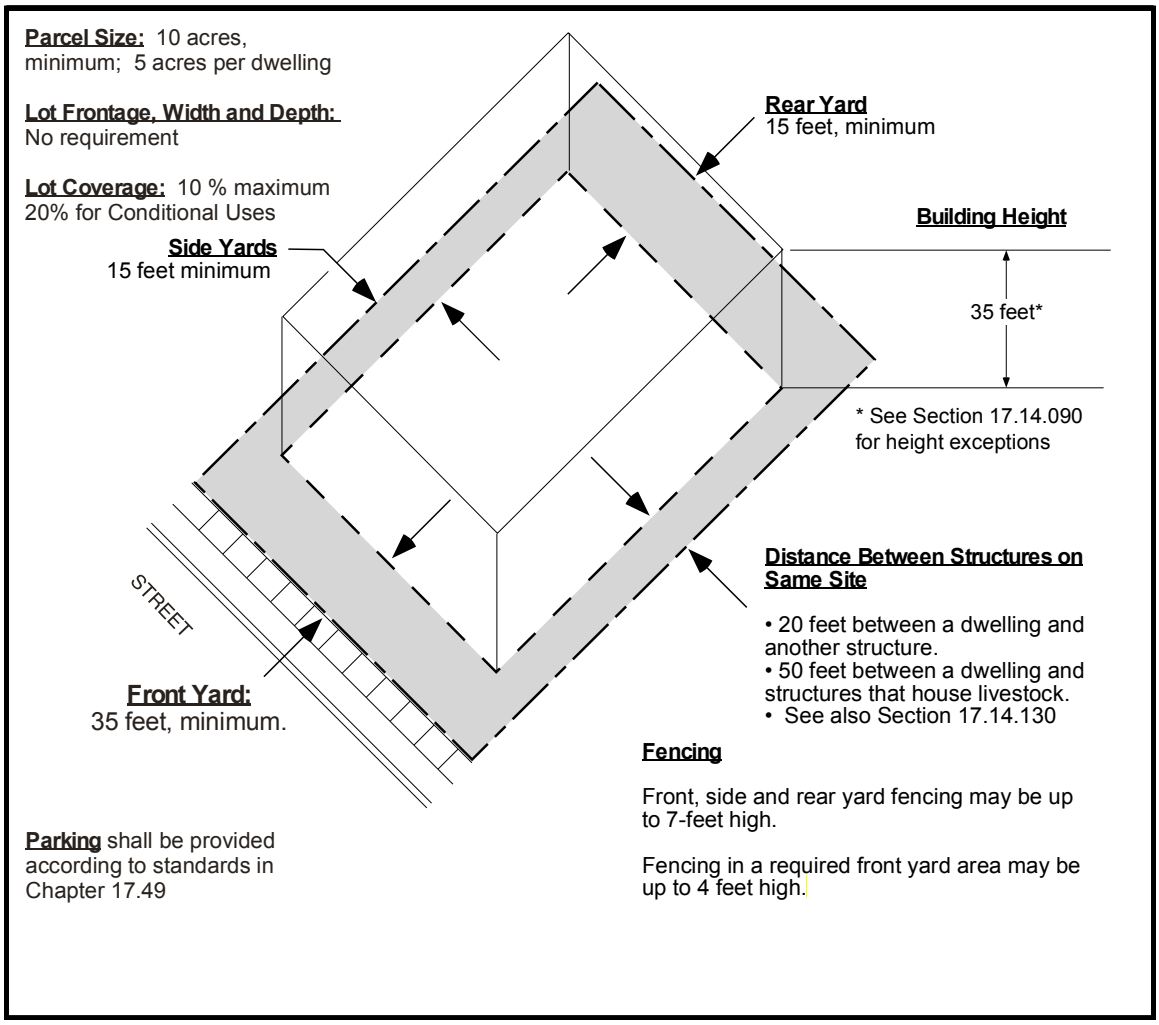
17.13.030 Permitted uses.

Permitted uses and conditionally-permitted uses are listed in Section 17.21 (Permitted Uses in Residential Zones)

17.13.030 Development Standards

Development standards are prescribed below and key standards are illustrated in Exhibit 13-1.

Exhibit 11-1: Key Development Standards for Parcels in the AN Zone



17.13.050 Site area.

A. The minimum site area shall be ten acres for all permitted uses.

B. Site Area Per Dwelling Unit. Each site in the AN district shall have not less than five acres for each dwelling unit located on the site, subject to the exception that employee housing may be located on a site with a lesser area for each dwelling unit (see

Chapter 17.21 (Permitted Uses in Residential Zones)

17.13.060 Frontage, width and depth of site.

There are no minimum requirements for frontage, width and depth of site.

17.13.070 Coverage.

The maximum site area covered by structures shall be ten percent.

17.13.080 Yard requirements.

A. Front yard: 35 feet, minimum.

B. Side yards: 15 feet, minimum.

C. Rear yard: 15 feet, minimum.

17.13.090 Distance between structures.

Where there is more than one structure on a site, the minimum distance between a structure used for human habitation and another structure shall be twenty feet. The minimum distance between a structure used for human habitation and a structure housing livestock or poultry shall be fifty feet.

17.13.100 Location of structures containing animals or fowl.

Any structure in an AN zone in which animals or fowl are contained shall be at least two hundred feet distance from any lot in any RA, R, RM, PO or C district, or from any school or institution for human care.

17.13.110 Building height.

A. 35 feet high, maximum for primary and accessory structures, subject to the exception that tank houses, storage tanks, windmills and silos may exceed thirty-five feet in height.

17.13.120 Fences, walls and hedges.

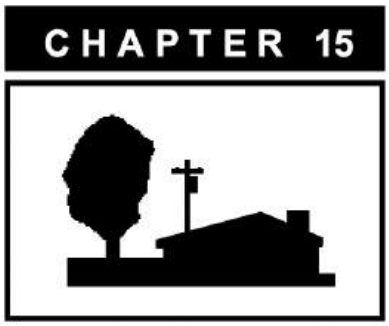
Fences, walls and hedges shall not exceed four feet in height in a required front yard and seven feet in height elsewhere on a site.

17.13.100 Signs.

Signs shall be permitted subject to the regulations contained in Chapter 17.51 (Signs)

17.13.110 Off-street parking and off-street loading facilities.

Parking facilities and off-street loading facilities shall be provided on the site of each use as prescribed in Chapter 17.49 (Parking)



RA Zone (Residential Acreage)

17.15.010 Purpose.
17.15.020 Permitted uses.
17.15.030 Fences, walls and hedges.
17.15.040 Site area.
17.15.050 Frontage, width and depth of site.
17.15.060 Coverage.
17.15.070 Yard setback requirements.
17.15.080 Distance between structures.
17.15.090 Building height.
17.15.100 Signs.
17.15.110 Off-street parking and off-street loading facilities.

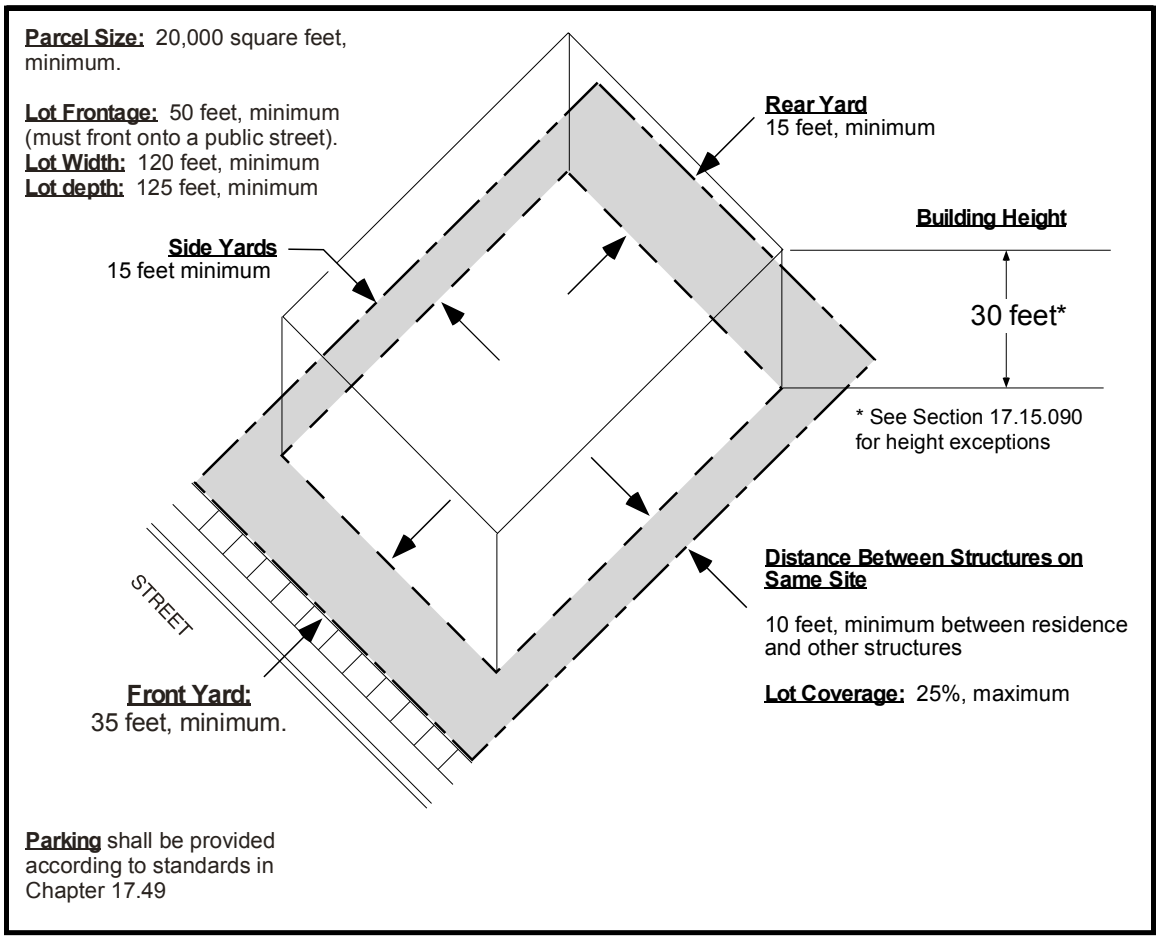
17.15.010 Purpose.

The RA district is intended to provide living areas within the city limited to very low density concentration of one-family dwellings; where limited numbers of animals may be kept for pleasure as hobbies; where regulations are designed to promote a suitable environment for family life on large parcels, and to prohibit all activities of a commercial nature (except for permitted Home Occupations).

17.15.030 Permitted uses.

Uses permitted by right and subject to approval of an administrative site plan or conditional use permit in the RA district shall be as listed in Section 17.21 (Permitted Uses in residential zones).

Exhibit 15-1: Key Development Standards for Parcels in the RA Zone



17.15.050 Site area.

A. 20,000 square feet, minimum

17.15.060 Frontage, width and depth of site.

Each site shall have not less than fifty feet of frontage on a public street. The minimum width shall be one hundred twenty feet. Each site shall have a depth of not less than one hundred twenty-five feet.

17.15.070 Coverage.

The maximum site area covered by structures shall be twenty-five percent.

17.15.080 Yard setback requirements.

A. Front yard: 35 feet, minimum.

B. Rear yard: 15 feet, minimum

C. Side yards (including on corner lots): 15 feet, minimum.

D. Accessory structures such as sheds, gazebos and similar may have a zero side or rear yard setback provided the structure is to the rear of the primary dwelling, and the accessory structure is no taller than 12 feet. Accessory structures taller than 12 feet shall observe setback requirements for primary structures.

17.15.120 Distance between structures.

The minimum distance between a structure used for human habitation and another structure shall be ten feet.

17.15.090 Building height.

The maximum height of a permitted use and its accessory structures shall be thirty feet. The maximum height of a conditional use and its accessory structures shall be fifty feet, except as may be allowed under provision of Chapter 17.45.

17.15.040 Fences, walls and hedges.

Fences, walls and hedges are permitted subject to the following standards regarding location and fence height.

a. Front Yards:

Fences, walls and hedges in a required front yard setback area shall not exceed four feet in height, and the fence must be at least 50% open “see-through” (such as wrought-iron) from top to bottom.

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the required street side yard shall not exceed four feet in height, and the fence must be at least 50% open “see-through” (such as wrought-iron) from top to bottom.

c. Corner Safety visibility triangle

Street Intersection

No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

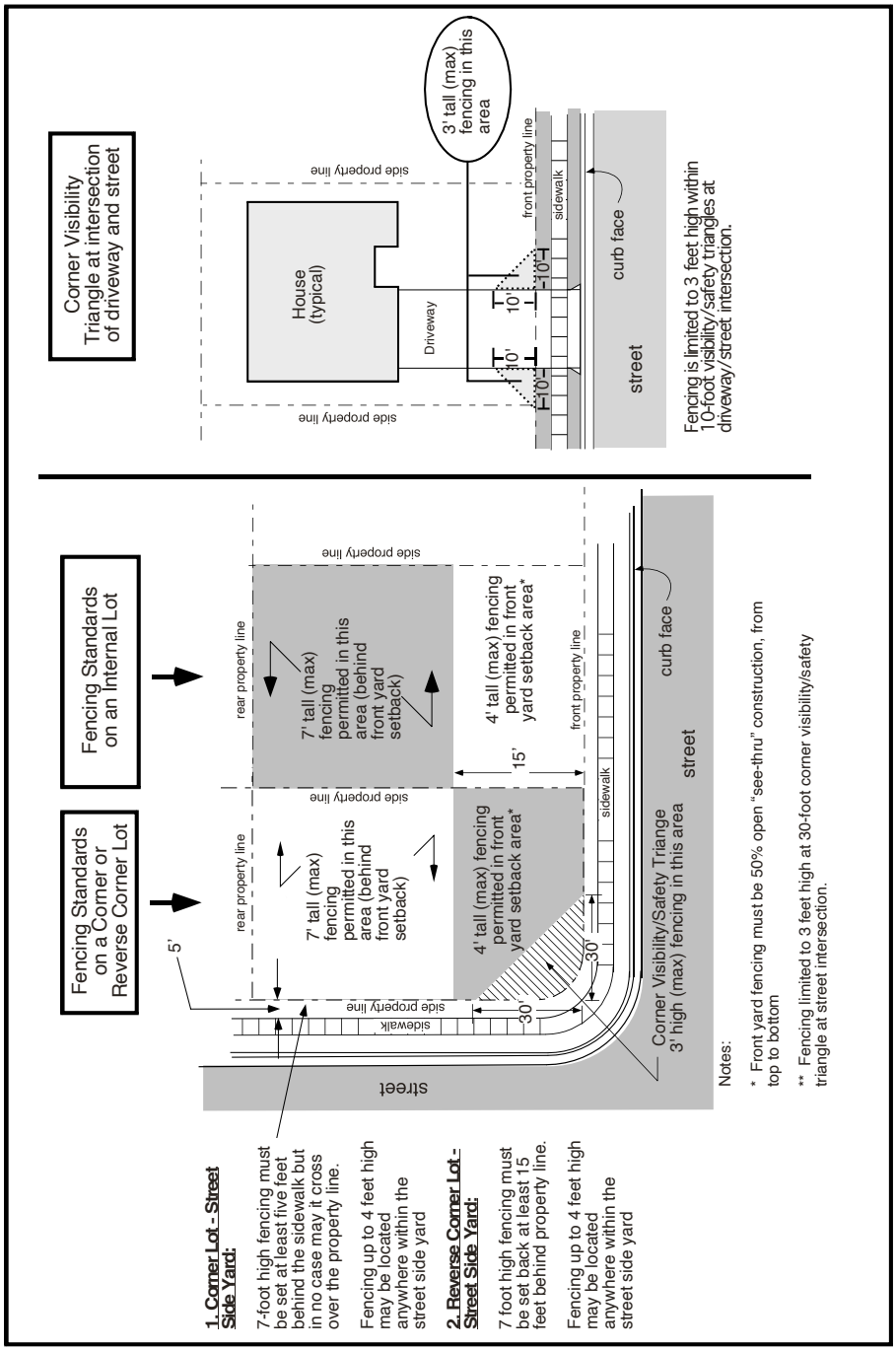
Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

e. Materials such as razor wire and barbed wire are prohibited in residential zones (except for temporary construction yards associated with a development project).

f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

Exibit 15-2: Fencing Standards Shown on Typical Lots



17.15.100 Signs.

Signs are permitted as prescribed in Chapter 17.51 (Signs)

17.15.110 Off-street parking and off-street loading facilities.

Off-street parking facilities shall be provided on the site for each use as prescribed in Chapter 17.49 (Parking and Loading).

CHAPTER 17

R-1 Zones (Single Family Residential)

Sections

17.17.010 Purpose
17.17.020 Subdistricts
17.17.030 Permitted and Conditional Uses
17.17.040 Design Guidelines
17.17.050 Development Standards
17.17.060 Fences, Walls and Hedges
17.17.070 Off-Street Parking and Loading Facilities
17.17.080 Signs
17.17.090 Landscaping

17.17.010 Purpose

The purpose of the R-1 zones is to provide living areas within Dinuba where development is consistent with the Dinuba General Plan and is generally limited to low density concentrations of single-family dwellings, and where regulations are designed to promote the following:

(1) Encourage a suitable environment for family life,
(2) Neighborhood design that embraces the street as a vital part of the community
(3) Walkable neighborhoods
(4) Provide space for community facilities, including parks, schools, churches and other facilities that will complement the residential environment;
(5) A circulation system that is pedestrian-friendly, is properly connected to the community at-large and adjacent residential developments, and provides for alternative forms of transportation;
(6) An attractive and unique neighborhood design that ranges from streetscape to the residential dwellings themselves; and
(7) The conservation of valuable resources ranging from water to energy.

17.17.020 Subdistricts

In order to adequately plan for single family development at various densities, the R-1 district is further divided into the following subdistricts:

R-1-5 (single family residential, 5,000 square foot minimum lot size
R-1-6 (single family residential, 6,500 square foot minimum lot size)
R-1-7.5 (single family residential, 7,500 square foot minimum lot size)
R-1-10 (single family residential, 10,000 square foot lot size);

17.17.030 Permitted and Conditional Uses

Permitted Uses and Conditionally-Permitted Uses in the R-1 zones are listed in Chapter 17.21 (Permitted Uses in Residential Zones).

17.17.040 Design Guidelines

The City has adopted Design Guidelines within a separate document. Applicants are encouraged to review and implement recommendations of the Design Guidelines.

17.17.050 Development Standards

a. Lot Size

The minimum lot size for Dinuba's single family residential districts are as follows:

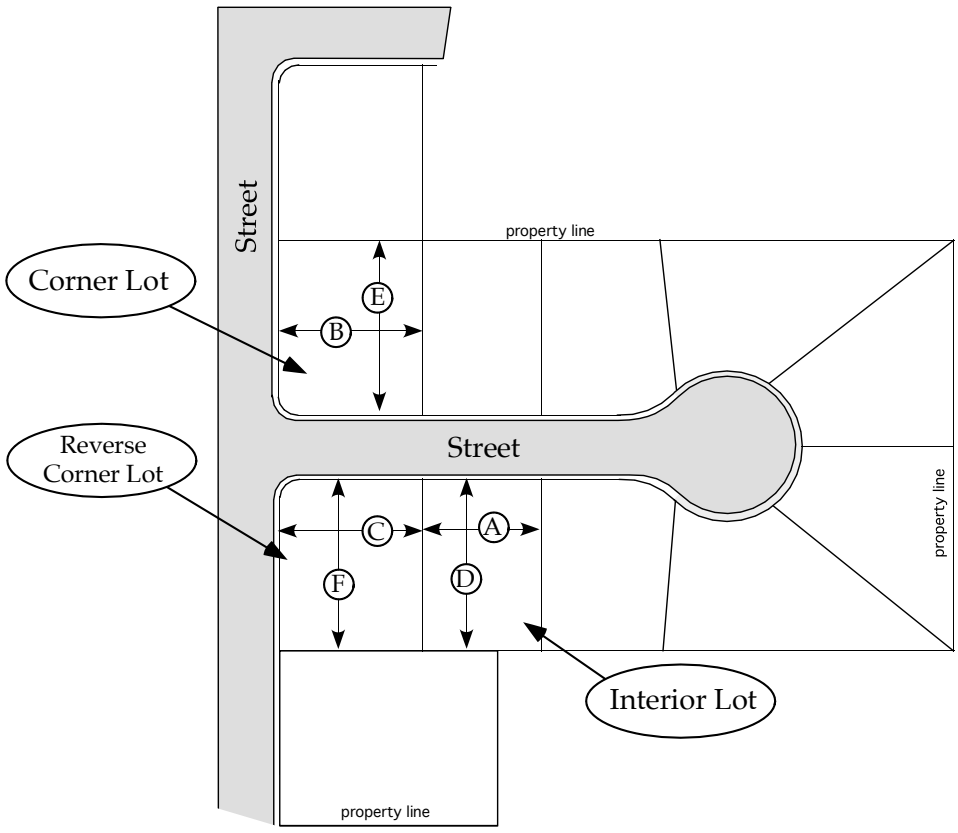
District	Minimum Site Area
R-1-5	5,000 square feet
R-1-6	6,000 square feet
R-1-7.5	7,500 square feet
R-1-10	10,000 square feet

b. Lot Frontage and Depth (see also Exhibit 17-1)

1. The minimum lot frontage and depth requirements for each of Dinuba's single family residential districts are as shown in Exhibit 17-1. It should

be noted that different lot widths are required for interior lots and for corner lots:

Exhibit 17-1: ***Lot Width and Depth Requirements Shown on Typical Lots, by Zone***



Zones

	Dimension (Width and Depth)	R-1-5 Zone	R-1-6 Zone	R-1-7.5 Zone	R-1-10 Zone
A	A: Width: (Interior Lots)	50 feet	60 feet	70 feet	100 feet
B	B: Width: (Corner Lots)	55 feet	65 feet	75 feet	110 feet
C	C: Width: (Reverse Corner Lots)	60 feet	70 feet	80 feet	115 feet
D	D: Depth (Interior Lots)	90 feet	90 feet	100 feet	100 feet
E	E: Depth (Corner Lots)	90 feet	90 feet	100 feet	110 feet
F	F: Depth: (Reverse Corner Lots)	90 feet	100 feet	100 feet	115 feet

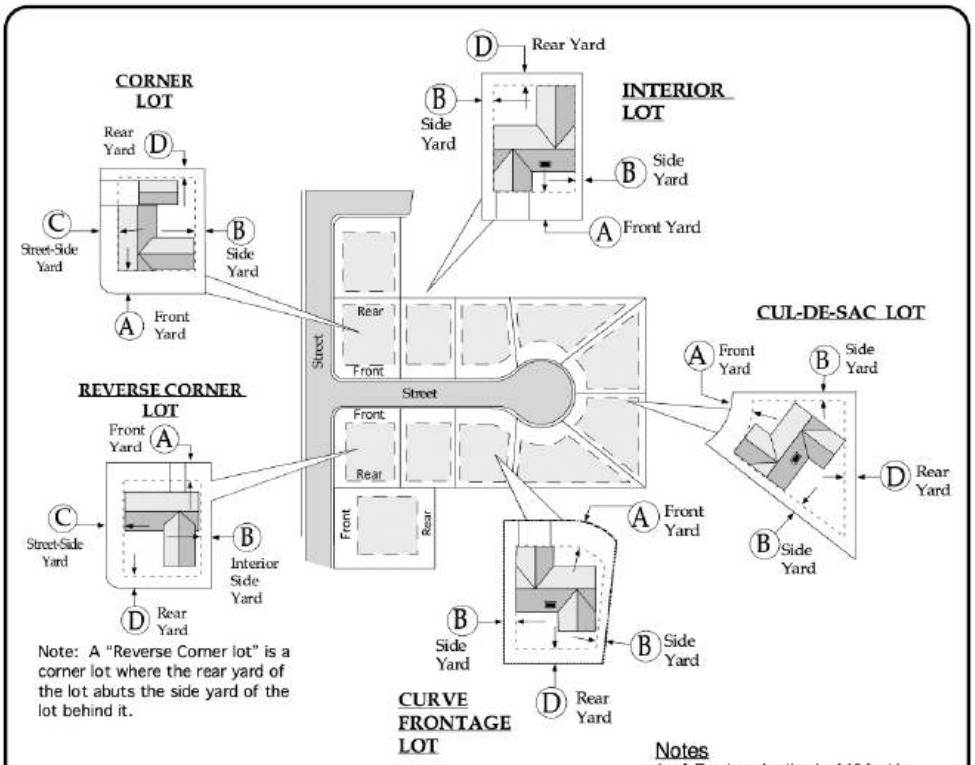
c. Building Height

Residential structures shall not exceed 35 feet/two stories in height; Accessory structures shall not exceed 12 feet in height.

d. Yard Requirements (see also Exhibit 17-2)

Yard setback areas shall be maintained on lots in the single-family zones as shown in Exhibit 17-2.

Exhibit 15-2: ***Yard Setback Requirements in the R-1 Zones illustrated on typical lot types***



Setbacks Table

Zones				
Standard	R-1-5	R-1-6	R-1-7.5	R-1-10
Front Yard(1)	15 feet, minimum, however a garage opening to the street must be set back at least 40 feet	15 feet, minimum, however a garage opening to the street must be set back at least 20 feet	15 feet, minimum, however a garage opening to the street must be set back at least 20 feet	15 feet, minimum, however a garage opening to the street must be set back at least 20 feet
Side Yards:				
Interior	5 feet	5 feet	5 feet	5 feet
Corner Lot Street Side	10 feet	10 feet	10 feet	10 feet
Reverse Corner Lot Street Side	10 feet	15 feet	15 feet	15 feet
Rear Yard	10 feet	10 feet	10 feet	20 feet
Space between structures on same lot	6 feet	6 feet	6 feet	6 feet

Notes

1. A Front yard setback of 10 feet is permitted where the dwelling has a covered, unenclosed front porch measuring at least 10 feet wide and 6 feet deep. Notwithstanding, where there is a garage that opens directly to the street, that portion of the structure must be set back at least 20 feet in all R-1 zones (except 40 feet is required in the R-1-5 zone.
2. All dimensions are to be treated as minimums.
3. In an existing neighborhood where the front yard setback of existing adjacent homes is less than required, the setback of the proposed dwelling may be the average of the two adjoining setbacks.
4. Accessory structures not over 12 feet high may have a zero rear yard and internal side yard setback.
5. Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required yard.
6. No building shall be located closer than 5 feet to an alley.
7. Portable carports are prohibited between a dwelling and any street abutting the lot
8. Swimming pools shall not be located in any required front yard, or a required side yard on the street side of a corner lot. Swimming pools located in a rear or side yard must be set back at least 3 feet from the rear and side property lines.

e. Lot Coverage

The maximum lot coverage of all structures shall not exceed 45%.

17.17.060 Fences, Walls and Hedges (see also Exhibit 17-3)

a. Front Yards:

Fences, walls and hedges in a required front yard setback area shall not exceed four feet in height, and the fence must be at least 50% open "see-through" (such as wrought-iron) from top to bottom.

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.17.6 c. and d.

c. Fences on the Street Side Yards of Corner Lots and Reverse Corner Lots

Regular Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a corner lot shall not exceed seven feet in height, provided the fence is set back at least five feet behind the sidewalk or property line, whichever distance is greater.

Reverse Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a reverse corner lot shall not exceed four feet in height.

d. Corner Safety visibility triangle

Street Intersection

No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

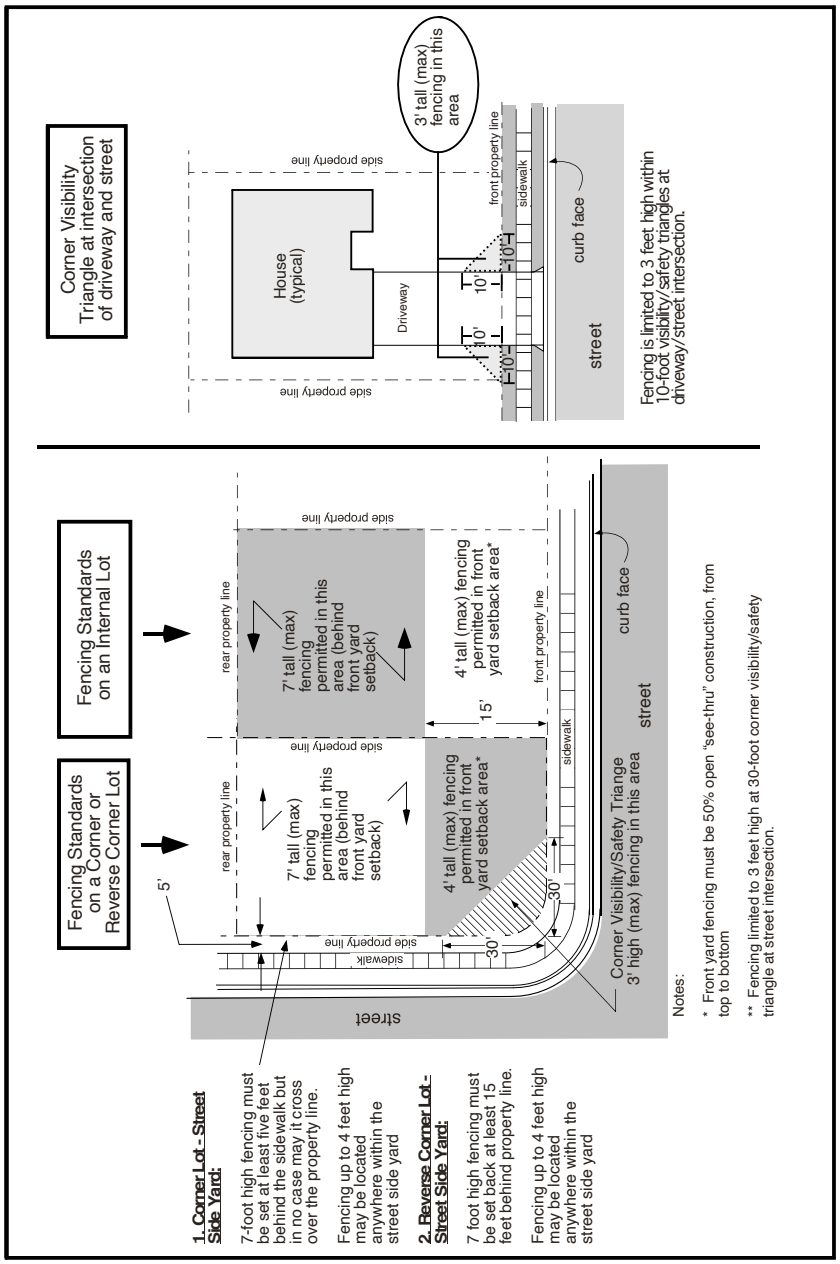
Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

e. Materials such as razor wire and barbed wire are prohibited in residential zones (except for temporary construction yards associated with a development project).

f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

Exhibit 17-3: ***Fencing Standards Shown on Typical Lots***



17.17.070 Off-Street Parking

a. In the R-1 and R-1-5 zones a minimum of two covered parking stalls (within a garage or permanent carport) shall be provided for each single family dwelling. Each space shall have a minimum width of 10 feet and a minimum depth of 20 feet. All parking spaces and driveways shall have a concrete or asphalt surface. Where a garage or carport is open to a public street, a driveway of at least 20 feet in length shall be provided between the face of the garage and the back of sidewalk or property line, whichever distance is greater.

d. Non-residential uses in this district shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

c. Carports shall be stick-built structure using materials consistent with those used in the primary dwelling. Portable and metal frame carports are not permitted in the space between the dwelling and a public street.

d. Boats, RV's, trailer campers and similar vehicles may not be stored in a front yard or the street side yard of a corner lot.

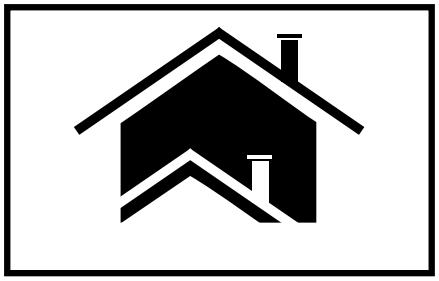
17.17.080 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

17.17.090 Landscaping

Landscaping and irrigation shall be installed and maintained in the yards adjacent to streets of all uses in the R-1 zones, within six months of occupancy. Landscaping shall be consistent with Chapter 17.47 (Landscaping and Irrigation) and shall consider the Dinuba Landscape Design Guidelines.

CHAPTER 19



RM Zones (Multiple Family Residential)

Sections

17.19.010 Purpose
17.19.020 Subdistricts
17.19.030 Permitted and Conditional Uses
17.19.040 Site Plan Review
17.19.050 Design Guidelines
17.19.060 Development Standards
17.19.070 Fences, Walls and Hedges
17.19.080 Off-Street Parking and Loading Facilities
17.19.090 Landscaping and Irrigation
17.19.100 Open Space
17.19.110 Signs

17.19.010 Purpose

The purpose of the RM districts is to provide living areas within Dinuba where development is consistent with the Dinuba General Plan and is limited to medium and high density areas of multi-family dwellings, along with other uses suitable to the intent of the zone, and where regulations are designed to promote the following:

(1) a suitable environment for family life, recognizing that a significant part of the multi-family population is adult, including senior citizens;
(2) New multi-family development that integrates well into the surrounding neighborhood and that are designed to promote a welcoming, pedestrian-friendly environment;
(3) space for community facilities, including parks, schools, churches and other facilities that will complement the residential environment;
(4) attractive and unique development projects that encompasses well-designed buildings with ample landscape and off-street parking;
(5) housing that is affordable to low- and moderate-income households and to households that have special housing needs.

17.19.020 Subdistricts

In order to adequately plan for multi-family development at various densities, the following sub-districts are established:

RM-1.5 (Medium-High Density Multi-Family Residential (one unit per 1,500 square feet of lot area);

RM-2 (Medium Density Multi-family residential (one unit per 2,000 square feet of lot area)

RM-3 (Low Density Multi-family Residential (one unit 3,000 square feet of lot area).

17.19.030 Permitted Uses

Permitted Uses and Conditionally-Permitted Uses in the RM zones are listed in Chapter 17.21 (Permitted Uses in Residential Zones)

17.19.040 Site Plan Review

No multi-family uses may be established on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review).

17.19.050 Design Guidelines

The City has adopted Design Guidelines within a separate document. Applicants are encouraged to review and implement recommendations of the Design Guidelines. Projects that are subject to processing under State law (SB 35 and SB 330) are subject to all Objective Development Standards contained in the City's application packet for subject projects (see Section 17.19.7).

17.19.060 Development Standards (also illustrated in Exhibit 19-1).

The following establishes zoning standards for the development of uses in the RM zones, including:

- Density (the number of units allowed on a given site)
- Lot size, width and depth
- Building Height
- Setbacks

- Distance between buildings
- Outdoor Recreational Areas
- Porches
- Fences
- Landscaping
- Parking
- Signs

a. Unit Density

The maximum unit densities for Dinuba's multi-family residential districts are as follows:

District	Maximum Unit Density
RM-1.5	One dwelling per 1,500 square feet of lot area. Residential development on parcels larger than ¾ acre shall have a minimum density of 20 units per acre to ensure affordability, consistent with State affordability standards, unless it can be demonstrated that affordability (to State of California standards) can be achieved with a lesser density.
RM-2	One dwelling per 2,000 square feet of lot area
RM-3	One dwelling per 3,000 square feet of lot area

i. Density Bonus

The purpose of a density bonus is to encourage the private sector to construct affordable housing for "target households" as defined by the Government Code. A density bonus can be approved by Farmersville if a private sector housing developer agrees to construct a certain percentage of units for target households and agrees to maintain their affordability for a specific time period, pursuant to State Density Bonus Law or Government Code Sections 65915 through 65917.5. All density bonus applications will be reviewed and processed pursuant to the applicable laws in place at the time the request is received.

b. Lot Frontage, Depth and Area

1. The minimum lot frontage for newly-established lots in all multi-family residential zones is as follows:

50 feet, all zones

Lots on cul-de-sacs or curve-frontage lots must have a minimum width of 40 feet at the street right-of-way.

2. The minimum lot depth for newly-established lots in all multi-family residential zones is as follows:

   100 feet.

3. The minimum area of all newly-created lots for all multi-family residential zones is as follows:

   7,000 square feet, minimum

c. Building Height

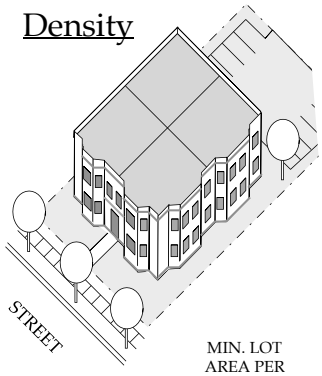
The maximum height of all structures shall be 35 feet (two stories); the maximum height of accessory structures shall be 12 feet.

d. Lot Coverage

District	Coverage
RM-1.5	60 percent, maximum
RM-2	55 percent, maximum
RM-3	50 percent, maximum

Exhibit 19-1: ***Selected Development Standards in the RM Zones***

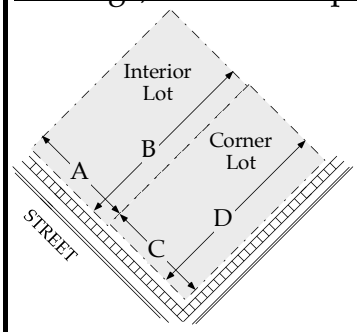
Density



Number of units permitted depends on lot size.

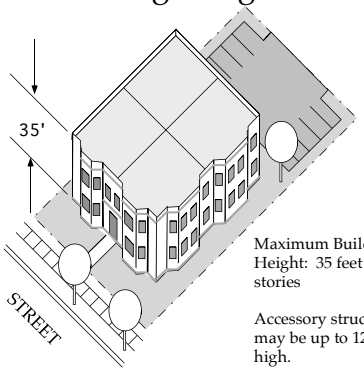
ZONE	MIN. LOT AREA PER UNIT
R-2	3,250 sq. ft.
R-3	1,500 sq. ft.

Frontage, Width & Depth



Interior Lots		Corner Lots	
"A" Width	"B" Depth	"C" Width	"D" Depth
60 feet	100 feet	65 feet	100 feet

Building Height

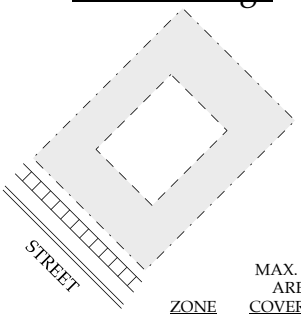


Maximum Building Height: 35 feet/3 stories

Accessory structures may be up to 12 feet high.

Note: Any building over one story must be set at least 50 feet from any "R-1" or "RA" zone

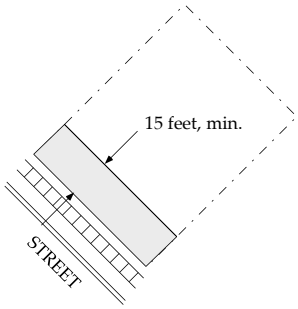
Lot Coverage



Maximum coverage of parcel by all structures

ZONE	MAX. SITE AREA COVERAGE
R-2	50%
R-3	80%

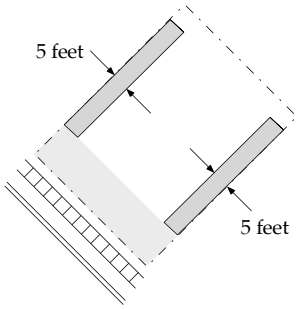
Front Yard



- A carport that opens to a street must be set back at least 20 feet from the back of sidewalk or property line, whichever is greater.

Note: Any building over one story must be set at least 50 feet from any "R-1" or "RA" zone

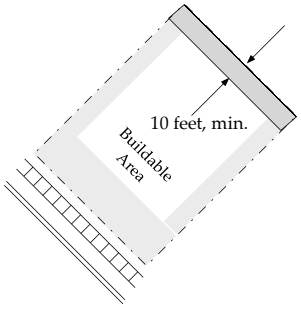
Side Yard



Setback: 5 feet minimum;
Corner lots shall have a setback of 10 feet on the street side yard; 20 feet for carports that back to the street.

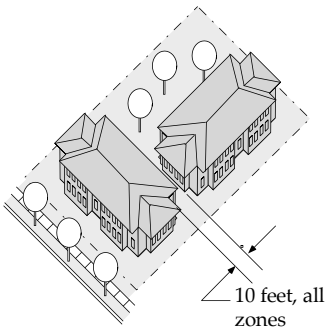
Note: Any building over one story must be set at least 50 feet from any "R-1" or "RA" zone

Rear Yard

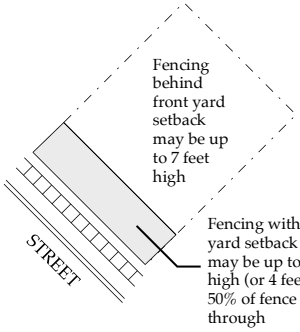


Note: Any building over one story must be set at least 50 feet from any "R-1" or "RA" zone

Distance between Structures



Fences, Walls and Hedges



Special standards apply for corner lots. See Section 17.19.8 c.

e. Yard Requirements (see Table 19-1)

Yard requirements (building setbacks) for structures in all multi-family residential zones shall be as follows:

Table 19-1: Setback Requirements

Front Yard:	15 feet, minimum, however a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Side Yards:	
Interior side yard:	5 feet, minimum plus five feet for additional story (1)
Corner lot street side:	10 feet, minimum, except a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Reverse corner lot, street side	15 feet, minimum, except a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Rear Yard:	10 feet, minimum plus 10 feet per additional story (1)

Special Requirements:

(1) Regardless of all other setback requirements, any building over one story must be set back at least 50 feet from any lot zoned "R-1" or "R-A"
(2) Detached accessory structures no taller than 12 feet may have a zero rear or side yard setback if set back behind the front yard setback, and behind the side yard setback on the street side yard of a corner lot or reverse corner lot
(3) A detached Accessory Dwelling Unit no higher than 12 feet may be set back a minimum of four feet from a rear or interior side property line, provided the structure is behind the front yard setback.
(4) Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard.
(5) No building shall be located closer than 5 feet to an alley.
(6) Portable carports are prohibited between a dwelling and any street abutting the lot

f. Minimum Distance Between Buildings on the Same Lot:

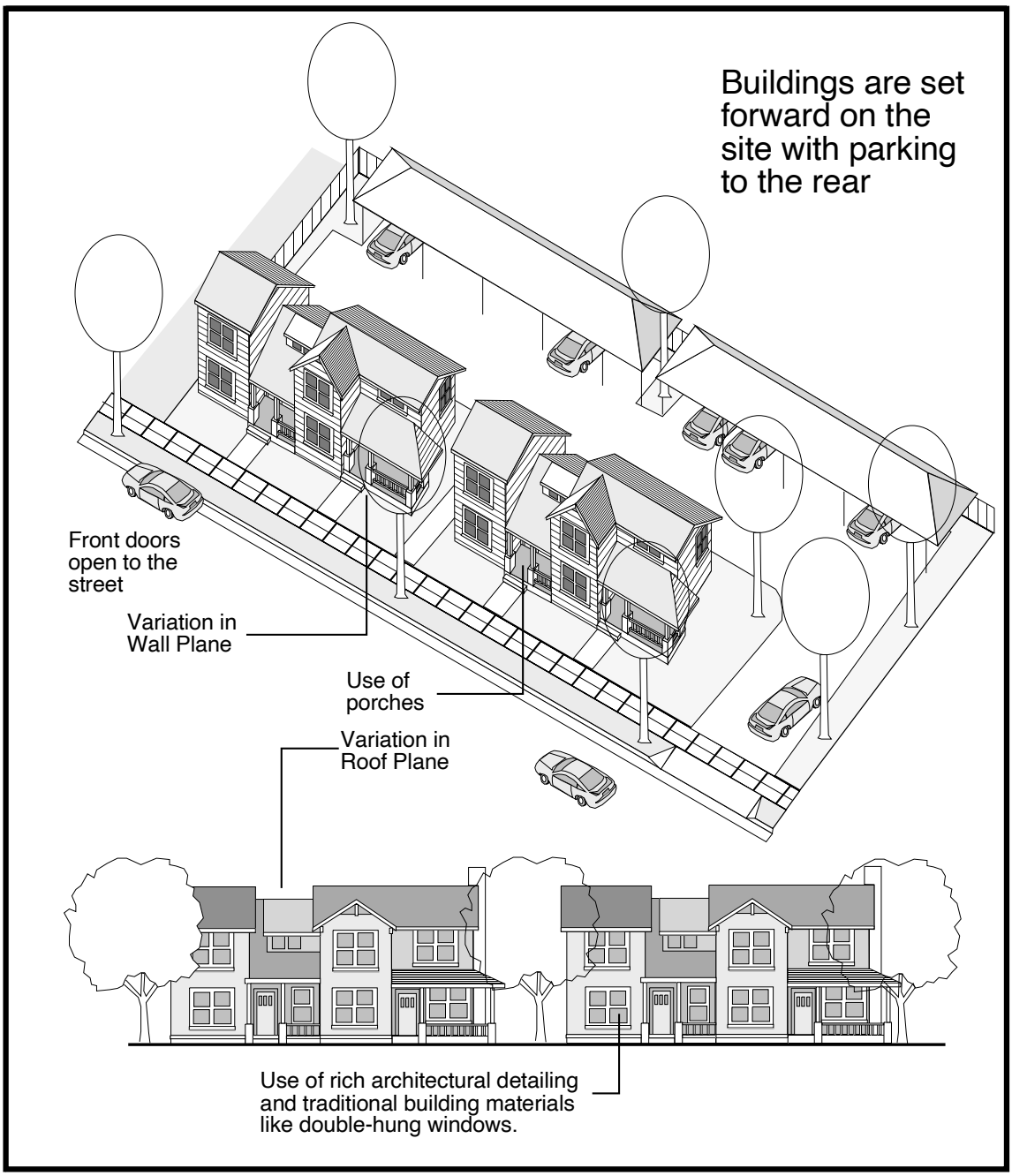
The minimum distance between a structure used for human habitation and another structure (such as another dwelling, detached garage, carport, or storage shed, etc.) shall be ten feet.

g. Building Orientation and Porch requirements (also see Exhibit 19-2)

For sites abutting roadways that are designated by the Circulation Element of the Dinuba General Plan as a "Local" or "Collector" street, the multi-family project shall be designed with dwellings abutting (and facing) the street, and parking to the rear. Further, at least

50% of the ground floor units abutting the street shall feature a useable covered porch measuring at least eight feet wide and six feet deep.

Exhibit 19-2: ***Front Orientation and Porch Requirement***



Ground floor units along streets shall be oriented to face the street with the front door opening onto a useable porch. Parking is to the rear.

17.19.070 Objective Design Standards

For multi-family development projects seeking approval through the SB35 and SB 333 procedures, objective design standards apply and these can be found in the application form for these types of projects.

17.19.080 Fences, Walls and Hedges (see Exhibit 19-3)

a. Front Yards:

Fences, walls and hedges in a required front yard setback area shall not exceed four feet in height, and the fence must be at least 50% open "see-through" (such as wrought-iron) from top to bottom.

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.19.8 c.

c. Fences on the Street Side Yards of Corner Lots and Reverse Corner Lots

Regular Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a corner lot shall not exceed seven feet in height, provided the fence is set back at least five feet behind the sidewalk or property line, whichever distance is greater.

Reverse Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a reverse corner lot shall not exceed four feet in height.

d. Corner Safety visibility triangle

Street Intersection

No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the

right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

e. Materials such as razor wire and barbed wire are prohibited in residential zones (except for temporary construction yards associated with a development project).

f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

17.19.090 Off-Street Parking and Loading Facilities

a. For multi-family dwellings, a minimum of 1.5 on-site parking stalls per dwelling shall be provided on-site, plus one guest space per five dwelling units. One stall per unit shall be covered with a carport or garage. All parking spaces, driveways and parking lots shall have a concrete or asphalt surface, consistent with the Dinuba Improvement Standards.

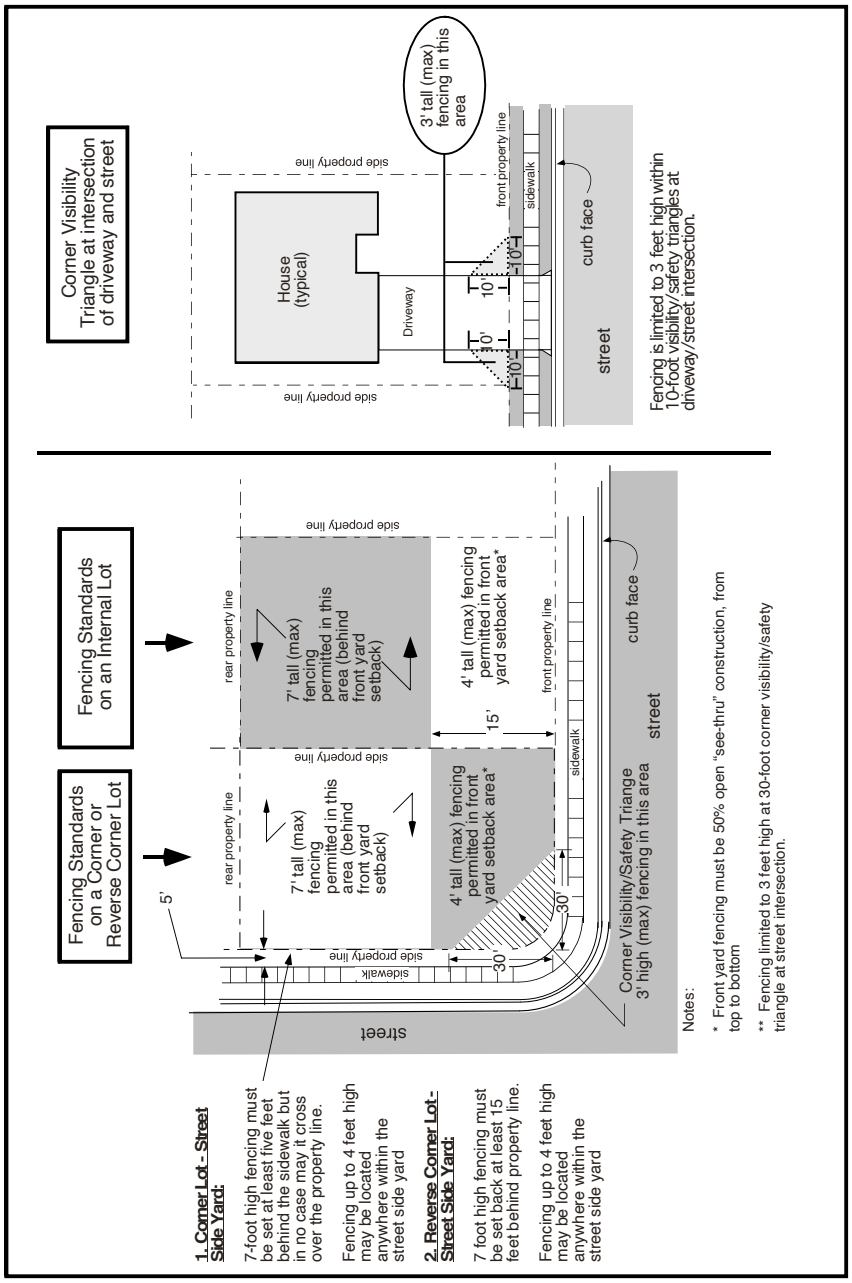
Parking lots shall be designed to preclude backing on vehicles onto public streets.

b. Non-residential uses in this District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

17.19.100 Landscaping and Irrigation

Landscaping and irrigation improvements shall be installed in all setback and open space areas that are not otherwise occupied by improvements. All landscaping and irrigation shall be consistent with Chapter 17.47 (Landscaping and Irrigation) and the Dinuba Landscape Design Guidelines.

Exhibit 19-3: ***Fencing Standards Shown on Typical Lots***



17.19.110 Open Space

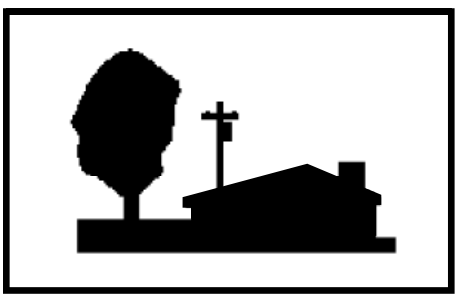
At least five percent of the subject site shall be improved with landscaping and recreational facilities. Required setback areas adjacent to public streets shall not be counted toward the required five percent open space area, nor shall parking and vehicle

maneuvering areas. Shared open space can include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos. The calculated space shall not include enclosed meeting or community rooms.

17.19.120 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

CHAPTER 21



Permitted Uses in Residential and Public Zones

Sections

17.21.010 Purpose
17.21.020 Permitted Uses Table

17.21.010 Purpose.

This chapter establishes a list of uses that are permitted in residential zones and the public zone within the City of Dinuba. The intent is to ensure (to the degree practical) that residential and public uses function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.21.020 Permitted Uses Table

Table 21-1 lists uses that are permitted in Dinuba's residential and public zones. Permitted uses are listed in the left column and the residential and public zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

- "P" Permitted
- "C" Permitted by Conditional Use Permit
- "-(S)" Where the use is listed as permitted (or Conditionally Permitted) along with the letter "(S)", the use is permitted subject to special standards contained in Chapter 17.45 (Special Uses).
- A box in the table with no letter indicates that the use is not permitted in this zone.

Any use that is judged by the City Planner to be reasonably similar in nature to other permitted uses may be considered a permitted use. Further, any use judged by the City Planner to be reasonably similar in nature to a Conditionally Permitted use may be considered as such (permitted by Conditional Use Permit).

For ease of use, the uses in Table 21-1 are grouped into similar categories, as follows:

A. Residential Uses
B. Accessory Uses
C. Agricultural Uses
D. Public and Quasi-Public Uses
E. Other Uses

Table 21-1: Permitted Uses in Residential and Other Zones

Residential Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Accessory Dwelling Units (ADU's)	P(S)	P(S)	P(S)	P(S)	
Bed and breakfast inns	C	C	C	C	
Duplex	P	P	P		
Emergency shelter		P			
Employee housing(seven or more employees)	C	C	C	C	
Employee housing(six or fewer employees)	P	P	P	P	
Farm employee housing (seven or more employees) up to thirty-six beds in a group quarters or up to twelve units or spaces designed for use by a single family or household	C	C	P	P	
Farm employee housing (six or fewer employees)	C	C	P	P	
Farm employee housing over thirty-six beds in a group quarters or over twelve units or spaces designed for use by a single family or household			P	P	
Licensed family day care centers for 15 or more children as an accessory use	C	C	C		

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Residential Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Licensed family day care centers for up to 14 children as an accessory use	P	P	P		
Low Barrier Navigation Centers (LBNC)		P			
Mobile home parks	C(S)	C(S)	C(S)		
Multi-Family Dwellings		P			
Planned unit development subject to provisions of Chapter 17.41	C	C			
Residential care facilities (six or fewer patients)	P	P	P	P	
Residential care facilities (seven or more patients)	P	P	P	P	
Single Family Dwelling	P	P	P	P	
Single Room Occupancy units		P			
Swimming pool	P(S)	P(S)	P(S)	P(S)	P
Supportive Housing		P			
Transitional housing		P			

Accessory Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Accessory structures and uses located on the same site as a conditional use	C	C	C	C	C

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Accessory Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Accessory structures and uses located on the same site as a permitted use	P	P	P	P	P
Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock (but excluding the following: any sign or structure for the purpose of sale of any product, commercial greenhouses and commercial farming buildings)	P	P	P	P	
Home occupations	P(S)	P(S)	P(S)	P(S)	P(S)
Marijuana cultivation (medical and nonmedical) in accordance with Section 5.86.040	P	P	P		
Swimming pools provided, that no swimming pool shall be located in a required front or side yard; and further provided, that all fencing comply with the Uniform Building Code or city standards	P	P	P	P	P
Temporary construction materials storage yards required in connection with a development project	P	P	P	P	P
Tennis courts, including related fencing over seven feet in height located on the same site as a permitted or conditional use	P	P	P	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Agricultural Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Agricultural crops raised for commercial purposes			P	P	
Agricultural products processing produced on the premises (except commercial animal slaughter)				P	
Farm equipment service and repair establishments				C	
Fertilizer plants and yards				C	
Fruit and nut trees raising, vegetables and horticultural specialties	P	P	P	P	P
Grain elevators				C	
Livestock raising (no slaughtering)			P	P	
Stand ("fruit stand") for the sale of agricultural produce grown on the site				C	

Public and Quasi-Public Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Cemeteries, crematories and columbariums				C	
Churches, parsonages, and other religious institutions	C	C	C		

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Public and Quasi-Public Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Communication and wireless facilities, with stealthing					C
Communication and wireless facilities, without stealthing					
Communications equipment buildings			C		C
Electric transmission lines, transmission substations and distribution substations			C	C	
Flood control channels, water pumping stations and reservoirs, irrigation ditches and canals, settling and water conservation recharge basins, drainage ponds and streets and roads necessary for access to permitted uses					P
Gas and electric transmission lines, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks	P	P	P	P	P
Gas and oil wells				C	
Health care facilities, including hospitals and sanitariums					C
Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers					C
Pumping stations (public service)			C	C	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Public and Quasi-Public Uses, including:	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Recreation areas, parks, playgrounds and such buildings, structures and facilities as are appropriately related thereto	P	P	P	P	P
Recreational facilities (operated for profit or otherwise), including golf courses, golf driving ranges, swimming pools, riding academies, drive-in theaters, playgrounds, parks, community centers and stadiums.				C	C
Schools, colleges, and similar educational facilities.	C	C	C	C	C
Stormwater ponding basins			C	C	C

etc. ***Miscellaneous Uses, including:***	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Kennels and animal hospitals				C	
Medical buildings, professional medical buildings, including dentists, physicians, podiatrists, ophthalmologists, and similar practitioners					C
Planned unit development subject to provisions of Chapter 17.41	C	C			
Solar electricity generating plant					C
Solar energy system	P	P	P	P	P
Veterinarians' offices		C			

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

etc. ***Miscellaneous Uses, including:***	**Zones**				
	R	**RM**	**RA**	**AN**	**RCO**
Other uses determined to be reasonably similar in nature and intensity to those that are permitted in that particular zone, as determined by the City Planner.	P	P	P	P	P
Other uses determined to be reasonably similar in nature and intensity to those that are conditionally permitted in that particular zone, as determined by the City Planner.	C	C	C	C	C

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

CHAPTER 23

PO Zone (Professional Office)

Sections

17.23.010 Purpose
17.23.020 Permitted and Conditional Uses
17.23.030 Site Plan Review
17.23.040 Design Guidelines
17.23.050 Development Standards
17.23.060 Fences, Walls and Hedges
17.23.070 Off-Street Parking and Loading Facilities
17.23.080 Signs

17.23.010 Purpose

The purpose of the PO district is to provide areas in Dinuba where professional offices can be constructed outside of commercial districts; to provide opportunities for older residential dwellings to be converted to an office use; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional practices from being exercised.

17.23.020 Permitted and Conditional Uses

Permitted Uses and Conditionally-Permitted Uses in the PO zone are listed in Chapter 17.33 (Permitted Uses in Commercial Zones).

17.23.030 Site Plan Review

No office, or other uses listed as permitted may be established on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 Site Plan Review. Uses listed as Conditionally Permitted shall secure a Conditional Use Permit.

17.23.040 Design Guidelines

The City has adopted Design Guidelines to improve the quality of development in the PO zone. The Design Guidelines are available from the City of Dinuba.

17.23.050 Development Standards (also see Exhibit 23-1)

A. Site Area

The minimum lot area for newly-established parcels is 6,000 square feet.

B. Lot Frontage and Depth

1. The minimum lot frontage for the PO district is 60 feet for all lot types

2. The minimum lot depth for the PO district is 100 feet for all lot types

C. Building Height

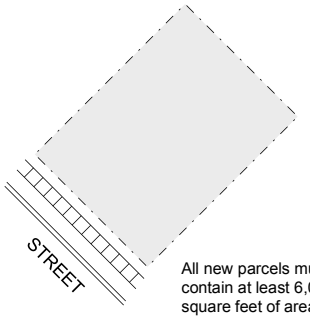
The maximum height of residential structures shall be 35 feet; the maximum height of accessory structures shall be 12 feet.

D. Lot Coverage

The maximum lot coverage by structures constructed on a lot in this district shall be 65 percent.

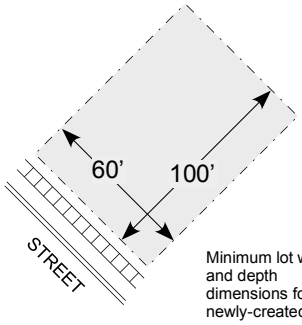
Exhibit 23-1: PO Zone Standards Summary

Lot Size



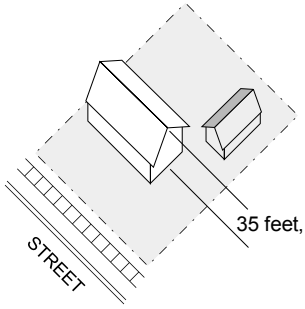
All new parcels must contain at least 6,000 square feet of area

Width & Depth

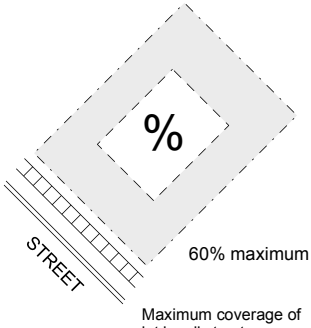


Minimum lot width and depth dimensions for all newly-created lots

Building Height



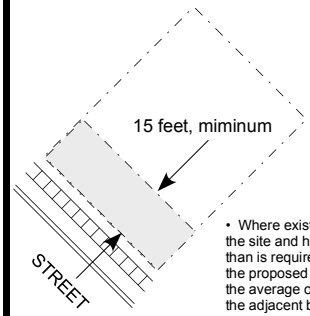
Lot Coverage



60% maximum

Maximum coverage of lot by all structures

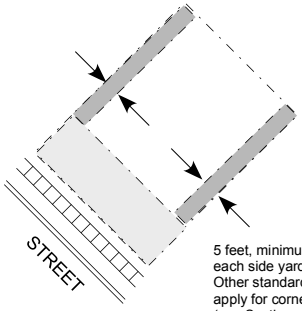
Front Yard



- Where existing buildings abut the site and have setbacks less than is required, the setback of the proposed building may be the average of the setbacks of the adjacent buildings.
- A carport that opens to a street must be set back at least 20 feet from the back of sidewalk or property line, whichever is greater.

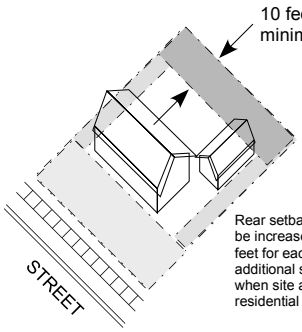
See also requirement for Site Arrangement and Parking

Side Yard



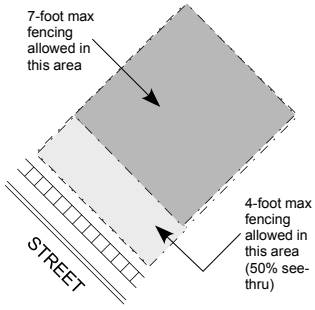
5 feet, minimum each side yard. Other standards apply for corner lots (see Section 17.23.5 F.2.)

Rear Yard

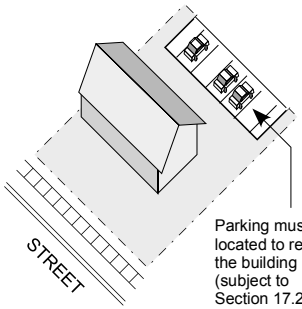


Rear setback must be increased by 10 feet for each additional story when site abuts a residential zone

Fences, Walls and Hedges



Parking

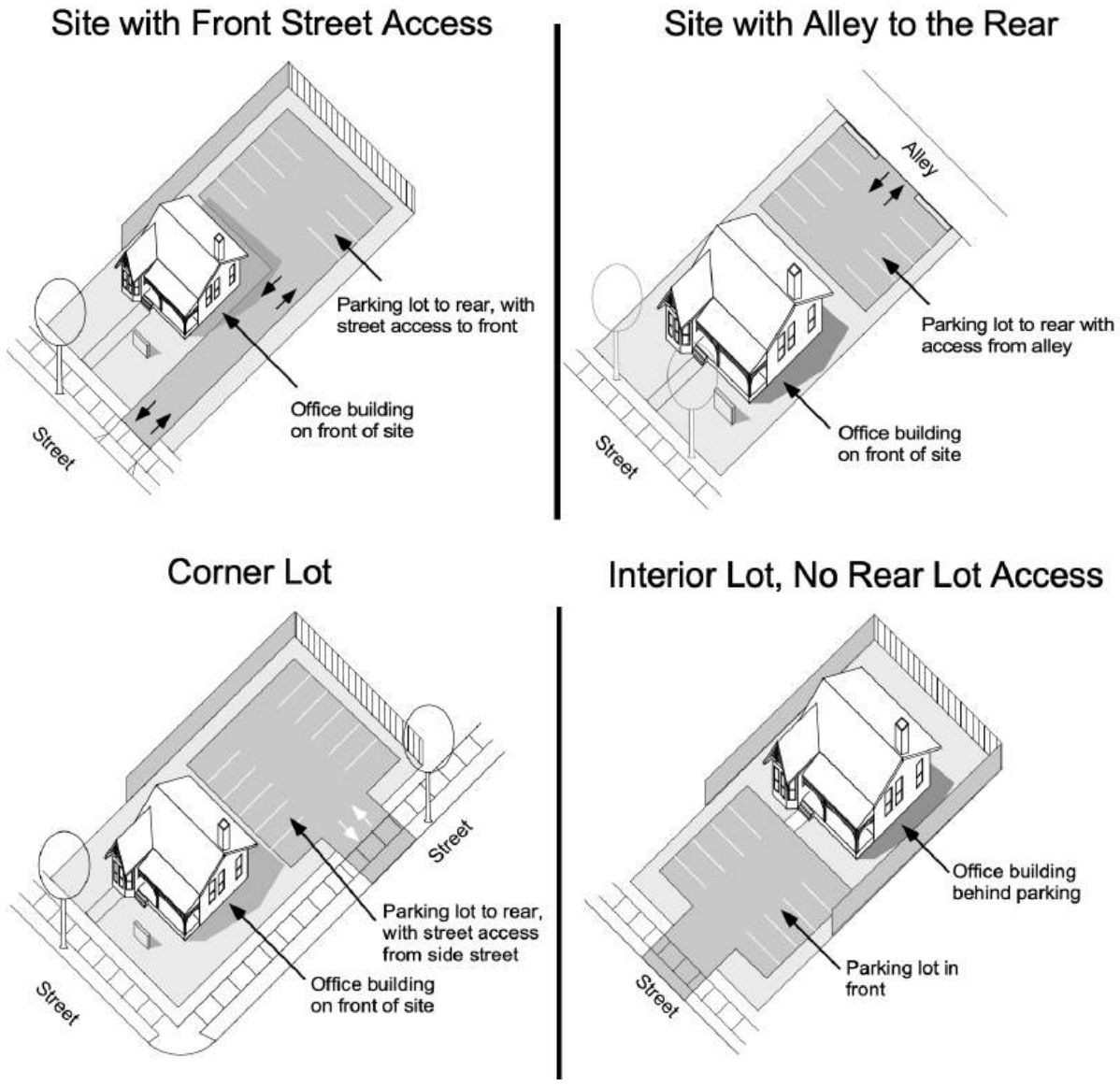


Parking must be located to rear of the building (subject to Section 17.23.E.)

E. Building and Parking Arrangement

Where the parcel abuts an alley, is on a corner lot, or has space for a 20-foot wide lane leading from the street to the rear of the parcel, the site shall be designed so the building(s) are situated in front and parking to the rear (see Exhbit 23-2). Parcels that do not meet this requirement may have parking on the front of the site, however said parking shall be screened from view from the street by landscaping, low fencing, or a combination of these.

Exhibit 23-2: Building and Parking Arrangement on Various Lot Types/Configurations



F. Yard Requirements

1. Front Yard:

a. The minimum front yard shall be 15 feet. Notwithstanding, all parking lots shall be located to the rear of the main building, except where space limitations prevent this arrangement.

b. On a lot situated between residential lots with buildings that are set back more than the minimum distance required by this section, the minimum front yard set back shall be the average of the front yard set backs of the adjoining lots.

c. A garage or carport that faces a public street shall be set back a minimum of 20 feet from the back of sidewalk or property line, whichever distance is greater.

d. Uncovered, unenclosed porches, platforms or landings that do not extend extend above the first floor elevation may extend a maximum of six feet into a front or rear yard setback area. Railings up to 30 inches in height may be installed on any of these features.

2. Side Yard:

a. The minimum side yard shall be five feet.

b. On the street side of a corner lot, the side yard setback shall be one-half the required front yard setback.

c. Where an interior lot is less than fifty feet in width, each side yard shall be a minimum of ten percent of the lot width, or three feet, whichever is more.

d. Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard.

3. Rear Yard:

a. The minimum rear yard shall be 10 feet, however, where the site abuts a residential zone and construction involves more than one story, the rear yard shall be increased by 10 feet. Accessory

structures less than seven feet in height may be located within the rear yard setback area.

4. Distance Between Structures

The minimum distance between structures shall be 10 feet.

17.23.060 Fences, Walls and Hedges (see also Exhibit 23-3)

a. Front Yards:

Fences, walls and hedges in a required front yard setback area shall not exceed four feet in height, and the fence must be at least 50% open "see-through" (such as wrought-iron) from top to bottom.

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.23.6 c.

c. Fences on the Street Side Yards of Corner Lots and Reverse Corner Lots

Regular Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a corner lot shall not exceed seven feet in height, provided the fence is set back at least five feet behind the sidewalk or property line, whichever distance is greater.

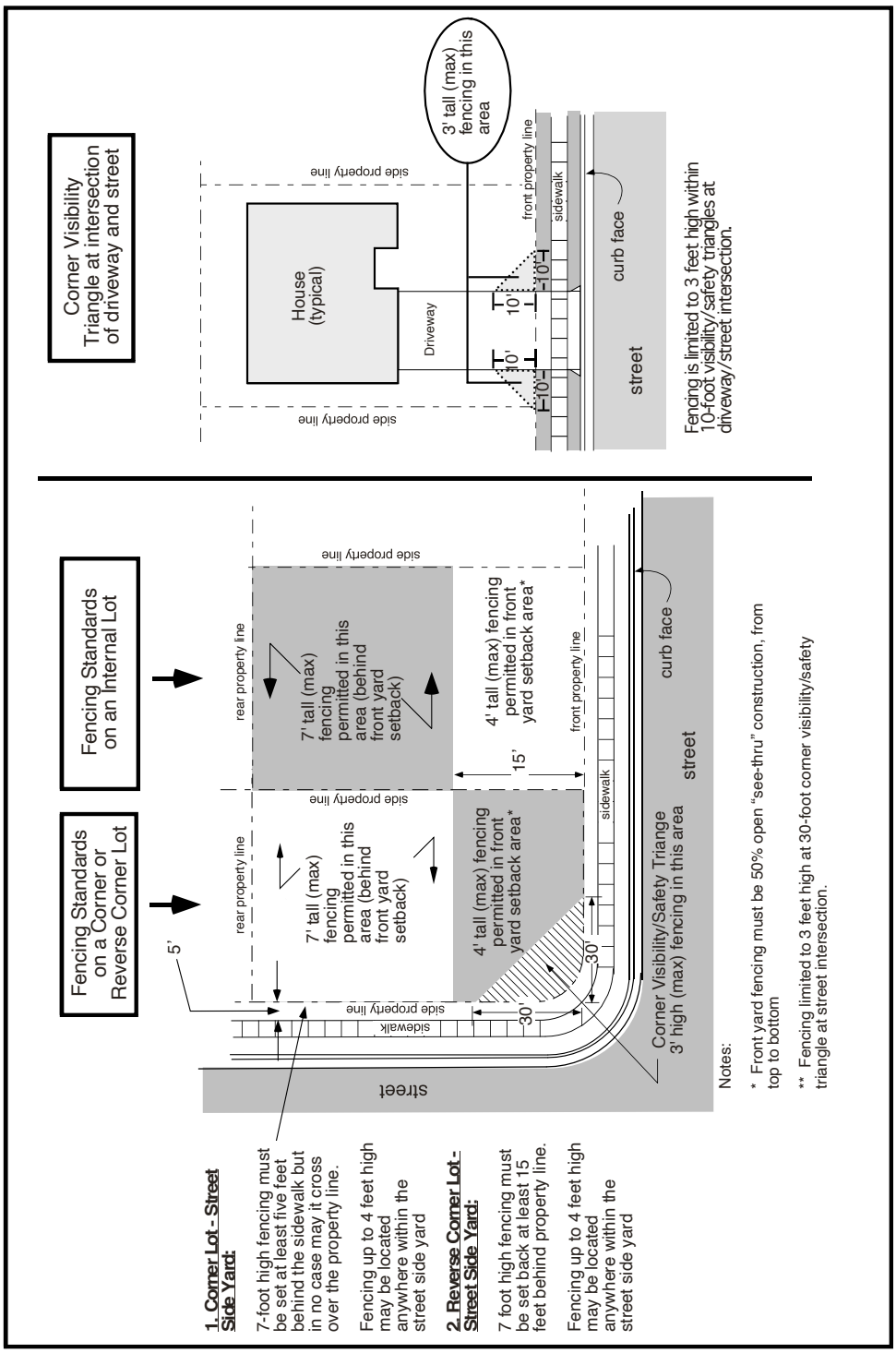
Reverse Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a reverse corner lot shall not exceed four feet in height.

d. Corner Safety visibility triangle

Street Intersection

No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

Exhibit 23-3: ***Fencing Standards Shown on Typical Lots***



Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

e. Materials such as razor wire and barbed wire are prohibited in residential zones (except for temporary construction yards associated with a development project).

f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

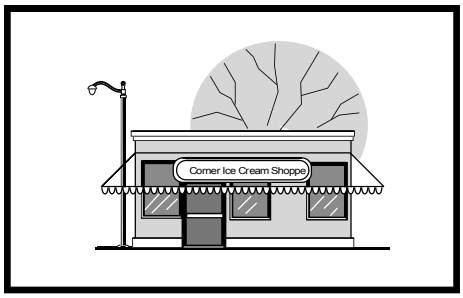
17.23.070 Off-Street Parking and Loading Facilities

Parking facilities shall be provided consistent with the requirements of Chapter 17.49 (Parking and Loading).

17.23.080 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

CHAPTER 25



C-1 Zone (Neighborhood Commercial)

Sections

17.25.010 Purpose
17.25.020 Permitted Uses
17.25.030 Permits Required
17.25.040 Design Guidelines
17.25.050 Development Standards
17.25.060 Fences, Walls and Hedges
17.25.070 Off-Street Parking and Loading Facilities
17.25.080 Signs
17.25.090 Landscaping
17.25.100 Special Conditions

17.25.010 Purpose

The purpose of the Neighborhood Commercial district is to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods, in close proximity. The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding residential neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

The types of permitted and conditional uses that are allowed in neighborhood commercial developments would be limited to uses that local residents would require on a daily basis, including small-scale grocery stores, barber and beauty shops, clothes cleaning establishments, banks, restaurants and similar compatible uses.

17.25.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.25.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review, (or a Conditional Use Permit for uses listed as such)).

17.25.040 Dinuba Commercial Design Guidelines

New development in the C-1 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.25.050 Development Standards (see also Exhibit 25-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

No requirement.

b. Building Height

The maximum height of commercial structures shall be 35 feet/two stories; the maximum height of accessory structures shall be 15 feet.

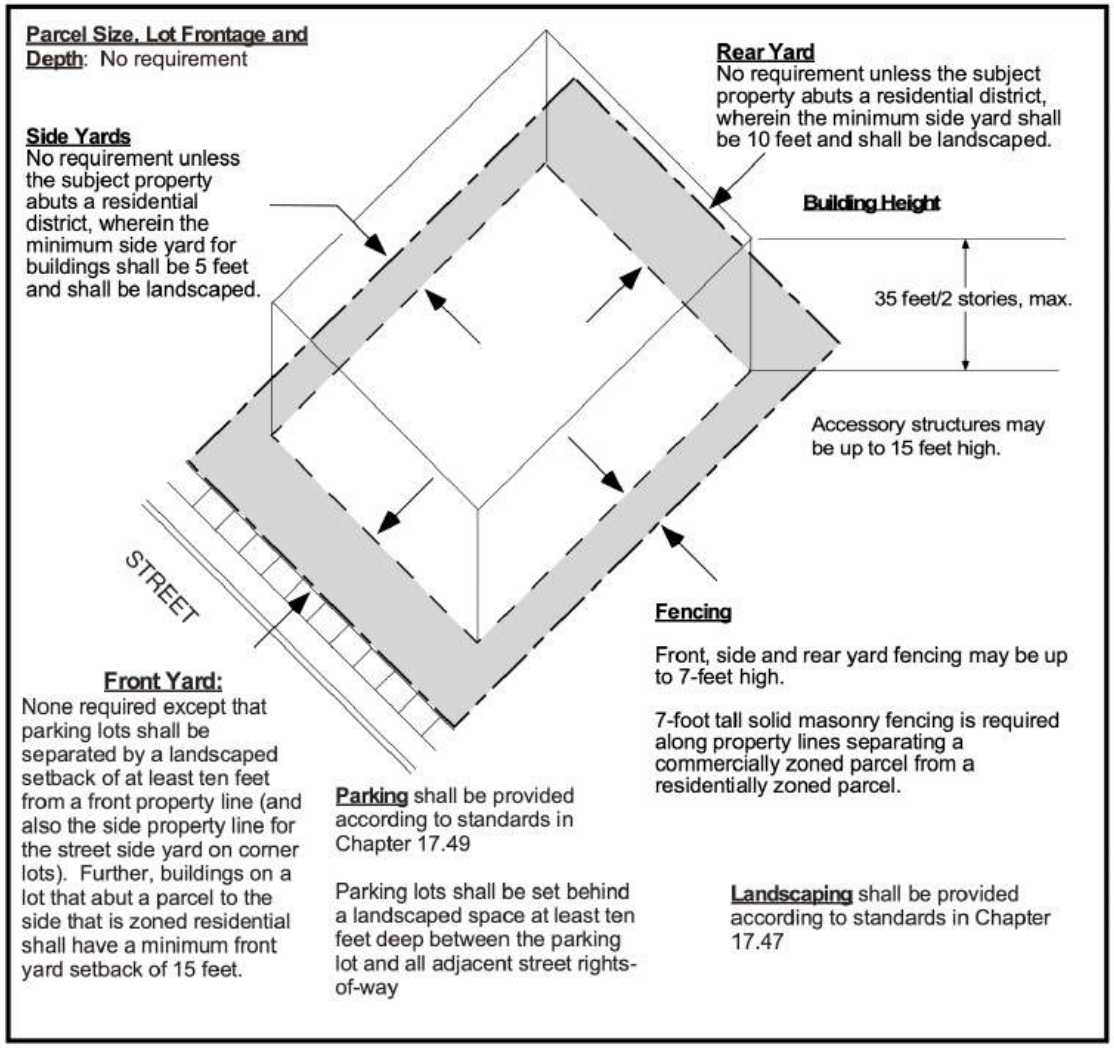
c. Yards

1. Front: None required except that parking lots shall be separated by a landscaped setback of at least ten feet from a front property line (and also the side property line for the street side yard on corner lots). Further, buildings on a lot that abut a parcel to the side that is zoned residential shall have a minimum front yard setback of 15 feet.

2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 5 feet and shall be landscaped.

3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

Exhibit 25-1: Zoning Standards



17.25.060 Fences, Walls and Hedges

a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.

b. Where a property zoned C-1 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

17.25.070 Off-Street Parking and Loading Facilities

a. Uses in the C-1 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

b. Parking lots constructed in C-1 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

c. Parking lots shall be separated from buildings by raised sidewalks or curbing.

d. Parking lots shall be designed to accommodate solid waste pick-up.

17.25.080 Signs

All signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

17.25.090 Landscaping

a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped.

b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.

c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.

d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.

e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.

f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

17.25.100 Special Conditions

a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5.

b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.

c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 27

C-2 Zone (Downtown Commercial)

Sections

17.27.010 Purpose
17.27.020 Permitted Uses
17.27.030 Uses Expressly Prohibited
17.27.040 Permits Required
17.27.050 Commercial Design Guidelines
17.27.060 Development Standards
17.27.070 Fences, Walls and Hedges
17.27.080 Off-Street Parking and Loading Facilities
17.27.090 Signs
17.27.100 Landscaping
17.27.110 Special Conditions

17.27.010 Purpose

The C-2 district is intended to help strengthen the vitality and character of Dinuba's downtown commercial district by establishing an appropriate list of permitted uses, regulating the size and location of buildings, parking lots, landscaping and other improvements, in a manner that promotes a vibrant pedestrian-oriented shopping environment. In general, new buildings shall abut the public sidewalk, with on-site parking located to the rear or side of buildings. Large merchandise-display windows are required along the public sidewalk, as opposed to blank building walls.

17.27.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.27.030 Uses Expressly Prohibited

The C-2 zone is designed to foster a pedestrian oriented shopping district in downtown Dinuba, with uses such as stores, restaurants, offices and gathering places. Towards this end, the zone does not allow new automobile-oriented uses that are allowed in other commercial zones, such as auto repair and tire shops and uses with drive-through/drive up windows.

17.27.040 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review, (or a Conditional Use Permit for uses listed as such)).

17.27.050 Dinuba Commercial Design Guidelines

New development in the C-2 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.27.060 Development Standards

The following standards shall apply to all parcels being developed in the C-2 zone:

a. Site Area, Lot Frontage and Depth

No requirement.

b. Building Height

The maximum height of buildings shall not exceed 75 feet.

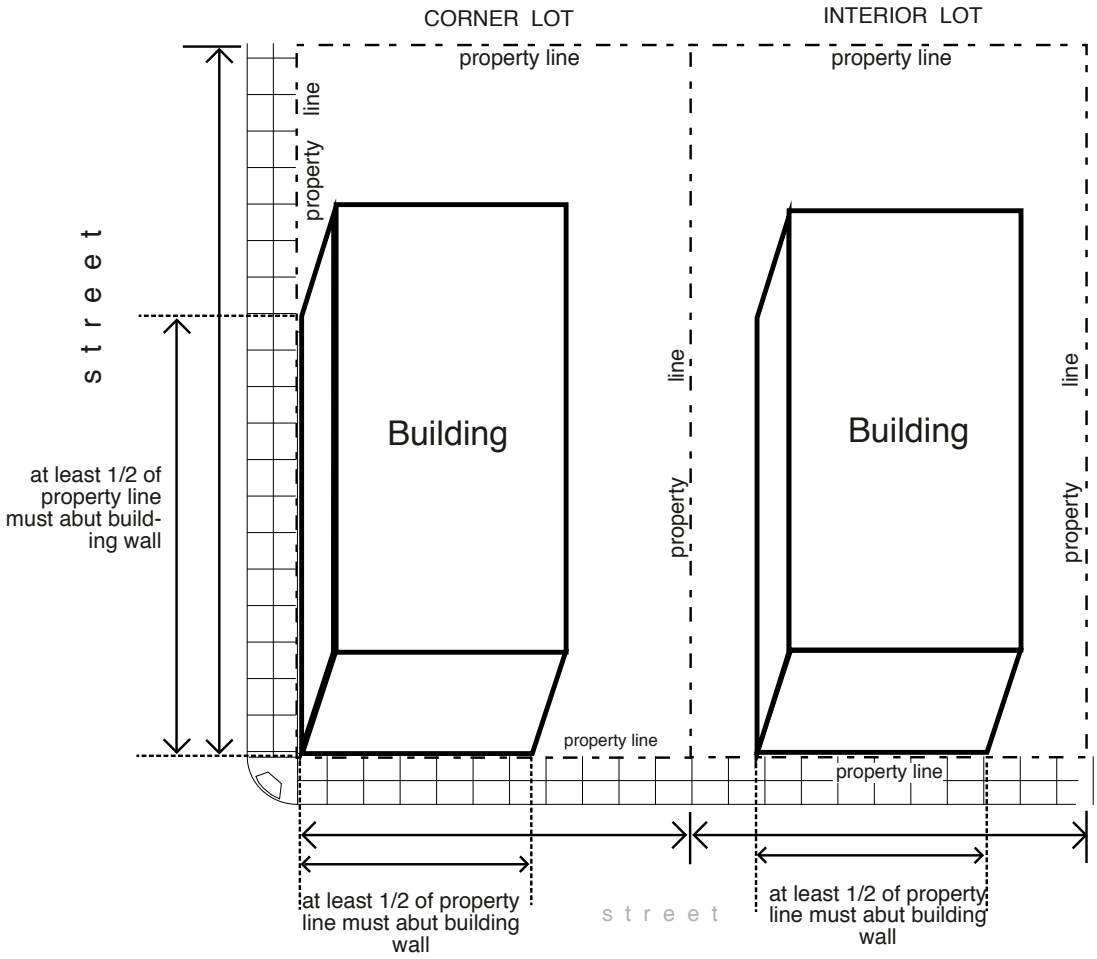
c. Yards (see also Exhibit 27-1)

a. Front: New buildings shall be placed so that at least one half of the property line along a public street shall adjoin a building wall

b. Side: None required except that buildings on corner lots shall be placed so that at least half of the side lot line along a public street shall adjoin a building wall.

c. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet.

Exhibit 27-1: Building Placement Standards


CORNER LOT
INTERIOR LOT
property line
property line
property line

17.27.070 Fences, Walls and Hedges

a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.

c. Where a property zoned C-2 directly abuts a residential district (not including along an alley or a street), a 7-foot solid block masonry wall shall be constructed between the two uses. Where appropriate, openings should be provided to allow pedestrians to travel between the two uses.

17.27.080 Off-Street Parking and Loading Facilities

a. The number of on-site parking spaces required for uses in the C-2 District may be reduced by up to 50% of the parking requirement for the particular use, as shown in Chapter 17.49 (Parking and Loading).

b. On-site parking shall be located to the rear or to the side of the building, except parking lots on corner lots shall be located to the rear or the interior side of the building.

c. Parking lots constructed in C-2 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

d. Parking lots shall be separated from buildings by raised sidewalks or curbing.

e. Parking lots shall be designed to accommodate solid waste pick-up.

17.27.090 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

17.27.100 Landscaping

a. A landscaping and irrigation plan shall be submitted on all developments to the City Planner for review and approval consistent with the standards in Chapter 17.47 (Landscaping). All setback areas along streets shall be landscaped.

b. All landscaping shall comply with the Dinuba Landscape Design Guidelines.

c. The landscaping and irrigation plan shall show a tree-planting scheme in the parking lot that will result in 50 percent of the parking lot being shaded within five years.

d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.

e. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.

f. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance on the buildings.

g. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped. The gate to the enclosure shall be constructed of metal.

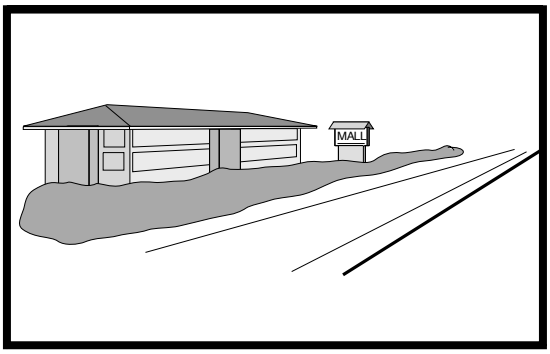
17.27.110 Special Conditions

a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5

b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.

c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 29



C-3 Zone (Community Commercial)

Sections

17.29.010 Purpose
17.29.020 Permitted Uses
17.29.030 Permits Required
17.29.040 Design Guidelines
17.29.050 Development Standards
17.29.060 Fences, Walls and Hedges
17.29.070 Off-Street Parking and Loading Facilities
17.29.080 Signs
17.29.090 Landscaping
17.29.100 Special Conditions

17.29.010 Purpose

The purpose of the C-3 district is intended to provide locations for unified shopping centers serving the entire community and areas surrounding the city.

The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

17.29.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.29.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.51 (Site Plan Review (or a Conditional Use Permit for uses listed as such)).

17.29.040 Dinuba Commercial Design Guidelines

New development in the C-3 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.29.050 Development Standards (see also Exhibit 29-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

The minimum site area shall be five acres. There are no minimum requirements for lot frontage and depth.

b. Building Height

The maximum height of buildings and structures shall be 50 feet.

c. Yards

1. Front: The minimum front yard setback is 15 feet and shall apply to buildings and parking lots. All setback areas shall be landscaped. Further, buildings on a lot that abut a parcel to the side that is zoned residential shall have a minimum front yard setback of 10 feet.

2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 10 feet and shall be landscaped.

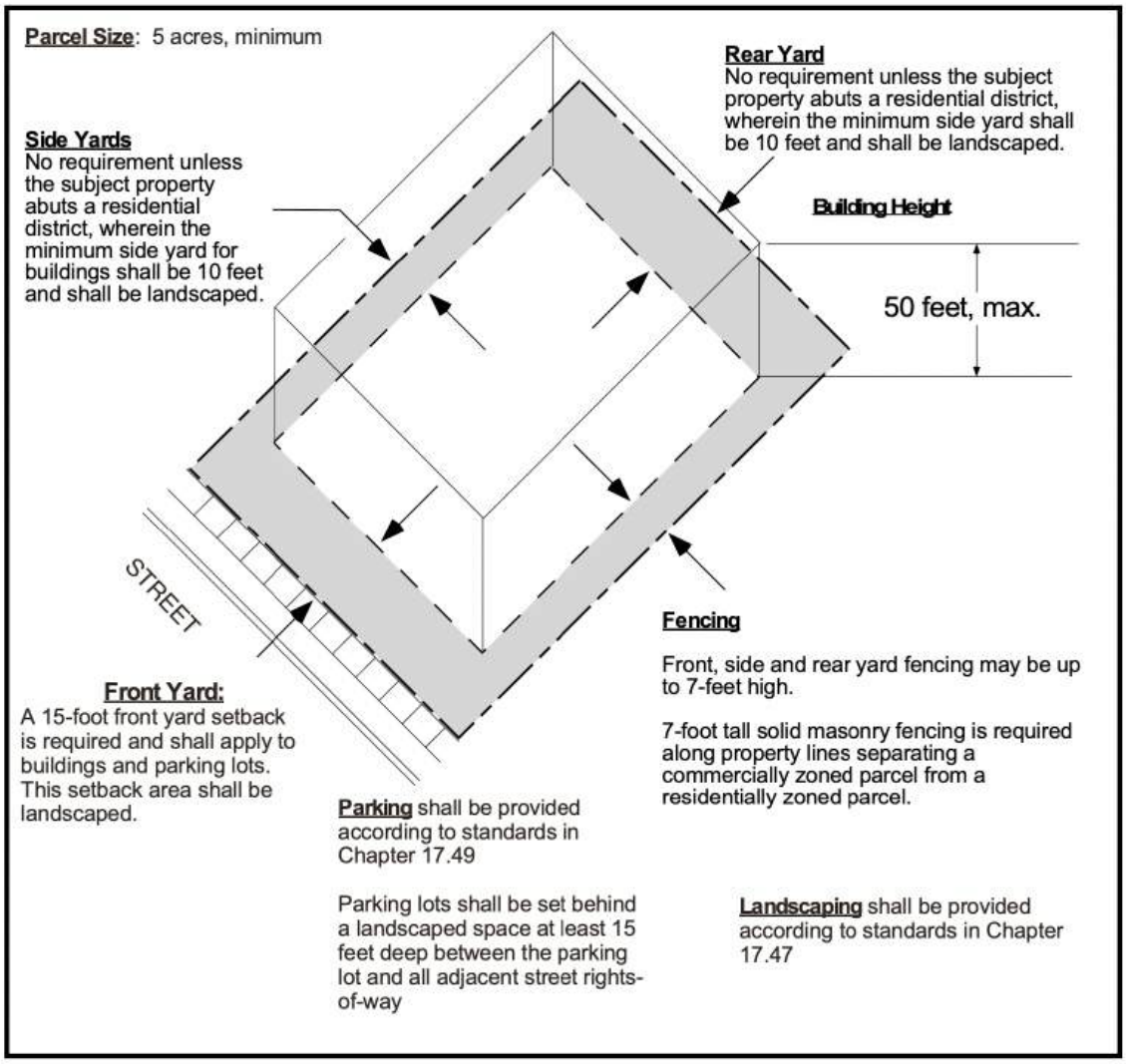
3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

17.29.060 Fences, Walls and Hedges

a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.

b. Where a property zoned C-3 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

Exhibit 29-1: Zoning Standards



17.29.070 Off-Street Parking and Loading Facilities

a. Uses in the C-3 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

b. Parking lots constructed in C-3 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

c. Parking lots shall be separated from buildings by raised sidewalks or curbing.

d. Parking lots shall be designed to accommodate solid waste pick-up.

17.29.080 Signs

All signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

17.29.090 Landscaping

a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped. Landscaping shall be consistent with the Dinuba Landscape Design Guidelines.

b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.

c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.

d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.

e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.

f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

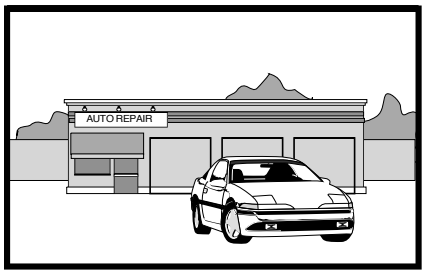
17.29.100 Special Conditions

a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5

b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.

c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 31



C-4 Zone (General Commercial)

Sections

17.31.010 Purpose
17.31.020 Permitted Uses
17.31.030 Permits Required
17.31.040 Design Guidelines
17.31.050 Development Standards
17.31.060 Fences, Walls and Hedges
17.31.070 Off-Street Parking and Loading Facilities
17.31.080 Signs
17.31.090 Landscaping
17.31.100 Special Conditions

17.31.010 Purpose

The C-4 district is primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictate its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

17.31.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.31.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review (or a Conditional Use Permit for uses listed as such)).

17.31.040 Dinuba Commercial Design Guidelines

New development in the C-4 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.31.050 Development Standards (see also Exhibit 31-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

No requirements.

b. Building Height

The maximum height of buildings and structures shall be 50 feet.

c. Yards

1. Front: The minimum front yard setback is 15 feet and shall apply to buildings and parking lots. For lots shallower than 100 feet deep, the front yard setback may be equal to 10% of the depth of the lot, down to five feet. All setback areas shall be landscaped.

2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 10 feet and shall be landscaped.

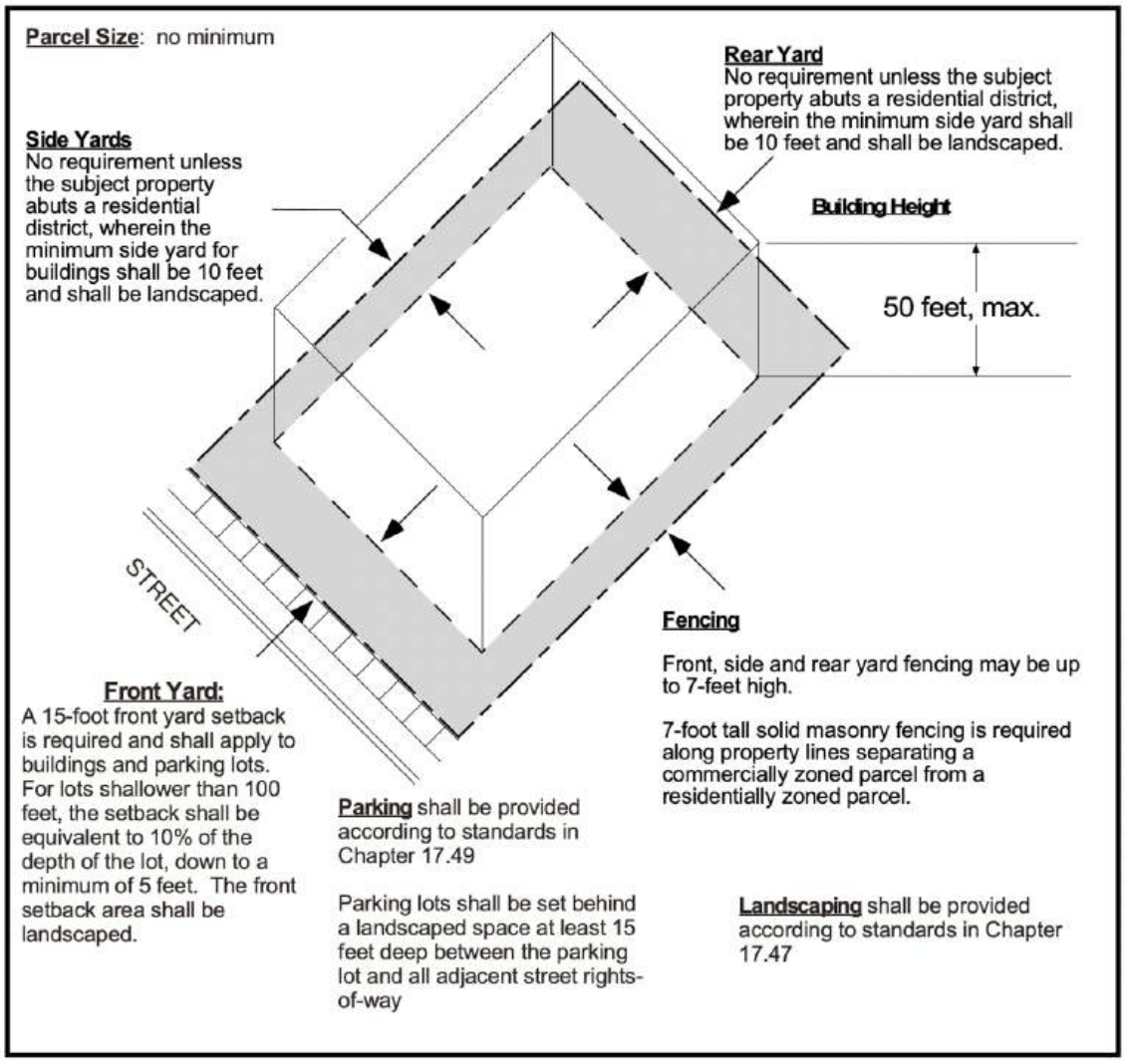
3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

17.31.060 Fences, Walls and Hedges

a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.

b. Where a property zoned C-4 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

Exhibit 31-1: Zoning Standards



17.31.070 Off-Street Parking and Loading Facilities

a. Uses in the C-4 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

b. Parking lots constructed in C-4 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

c. Parking lots shall be separated from buildings by raised sidewalks or curbing.

d. Parking lots shall be designed to accommodate solid waste pick-up.

17.31.080 Signs

All signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

17.31.090 Landscaping

a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped. Landscaping shall be consistent with the Dinuba Landscape Design Guidelines.

b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.

c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.

d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.

e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.

f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

17.31.100 Special Conditions

a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5

b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.

c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 33

Permitted Uses in Commercial Zones

Sections

17.33.010 Purpose
17.33.020 Permitted Uses Table

17.33.010 Purpose.

This chapter establishes Table 48-1 which contains the list of uses that are permitted in each commercial zone within the City of Dinuba. The intent is to ensure (to the degree practical) that commercial neighborhoods function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.33.020 Permitted Uses Table

Table 33-1 lists uses that are permitted in Dinuba's commercial zones. Permitted uses are listed in the left column and the City's commercial zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

- "P" Permitted
- "C" Permitted by Conditional Use Permit
- "(S)" Where the use is listed as permitted (or Conditionally Permitted) along with the letter "(S)", the use is permitted subject to special standards contained in Chapter 17.45
- A box in the table with no letter indicates that the use is not permitted in this zone.

Note: For projects involving new construction, Site Plan Review is required consistent with procedures in Chapter 17.51 (Site Plan Review).

Any use that is judged by the City Planner to be reasonably similar in nature to other permitted uses may be considered a permitted use. Further, any use judged by the City Planner to be

reasonably similar in nature to a Conditionally Permitted use may be considered as such (permitted by Conditional Use Permit).

For ease of use, the uses in Table 33-1 are grouped into similar categories, as follows:

A. Educational facilities and schools
B. Automotive and vehicular uses
C. Entertainment and Recreational facilities and uses
D. Restaurants, cafes, eating and drinking establishments and related facilities
E. Offices and related uses
F. Personal Services
G. Public and Semi-Public Uses
H. Residential Uses
I. Retail Stores and related uses
J. Service Commercial, minor manufacturing, processing and related uses
K. Utilities and related activities
L. Other Uses

Table 33-1: Permitted Uses in Commercial Zones

Educational facilities and schools, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Art and craft schools and colleges		P		P	
Beauty colleges		P	P	P	
Business, professional, and trade schools and colleges		P		P	
Day care centers (adults, up to 12 attendees)	P	P	P	P	P
Day care centers (adults, more than 12 attendees)	C	C	C	C	C
Day care centers (children, up to 14 attendees)	P	P	P	P	P
Day care centers (children, more than 14 attendees)	C	C	C	C	C
Music and dance studios		P		P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Automotive and vehicular uses including vehicle sales, servicing repair and parts, etc., including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Automobile parts stores	P	P	P	P	
Automobile audio and security installations within an enclosed structure		P(S)		P(S)	
Automobile detailing, hand car wash within an enclosed building		P(S)		P(S)	
Automobile oil and lube shop		P	P	P	
Automobile repair, body and fender repair		P(S)		P(S)	
Automobile sales, new, including service and repair within an enclosed building		P	P	P	
Automobile sales, used, including service and repair within an enclosed building		P	P	P	
Automobile upholstery and top shops		P(S)		P(S)	
Boat sales and service				P(S)	
Car wash (self-service)				P	
Car wash, including use of mechanical conveyors, blowers and steam cleaning			P	P	
Equipment rental yards				P	
Farm equipment sales and service				P	
Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service				P(S)	
Mobile home, recreational vehicle and trailer sales and servicing				P	
Motorcycle sales and service		P(S)		P(S)	
Muffler shop		P(S)		P(S)	
Rental equipment, including trailers, trucks and cars				P	
Service stations, gasoline sales including convenience store with sales of alcoholic beverages		C(S)	C(S)	C(S)	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Automotive and vehicular uses including vehicle sales, servicing repair and parts, etc., including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Tire shops, including rebuilding, recapping and retreading		P(S)		P(S)	

Entertainment and Recreational Facilities and Uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Adult bookstores and adult movie theaters as provided for in Title 17				C	
Arcades	P	P	P	P	
Bowling alleys		P	P	P	
Card rooms		C			
Dance halls		C		C	
Health clubs		P	P	P	
Pool and billiards, including in conjunction with a restaurant				C	
Shooting range, indoor				C	
Theaters and auditoriums		P	P	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Restaurants, cafes, eating and drinking establishments and related facilities where products are typically consumed onsite, or prepared for offsite consumption, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Bakeries, retail and wholesale	P	P	P	P	
Bars and cocktail lounges		C	C	C	
Breweries, micro		C		C	
Candy store	P	P	P	P	
Delicatessens	P	P	P	P	
Drive-thru restaurants			P	P	
Mobile food vehicles parked on private property (permitted subject to standards contained in Dinuba Municipal Code section 7.28.		P		P	
Restaurants , including those serving alcoholic beverages	P	P	P	P	
Restaurants, including restaurant with bar/lounge		C	C	C	

NOTE: New businesses featuring drive-thru lanes are not permitted in the downtown (C-2 zone) in an effort to strengthen the pedestrian-oriented shopping character of the downtown

Offices and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Blueprint and photocopy shops	P	P	P	P	P
Clinics (medical)	P	P	P	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Offices and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Employment agencies	P	P	P	P	P
Medical and dental laboratories and clinics including out-patient facilities and prescription pharmacies in conjunction therewith, or with a hospital	P	P	P	P	P
Medical buildings, professional medical buildings, including dentists, physicians, podiatrists, opthamologists, and similar practitioners	P	P	P	P	P
Offices, general	P	P	P	P	P

Personal Services, including	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Barber shops and beauty shops	P	P	P	P	P
Body piercing shops		C	C	C	
Cleaning, pressing and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, noninflammable cleaning compounds)		P	P	P	
Copy and blueprint shops	P	P	P	P	P
Dry cleaning service		P	P	P	
Laundries and laundromats	P	P	P	P	
Locksmiths		P	P	P	
Massage therapy		C	C	C	
Pet grooming business, no overnight stay for pets	P	P	P	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Personal Services, including	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Pet grooming business, with overnight stay for pets for a maximum of five nights		C	C	C	C
Photography studios	P	P	P	P	P
Tattoo shops		P	P	P	
Tattoo shops that also provide body piercing services		C	C	C	
Taxidermists				P	

Public and Semi-Public Uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Ambulance service				P	
Churches and other religious institutions	C	C	C	C	C
City, county, state and federal administrative offices, libraries and police and fire stations		P		P	
Mortuaries, crematoriums and columbariums		P		P	C
Public parking lots or structures	P	P	P	P	P
Public parks, playgrounds and other public recreation facilities					P
Public uses of a cultural type, including museums and art galleries		P			P
Public utility service yards, electrical and gas transmission stations					P
Wedding chapels		P		P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Residential Uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Dwellings for a caretaker or watchman and his immediate family, necessary and incidental to a use located in such zone				C	
Emergency shelter, up to six persons		P			
Hotel and motels		P	P	P	
Mixed land use in conformance with Chapter 17.45.3		P(S)		C(S)	
Residential drug treatment recovery homes					C
Single-family residential structures used as dwelling units constructed prior to January 1, 2010.					P
Single family dwelling that is being converted from an office or commercial use to a residence.					C
Supportive housing		C			
Transitional housing		C			

Retail Stores and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Apparel stores	P	P	P	P	
Appliance sales		P	P	P	
Antique stores	P	P	P	P	P
Art galleries	P	P	P	P	P
Book stores	P	P	P	P	
Carpet stores		P	P	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Retail Stores and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Cell phone stores	P	P	P	P	
Convenience stores, including the sale of alcoholic beverages		C	C	C	
Department stores		P	P	P	
Drug stores		P	P	P	
Feed and seed stores				P	
Florists	P	P	P	P	P
Furniture stores		P	P	P	
Garden supplies		P	P	P	P
Gift, novelty or souvenir shops	P	P	P	P	
Gunsmith shops		P		P	
Hardware and home improvement stores		P	P	P	
Health food stores		P	P	P	
Hobby supply stores		P	P	P	
Hydroponic stores		C	C	C	
Jewelry stores, including clock and watch repairing		P	P	P	
Liquor stores		C	C	C	
Machinery sales and rentals				P	
Manufacturing and repair activities incidental to a permitted or conditionally-permitted retail use, where the manufacturing function occupies no more than 25% of the building or site.		P	P	P	
Medical and orthopedic appliance stores		P	P	P	
Music stores		P	P	P	
Paint and wallpaper stores		P	P	P	
Pawn shops		P		P	
Pet shops		P	P	P	
Shoe stores	P	P	P	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Retail Stores and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**PO**
Sporting goods stores		P	P	P	
Supermarkets (including sales of alcoholic beverages)		P	P	P	
Thrift shops and secondhand stores		P		P	
Tobacco stores and smokeshops			C	C	
Toy stores		P	P	P	
Variety stores		P	P	P	
Wholesale establishments		P		P	

Service Commercial, minor manufacturing, processing and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**P-O**
Animal hospitals and kennels and veterinarians				C	
Building materials, sales and storage				P	
Cabinet shops				P	
Catering		P		P	
Ceramics and pottery studios		P		P	
Contractor's storage yards				C	
Diaper supply services				P	
Electrical appliance and incidental repair shops		P		P	
Electrical shops				P	
Electroplating shops				C	
Exterminators				P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Service Commercial, minor manufacturing, processing and related uses, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**P-O**
Food lockers (no slaughtering, handling of dressed meats only)		P		P	
Glass shops				P	
Heating and ventilating or air conditioning shops, including incidental sheet metal				P	
Laboratories, experimental and testing				C	
Lumber yards, not including planing mills or saw mills				P	
Machine shops				C	
Petroleum products storage; provided, that gasoline, kerosene and similar highly inflammable products shall be stored underground				C	
Plumbing and sheet metal shops				P	
Recycling collection centers	P(S)	P(S)	P(S)	P(S)	
Rug and carpet cleaning and dyeing				P	
Stone monument works				C	
Upholstery shops				P	
Veterinarian offices and small animal hospitals or clinics including short-term boarding of animals and incidental care such as bathing and trimming; provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction prescribed by the Uniform Building Code		C		C	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Utilities and related activities, including:	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**P-O**
Communication and wireless facilities, with stealthing				P	
Communication and wireless facilities, without stealthing				C	
Communications equipment buildings		P		P	
Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations and elevated pressure tanks		P	P	P	
Gas and electric transmission lines, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks		P	P	P	
Microwave relay stations				C	
Solar energy system	P	P	P	P	P
Water pump stations		P	P	P	

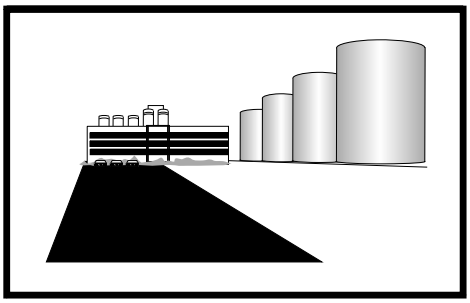
etc. ***Other Uses, including:***	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**C-5**
Auction rooms		P		P	
Hookah bar		C		C	
Ice dispensers (coin-operated)	P	P	P	P	
Kennels located not closer than five hundred feet to any residential or PO district				P	
Meeting or social halls		P		P	
Meeting or social halls with fewer than four thousand		P		P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

etc. ***Other Uses, including:***	**Zones**				
	C-1	**C-2**	**C-3**	**C-4**	**C-5**
square feet of floor space that do not operate after twelve a.m.					
Mini-storage facilities				P	
Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 17.49	P	P	P	P	P
Planned unit development subject to provisions of Chapter 17.41	C	C	C	C	C
Private clubs and lodges		P		P	
Storage buildings incidental to a permitted use (including the use of cargo containers)	P(S)	P(S)	P(S)	P(S)	P(S)
Swap meets				P	
Temporary uses	P(S)	P(S)	P(S)	P(S)	P(S)
Other uses determined by the City Planner to be reasonably similar in nature and operational characterists to a permitted use in the zone	P	P	P	P	P
Other uses determined by the City Planner to be reasonably similar in nature and operational characterists to a Conditionally-permitted use in the zone	C	C	C	C	C

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

CHAPTER 35



Industrial Zones:
M-1 (Light Industrial)
M-2 (Heavy Industrial)

Sections

17.35.010 Purpose
17.35.020 Permitted and Conditionally Permitted Uses
17.35.030 Site Plan Review
17.35.040 Design Guidelines
17.35.050 Development Standards
17.35.060 Fences, Walls and Hedges
17.35.070 Off-Street Parking and Loading Facilities
17.35.080 Signs
17.35.090 Landscaping

17.35.010 Purpose

The purpose of Dinuba's Industrial zones is to provide appropriate locations in the community for industrial uses and related activities. Two zones are established:

"M-1" This zone is the "Light Industrial" zone and provides for uses such as light manufacturing, warehousing, storage, service commercial and similar uses.

"M-2". This zone is the "Heavy Industrial" zone and provides spaces for more intensive industrial and manufacturing activities.

Development standards in the Industrial zones are designed to promote the following:

(1) to protect appropriate areas for industrial use from intrusion by residences and other inharmonious uses,

(2) to provide opportunities for certain types of industrial uses to concentrate in mutually beneficial relationships to one other;

(3) to provide adequate space to meet the needs of modern industrial development, including truck parking, off-street parking and loading;

(4) to provide industrial employment opportunities for residents of the region; and

(5) to operate in a manner that protects the public health, safety and welfare by ensuring that potential harmful impacts such as noise, vibration, noxious fumes, fire, and explosions, are avoided.

(6) to establish standards that result in industrial development that is attractive and functional.

17.35.020 Permitted and Conditionally Permitted Uses

Permited uses (and conditionally-permitted uses) in the M-1 and M-2 zones are listed in Chapter 17.39.

17.35.030 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.51 (Site Plan Review), (or a Conditional Use Permit for uses listed as such).

17.35.040 Dinuba Industrial Design Guidelines

New development in the "M-1" and "M-2" zones shall be designed consistent with the Dinuba Commercial and Industrial Design Guidelines (adopted under separate cover).

17.35.050 Development Standards (see also Exhibit 35-1)

a. Site Area, Lot Frontage and Depth

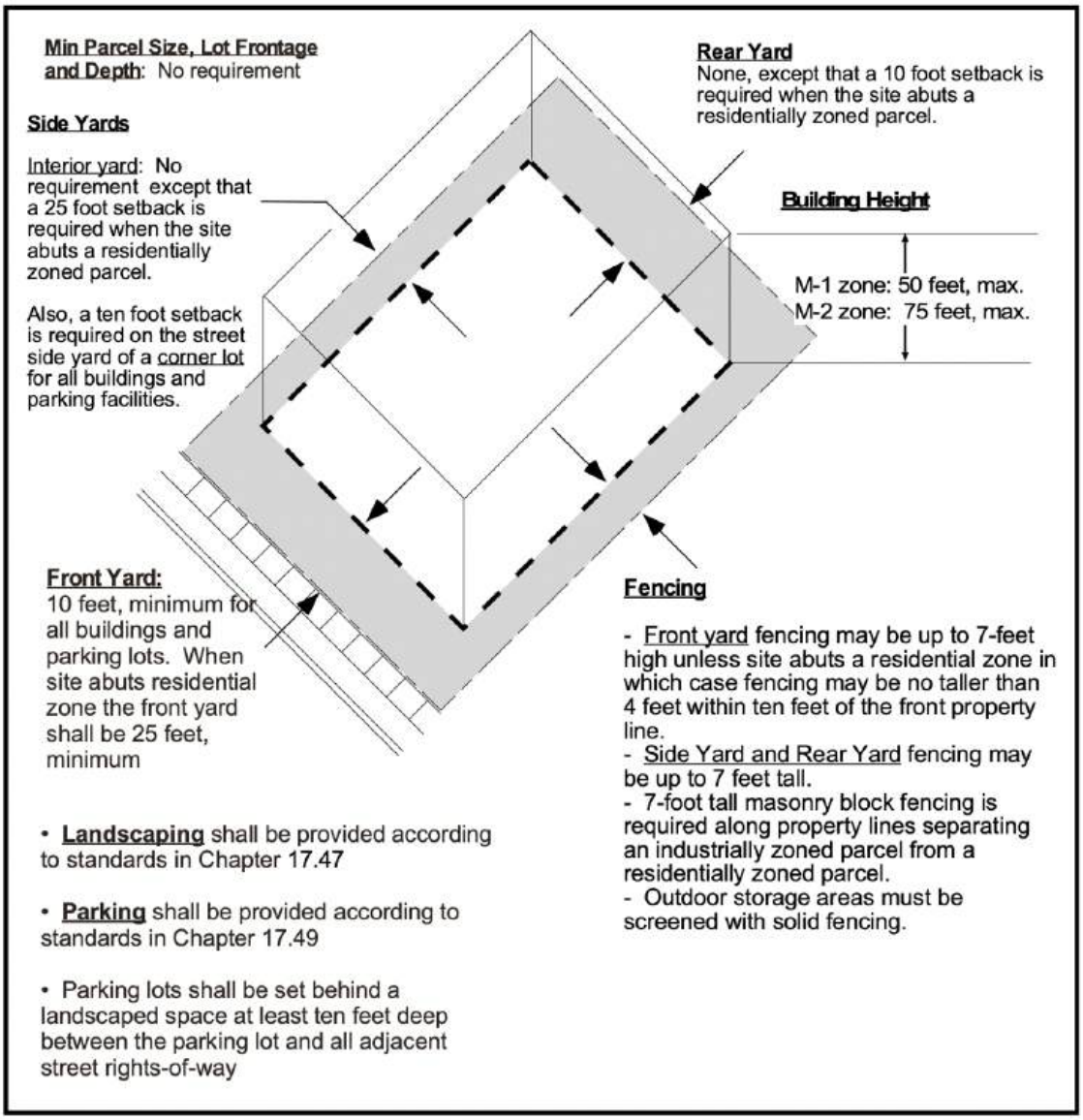
No requirement.

b. Building Height

M-1 zone: 50 feet, maximum
M-2 zone: 75 feet, maximum

Exceptions to the above height standards are applicable for certain accessory structures and building features (see Chapter 17.41 (Special Uses and Standards)

Exhibit 35-1: Summary of Industrial Zoning Standards



c. Yards

1. Front: 10 feet, minimum. Where an industrial zone abuts a residential zone then a minimum front yard of 25 feet shall be provided. This space shall be landscaped.

2. Side Yards:

Interior side yards (side yard that abuts another lot):

No requirement, unless the site abuts a non-industrial zone, in which case a minimum setback of 25 feet is required.

Street side yard on a corner lot: 10 feet, minimum.

3. Rear Yard: No requirement unless the subject property abuts a residential district, wherein the minimum yard shall be 10 feet.

17.35.060 Fences, Walls and Hedges

a. Front Yards: Fences, walls and hedges shall not exceed seven feet in height, unless the site abuts a residential zone in which case fencing within ten feet of the front property line shall be no higher than four feet.

b. Rear and Side Yards: Fences, walls, and hedges shall not exceed seven feet in height.

c. Where a property zoned "M-1" or "M-2" abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

d. The outdoor storage of equipment or materials shall be screened from the view of any adjoining public right-of-way with a 7-foot solid block wall, or 6-foot chain-linked fence with slats and landscaping.

17.35.070 Off-Street Parking and Loading Facilities

a. Uses in the "M-1" and "M-2" zones shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

b. Parking lots shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

c. Parking lots shall be designed to accommodate solid waste pick-up.

d. Storage areas shall be surfaced with asphalt/concrete or gravel.

17.35.080 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 Signs.

17.35.090 Landscaping

a. All landscaping and irrigation on parcels shall be consistent with standards contained in Chapter 17.47 (Landscaping and Irrigation) and also the Dinuba Landscape Design Guidelines (adopted under separate cover).

a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments to the City Planner for review and approval consistent with the standards in Chapter 17.47 (Landscaping) and the Dinuba Landscape Design Guidelines. All setback areas along streets shall be landscaped.

b. The landscaping and irrigation plan shall show a tree-planting scheme in the parking lot that will result in 50 percent of the parking lot being shaded within five years.

c. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.

d. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.

e. Vines and climbing plants should be used on perimeter walls in order to soften the appearance of the site and prevent graffiti.

Permitted Uses in Industrial Zones

Sections

17.39.010 Purpose
17.39.020 Permitted Uses Table

17.39.010 Purpose.

This chapter establishes Table 39-1 which contains the list of uses that are permitted in each Industrial zone within the City of Dinuba. The intent is to ensure (to the degree practical) that industrial neighborhoods function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.39.020 Permitted Uses Table

Table 48-1 lists uses that are permitted in Dinuba's industrial zones. Permitted uses are listed in the left column and the City's two industrial zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

- "P" Permitted
- "C" Permitted by Conditional Use Permit
- "(S)" Where the use is listed as permitted (or Conditionally Permitted) along with the letter "(S)", the use is permitted subject to special standards contained in Chapter 17.45.
- A box in the table with no letter indicates that the use is not permitted in this zone.

Note: For projects involving new construction, Site Plan Review is required consistent with procedures in Chapter 17.55 (Site Plan Review).

Any use that is judged by the City Planner to be reasonably similar in nature to other permitted uses may be considered a permitted use. Further, any use judged by the City Planner to be

reasonably similar in nature to a Conditionally Permitted use may be considered as such (permitted by Conditional Use Permit).

For ease of use, the land uses in Table 48-1 are grouped into similar categories, as follows:

A. Automotive and motor vehicle uses
B. Industrial Yard uses
C. Manufacturing, Assembly and Processing
D. Public and Semi-Public/Institutional Uses, including:
E. Sales Uses and related activities
F. Service, Repair and Related businesses
G. Storage and Warehousing
H. Miscellaneous Uses

Table 39-1: Permitted Uses in Commercial Zones

A. ***Automotive and motor vehicle uses, including:***	**Zones**	
	M-1	**M-2**
Car wash (automated) including use of mechanical conveyors, blowers and steam cleaning	P	P
Automobile and tractor parts and equipment stores	P	
Automobile detailing, hand car wash within an enclosed building	P	
Automobile oil and lube shop	P	
Automobile repair, body and fender repair	P	
Automobile upholstery shops	P	
Automobile, truck and trailer accessories and parts manufacture	P	
Boat servicing	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

B. ***Industrial Yard Uses, including:***	**Zones**	
	M-1	M-2
Building materials yards	P	
Bulk storage and delivery of fuel, including liquefied petroleum gas	C	C
Gravel, rock and cement yards	C	P
Lumber yards, not including planing mills or saw	P	
Petroleum products storage; provided, that gasoline, kerosene and similar highly inflammable products shall be stored underground	P	P
Rock, sand and gravel storage and distribution	C	P
Vehicle wrecking yards	C	C

C. ***Manufacturing, Assembly and Processing activities, including:***	**Zones**	
	M-1	**M-2**
Ammonia, bleaching powder or chlorine manufacturing	C	P
Asphalt and asphalt products manufacture		C
Bakeries, wholesale	P	
Candy, dairy products, food products, including fruits and vegetables (but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils)	P	
Battery manufacture	C	P
Blacksmith shops	P	
Bottling works	P	
Box manufacturing	C	P
Breweries	C	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

C. ***Manufacturing, Assembly and Processing activities, including:***	**Zones**	
	M-1	**M-2**
Building materials manufacture and assembly including composition wallboards, partitions, panels and prefabricated structures	C	P
Cabinet shops	P	
Can and metal container manufacture	C	P
Candle manufacture, not including rendering	C	P
Cement and concrete products and manufacture, provided no hazard of fire or explosion is created, including adhesives, bleaching products, bluing, calcimine, dyestuffs (except aniline dyes), essential oils, soda and soda compounds and vegetable gelatin, glue and size	C	P
Ceramic and pottery	P	
Charcoal, lampblack and fuel briquettes manufacture		C
Chemical products manufacture including acetylene, aniline dyes, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yarn, and carbolic, hydrochloric, picric and sulphuric acids		C
Clay products manufacture including brick, fire brick, tile and pipe	C	P
Coal, coke and tar products manufacture		C
Cosmetics, drugs, pharmaceuticals, and toiletries (not including refining or rendering of fats or oils)	P	P
Cotton ginning, cotton wadding, cotton seed processing and lint manufacture	C	P
Dairy products plants	P	
Detergent manufacture	C	P
Drop forges		C
Electrical supplies such as coils, condensers, insulation, lamps, switches and wire and cable assembly	P	P
Electroplating shops	C	C
Explosives manufacture and storage		C
Fertilizer manufacture and storage		C
Firearms manufacture	C	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

C. ***Manufacturing, Assembly and Processing activities, including:***	**Zones**	
	M-1	**M-2**
Fireworks manufacture and storage		C
Fish products processing and packaging		C
Food products manufacture including such processing as cooking, dehydrating, roasting, refining, pasteurization and extracting involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, fruits and vegetable, glucose, milk and dairy products, molasses and syrups, oleo/margarine, pickles, sauerkraut, sugar, vegetable oils and yeast	C	P
Frozen food processing, storage and accessory sales	P	P
Gas manufacture or storage		C
Gelatin, glue and size manufacture from animal or fish refuse		C
Glass and glass products manufacture	C	P
Grain rolling and storage		C
Graphite and graphite products manufacture	C	P
Ink manufacture	C	P
Insecticides, herbicides, fungicides, disinfectants and similar agricultural, industrial and household chemical compounds manufacture	C	P
Jute, hemp, sisal and oakum products manufacture	C	P
Lard manufacture		C
Leather and fur finishing and dyeing, not including tanning and curing	C	P
Linoleum and oil cloth manufacture		C
Lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood-preserving treatment		C
Machine shops	P	P
Machine tools manufacture	C	P
Machinery manufacture, including heavy electrical, agricultural, construction and mining machinery, and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves, washing machines and business machine manufacture including accounting machines, calculators, card counting equipment and typewriters (combine with manufacturing)	C	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

C. ***Manufacturing, Assembly and Processing activities, including:***	**Zones**	
	M-1	**M-2**
Meat products processing and packaging, not including slaughtering and glue and size manufacture	C	P
Metal alloys and foil manufacture including solder, pewter, brass, bronze and tin, lead and gold foil	C	P
Metal and metal ores reduction, refining, smelting and alloying		C
Metal casting and foundries not including magnesium foundries	C	P
Motor and generator manufacture and testing	C	P
Paint manufacture including enamel, lacquer, shellac, turpentine and varnish		C
Paper products manufacture including shipping containers, pump goods, carbon paper and coated paper stencils	C	P
Paraffin products manufacture	C	P
Planing mill, excluding refuse burning combine with lumber milling	P	P
Plastic manufacture	C	P
Porcelain products manufacture including bathroom and kitchen fixtures and equipment	C	P
Poultry and rabbit processing	P	P
Precious metals reduction, smelting and refining	C	P
Prefabricated buildings manufacture	P	P
Rubber manufacture or processing including natural or synthetic rubber		P
Scientific, medical, dental, and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks	P	P
Sheet metal shops	P	
Shoe polish manufacture	C	P
Sign manufacture	P	
Soap manufacture including fat rendering		C
Soda and compound manufacture	C	P
Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture	C	P
Structural steel products manufacture including bars, girders, rail and wire rope	C	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

C. ***Manufacturing, Assembly and Processing activities, including:***	**Zones**	
	M-1	**M-2**
Tallow manufacture		C
Tanneries and curing and storage of rawhides		C
Tire manufacturing, rebuilding, recapping and retreading	P	P
Wire and cable manufacturing	C	P
Wood pulp and fiber reduction and processing		C

D. ***Public and Semi-Public/Institutional Uses, including:***	**Zones**	
	M-1	**M-2**
Communication and wireless facilities, with or without stealthing	P	P
Communications equipment buildings	P	P
Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations	P	P
Fire and police stations	P	
Public buildings and grounds	P	P
Public utility service yards, electrical and gas transmission stations	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

E. ***Sales Uses and related activities, including:***	**Zones**	
	M-1	**M-2**
Equipment rental yard	P	
Farm equipment sales and service	P	
Feed and seed stores	P	
Garden supply stores and nurseries; provided, that all equipment, supplies and merchandise, other than plants, shall be kept within a completely enclosed building or under lath structure; and further provided, that fertilizer of any type shall be stored and sold in packaged form only	P	
Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service. Note: Sales of alcoholic beverages requires a Conditional Use Permit	P	
Glass shops	P	
Hardware stores	P	
Hydroponic stores	P	
Machinery sales and rentals	P	
Rental equipment, including trailers, trucks, and cars	P	
Retail sales on the grounds of a manufacturing facility, where the retail function does not occupy more than 25% of the floor space or active use area.	P	
Wholesale establishments	P	

F. **Service, Repair and Related businesses**	**Zones**	
	M-1	**M-2**
Carpenters' shops and incidental sales	P	
Cleaning, pressing and dyeing establishments (using noninflammable and nonexplosive cleaning fluid)	P	
Diaper supply services	P	
Electrical appliance and incidental repair shops	P	
Electrical shops	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

F. **Service, Repair and Related businesses**	**Zones**	
	M-1	**M-2**
Exterminators	P	
Heating and ventilating or air conditioning shops, including incidental sheet metal	P	
Household and office equipment and machinery repair shops	P	
Household appliance and repair shops	P	
Laundries and laundromats (industrial scale)	P	
Linen supply services	P	
Printing, blueprint processing, lithographing and engraving	P	
Plumbing and sheet metal shops	P	
Rug and carpet cleaning and dyeing	P	
Sand blasting	C	P
Recycling, including processing of recycled materials	C	P
Taxidermists	P	
Towing: tow and store; tow and repair; tow and sales	P	
Welding and blacksmithing shops, excepting drop hammers	P	

G. **Storage and Warehousing**	**Zones**	
	M-1	M-2
Cold storage plants	P	
Contractor's storage yards	P	
Food lockers (no slaughtering, handling of dressed meats only)	P	
Freight forwarding terminals	P	
Ice and cold storage plant	P	P
Manure, peat and topsoil processing and storage		C
Mini-storage facilities	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

G. **Storage and Warehousing**	**Zones**	
	M-1	M-2
Petroleum gas bulk storage and delivery		C
Storage of inflammable liquids		C
Warehouses except for the storage of fuel oil or flammable liquids and explosives	P	

etc. H. ***Miscellaneous uses, including:***	**Zones**	
	M-1	**M-2**
Accessory buildings and uses (including storage buildings) customarily incidental to any permitted or conditionally-permitted use	P	P
Animal hospitals and kennels and veterinarians	P	P
Auction rooms	P	
Crematoriums and collumbariums	P	
Dwellings for a caretaker or watchman and his immediate family, necessary and incidental to a use located in such zone	P	P
Gas and oil wells		C
Gymnasiums	P	
Hatcheries	P	P
Junk yards/landfills		C
Laboratories, experimental and testing	P	P
Offices (freestanding and as part of a permitted use)	P	P
Parcel and package delivery services	P	
Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 17.64	P	P
Planned unit development subject to provisions of Chapter 17.92	C	C
Radio and television broadcasting studios	P	
Recreation sales and service, including indoor commercial recreation	P	
Shooting range, indoor	C	C
Solar electricity generating plant	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

etc. **H.** ***Miscellaneous uses, including:***	**Zones**	
	M-1	**M-2**
Solar energy system	P	P
Trucking terminals	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

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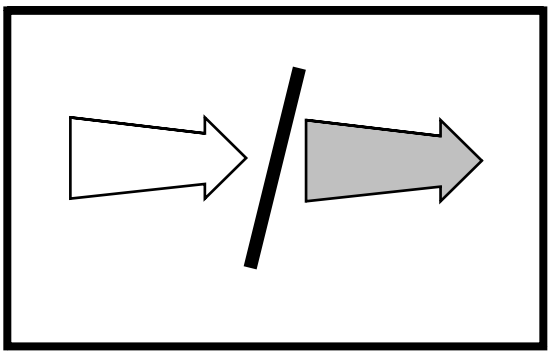

PD Zone (Planned Development Overlay)

Sections

17.41.010 Purpose
17.41.020 Applicability
17.41.030 Permitted Uses
17.41.040 Conditional Uses
17.41.050 Application Requirements
17.41.060 Project Review
17.41.070 Development Standards
17.41.080 Other Design Elements for Residential Projects
17.41.090 Findings

17.41.010 Purpose

The purpose of the Planned Development (PD) overlay district is to promote development designs that respond to significant planning-related issues facing Valley cities, including the need to protect air quality, reduce urbanization of agricultural land, housing affordability, traffic, aesthetics and the desire to promote more livable neighborhoods.

The Planned Development overlay district is structured to produce a comprehensive development that is superior to traditional development that results from the application of conventional zoning standards.

17.41.020 Applicability

The PD overlay district can be combined with any single family, multi-family, commercial or industrial district identified in the zoning ordinance. For purposes of identification on the Zoning Map, an established PD overlay district shall be suffixed

with the zoning notation of the district with which it is combined (e.g. R-1-6 (PD) or C-2 (PD).

17.41.030 Permitted Uses

Uses permitted in the PD zone are those listed on the permitted use list of the underlying district to which the Planned Development district is being combined.

17.41.040 Conditional Uses

Uses permitted subject to a Conditional Use Permit are those listed on the Conditional Use list of the underlying district to which the Planned Development district is being combined.

17.41.050 Application Requirements

As part of an application for a zoning ordinance amendment to reclassify property to the Planned Development overlay district, the applicant shall submit to the City a development plan, which shall include the following:

a. Legal description and boundary survey map of the exterior boundaries of the land to be developed.

b. A comprehensive description of zoning standards of the underlying zone to which flexibility is being requested.

c. A site plan of the project that shows information that is required, consistent with Chapter 17.55 (Site Plan Review) of this Ordinance. If the project includes a subdivision, then a Tentative Subdivision Map must be submitted, consistent with requirements of Title 16 (Subdivision) of the Dinuba Municipal Code.

d. Architectural facade drawings of structures and other major building features of the project.

e. A phase plan, if applicable.

f. The location and general arrangement of all open space, landscaping and hardscape areas.

g. An infrastructure and utilities plan.

17.41.060 Project Review

No development shall be constructed on any lot or site in this district until a development plan has been submitted and approved consistent with Site Plan Review (Chapter 17.55) or a parcel or subdivision map (consistent with the Dinuba Subdivision Ordinance), as the case may be, as well and a Conditional Use Permit, consistent with Chapter 17.57 (Conditional Use Permits).

17.41.070 Development Standards

The following additional development standards together with applicable standards specified in the underlying base zone shall apply to all land and structures within this planned development overlay district, unless flexibility in standards has been clearly identified as part of the development application.

a. The minimum site area of a Planned residential development shall be one acre.

b. All PD projects shall adhere to the City's Design Guidelines that are applicable to the underlying zone.

c. For residential projects, an increase in density may be granted, provided the resulting project does not exceed density standards of the General Plan land use category that applies to the site. An increase in density is not intended to simply allow the project to obtain more lots or units. Increased density must be balanced by the provision of design features that would not otherwise be provided and which further the purpose of this title. Further, no residential lots smaller than 5,000 square feet shall be permitted.

e. A reduction in street width may be requested as long as a finding can be made that the request furthers the intent of the PD zone and the request complies with street safety standards.

f. A reduction in yard setbacks may be requested as long as a finding can be made that the request furthers the intent of the PD zone.

g. At least five percent of the gross area of the site, excluding public streets, parking lots and required setback areas, shall be improved for common open and recreational space.

h. The conservation of natural site features such as topography, vegetation and water courses shall be considered in the project design.

17.41.080 Other Design Elements for Residential Projects

The Planned Development zone should not be viewed as simply a way for a project to have more lots and smaller lots. In order to assist the City Council and Planning Commission to be able to make the finding that the project design is "superior" the City may apply additional design requirements, including, but not limited to the following elements:

A. Compliance with architectural façade styles that are considered native and historic to Dinuba and California (illustrated in the Dinuba Residential Design Guidelines), such as:

1. Spanish
2. Craftsman
3. Mediterranean
4. Victorian
5. Tudor cottage

B. Homes with large, usable front porch on the front façade and the garage set back behind the front plane of the dwelling.

C. Streetscape and traffic calming measures such as:

1. Antique-style pedestrian-scale street lamps
2. Bulb-outs at intersections
3. Roundabouts and traffic circles
4. Stamped and colored cross walks
5. Enhanced landscaping

D. Other features determined to be appropriate and desirable.

17.41.090 Findings

A Planned Development District may be established after the Planning Commission and the City Council, respectively, have made the following findings:

a. That the area proposed to be so zoned is generally suitable for the proposed project but for reasons affecting public health, safety, comfort, general welfare and orderly community growth or to promote innovative development that responds to community needs, it is appropriate to classify such area within the Planned Development District, subject to a development plan provided for in this Chapter.

b. That the proposed project authorized by the Planned Development zone will provide benefits and safeguards equal to, or greater than those that would be provided by the regulations applicable to the underlying zone district, with respect to public health, safety, comfort and general welfare and orderly physical growth and development of the City.

c. All owners of the property within the proposed Planned Development zone have consented in writing to the adoption of the district and development plan.

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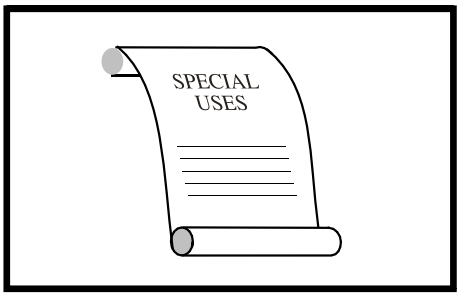

Special Uses

Sections

17.45.010 Purpose
17.45.020 Home Occupations
17.45.030 Mixed Uses
17.45.040 Service Stations
17.45.050 Temporary Uses
17.45.060 Caretaker Facilities
17.45.070 Modular Structures/Storage Containers
17.45.080 Recycling/Buyback Centers
17.45.090 Accessory Dwelling Units
17.45.110 Sexually Oriented Businesses
17.45.120 Outdoor Storage Yards
17.45.130 Building height.
17.45.140 Swimming Pools in Residential Zones
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17.45.160 Bed and Breakfast Facilities.
17.45.170 Sight Distance
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17.45.190 Businesses Selling Alcoholic Beverages
17.45.200 Wireless Communication Facilities
17.45.210 Manufactured housing.
17.45.220 Garage Sales
17.45.230 Mobile Home Parks

17.45.010 Purpose

The purpose of this chapter is to establish procedures, development standards, and location criteria for special uses within the City of Dinuba. Special uses are those uses that are listed in specific zones which have unusual characteristics and may have the potential for pronounced impacts on their surroundings, and where the City has established standards for the design and operation of such uses. These standards are intended to ensure that these uses do not have an adverse impact on the public health, safety, or welfare. Special uses and specific development standards for each are listed as follows.

17.45.020 Home Occupations

Persons wishing to conduct a home occupation shall apply for a business license/home occupation permit through the Finance Department. Home occupations must be clearly incidental and secondary to the use of a building as a residential dwelling. Home occupations shall comply with the following regulations:

A. Home occupations may include:

1. Consultive professional occupations, whose function is one of rendering a service and does not involve the dispensing of goods or products.

2. Secondary business offices associated with the resident, where said business has its principal office, staff and equipment located elsewhere.

3. The giving of music lessons, swimming lessons and similar occupations.

4. The home office of a salesperson, where all sales are done by written order with no commodities or displays on the premises.

5. Drafting, designing and the like, using only normal equipment associated with the activity.

6. Homemade Foods Businesses subject to standards of the California Homemade Foods Act (as codified in Government Code section 51035), and the following City standards:

   a. There shall be no employment of help outside the residents of the dwelling, except for one full time employee.

   b. All food preparation in conjunction with a homemade food business must take place in the residence's existing kitchen.

c. Prior to granting of a city business license the applicant shall obtain a permit from the Tulare County Environmental Health Department. The City business license shall not be effective until that permit or approval is obtained, and shall automatically expire if the other required permit or approval expires, is disapproved or is revoked.

d. A copy of the Tulare County Environmental Health Department permit to operate shall be provided to the city planning department within ten working days of the issuance of that permit or approval.

B. Notwithstanding standards for Homemade Food Businesses, the following criteria shall apply for the evaluation of a home occupation:

1. A home occupation shall be clearly incidental to the use of a structure as a dwelling.

2. A home occupation shall not be conducted in an accessory structure. There shall be no storage or display of equipment, supplies or products in an accessory structure or outside the dwelling.

3. There shall be no sign of whatever nature identifying the home occupation.

4. No person, other than the resident of the dwelling, shall be employed or subcontracted on the premises in the conduct of a home occupation, except that cottage food operations, as defined and allowed by Health and Safety Code Section 113758(a), may have one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides.

5. No commercial vehicles in excess of one ton capacity shall be used to deliver materials to or remove materials from the premises.

6. Not more than one vehicle of not more than one-ton capacity used in connection with the home occupation shall be kept on the site. Any trailer, wheeled equipment or any vehicle displaying or advertising the home occupation shall not be visible from off the premises.

7. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity.

8. There shall be no external alteration of appearances of the dwelling in which the home occupation is conducted which would reflect the existence of said home occupation.

9. No equipment or process shall be used which creates noise, vibration, glare, fumes, odor or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-family detached residence, or outside the dwelling unit if conducted in other than a single-family detached residence. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises.

10. The home occupation shall not involve the storage or use of pesticides.

11. The home occupation shall not require additional off-street parking space. Required covered or uncovered parking shall not be used for conducting home occupations.

12. No home occupation shall be conducted between the hours of eleven p.m. and eight a.m.

13. Sales of goods on the premises shall be limited to the products of the home occupation, and no other merchandise or goods shall be sold, kept or displayed for the purpose of sale on the premises.

14. The patronage of a home occupation shall not exceed eight patrons or customers for any calendar day.

15. Additional requirements or conditions may be added as deemed necessary by the director.

A home occupation permit shall be revoked by the director upon violation of any condition or regulation, or any limitation of any permit issued, unless such violation is corrected within ten days of notice of such violation. Any permit may be revoked for repeated violations.

17.45.030 Mixed Use Developments

Mixed Use Developments are permitted in Dinuba's commercial zones subject to the following standards:

A. Development Standards

Mixed use developments are subject to Site Plan Review (consistent with the requirements of Chapter 17.55 and shall comply with the development standards of the underlying zone (concerning lot size and dimensions, setbacks, building height and coverage, etc.) except that residential development shall comply with density standards of the RM-1.5 zone (which allow a density up to one dwelling per 1,500 square feet of lot area) and also that projects may request a reduction of up to 50% in the number of parking spaces that are required for each distinct use on the site, as shown in Chapter 17.49 (Parking). Said request for a parking reduction shall be incorporated into the Site Plan Review application and is not subject to a Variance.

17.45.40 Service Stations

A. Locational criteria. All new service stations must have frontage on a road classified in the Dinuba Circulation Element as a collector or arterial road.

B. Site Design Criteria:

1. Pump islands shall be at least 18 feet from any street right-of-way. In addition, a landscape planter at least ten feet wide shall be located between a pump island and the street right-of-way.

2. Access driveways shall be a minimum width of 30 feet, and shall be no closer than 50 feet from the nearest curb line of any intersecting street.

3. All vehicle repair activities shall be entirely within a building or enclosed area.

4. A site plan for a service station shall include information to demonstrate proper maneuverability of fuel delivery vehicles onto and off of the site.

17.45.050 Temporary uses.

A. Purpose. The purpose of this section is to regulate temporary land use activities which may adversely affect the public health, safety and welfare.

B. Authority. The director is authorized to approve, approve with conditions, or to deny such request. The director may establish conditions including, but not limited to, hours of operation, parking, signage and lighting, traffic circulation and access, temporary or permanent site improvements, and other measures necessary to minimize detrimental effects on surrounding properties. The director also may require a cash deposit or cash bond to defray the costs of cleanup of a site by the city in the event the applicant fails to leave the property in a satisfactory condition, or to guarantee removal and/or reconversion of any temporary use to a permanent use allowed in the subject district.

C. Temporary Uses in All Districts. Notwithstanding underlying zoning, temporary use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

D. Temporary Uses in Residential Zoning Districts. The following temporary uses may be allowed in any residential zoning district:

1. Enclosed temporary construction materials storage yards in any residential district, required in connection with the development of subdivisions.

2. Model Home and Subdivision Sales Offices. Model homes may be used as offices solely for the first sale of homes within a recorded tract subject to the following conditions:

    a. The sales office may be located in a garage, trailer or dwelling;

    b. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the director in one-year increments up to a maximum of four years or until ninety percent of the development is sold, whichever is less;

    c. A cash deposit, letter of credit or any security determined satisfactory to the city shall be submitted to ensure the restoration or removal of the structure;

    d. The sales office is to be used only for transactions involving the sale, rent or lease of lots and/or structures within the tract in which the sales office is located, or contiguous tracts;

e. Failure to terminate the sales office and restore the structure or failure to apply for an extension on or before the expiration date will result in forfeiture of the cash deposit, a halt in further construction or inspection activity on the project site and enforcement action to ensure restoration of the structure;

f. Street improvements and temporary off-street parking at a rate of two spaces per model shall be provided prior to commencement of sales activities or the display of model homes;

g. Signage for residential development projects shall be consistent with Chapter 17.51 (Signs and Advertising).

h. Trailer coaches or mobile homes (for office purposes) on active construction sites pursuant to subsection (G) of this section.

E. Temporary Uses in Commercial and Industrial Zoning Districts. The following temporary land use activities may be allowed in the PO, C-1, C-2, C-3, C-4, M-1, and M-2 zoning districts, unless otherwise stated below:

1. Parking lot and sidewalk sales for businesses located within a commercial district;

2. Outdoor art and craft shows and exhibits subject to not more than fifteen days of operation or exhibition in any ninety-day period;

3. Seasonal retail sale of agricultural products raised on the premises, limited to periods of ninety days in a calendar year and when parking and access is provided to the satisfaction of the director;

4. Religious, patriotic, historic, or similar displays or exhibits within yards, parking areas or landscaped areas, subject to not more than fifteen days of display in any ninety-day period for each exhibit;

5. Christmas tree or pumpkin sales lots subject to the following:

   a. All such uses shall be limited to thirty days of operation per calendar year,

   b. All lighting shall be directed away from and shielded from adjacent residential areas;

6. Circuses, carnivals, rodeos, pony riding or similar traveling amusement enterprises subject to the following:

   a. All such uses shall be limited to not more than fifteen days, or more than three weekends, of operation in any one-hundred-eighty-day period. To

exceed this time limitation shall require the review and approval of a conditional use permit,

b. All such activities shall have a minimum setback of one hundred feet from any residential area. This may be waived by the director if no adverse impacts would result,

c. Adequate provisions for traffic circulation, off-street parking and pedestrian safety shall be provided to the satisfaction of the director,

c. Restrooms shall be provided,

7. Security personnel shall be provided (at a rate determined by the Police Chief),

8. Special, designated parking accommodations for amusement enterprise workers and support vehicles shall be provided.

d. Noise attenuation for generators and carnival rides shall be provided to the satisfaction of the director;

e. Mobile homes to provide temporary living or office quarters for circus or carnival personnel;

9. Temporary sidewalk sales and use of the public right-of-way for the display and sale of merchandise not associated with businesses in the C districts, including distribution of free or reduced price cell phones, shall require approval by the director. The use for such purposes shall be limited to two weeks. Permanent use for such purposes is strictly prohibited;

10. Temporary revival church services shall be permitted in the C-2 (downtown commercial) and C-4 (general commercial) districts.

11. Trailer Coaches or Mobile Homes on Active Construction Sites. Trailer coaches or mobile homes may be permitted on active construction sites for use as a temporary living quarters for security personnel, or temporary residence of the subject property owner, subject to the following restrictions:

a. The director may approve a temporary trailer for the duration of the construction project or for a specified period, but in no event for more than two years. If exceptional circumstances exist, a one-year extension may be granted; provided, that the building permit for the first permanent dwelling or structure on the same site has also been extended;

b. Installation of trailer coaches may occur only after a valid building permit has been issued;

c. A recreational vehicle being defined as a motor home, travel trailer, truck camper or camping trailer, with or without motive power, shall not be permitted pursuant to this section;

d. Any permit issued pursuant to this section in conjunction with a construction project shall become invalid upon cancellation or completion of the building permit for which this use has been approved, or the expiration of the time for which the approval has been granted.

17.45.060 Caretaker facilities for Commercial and Industrial uses

Where listed as a permitted use in a particular commercial or industrial zone, one permanent dwelling is allowed for purposes of housing a caretaker, subject to the following standards

A. Supplementary Statement. The application shall include a statement with explanation of the need for caretaker quarters and the responsibilities of the caretaker/resident.

B. Status of Caretaker. The resident of the dwelling shall be the owner or lessor, or an employee of the owner or lessor of the site.

C. Type of Use Requiring a Caretaker. The principal use of the site must clearly require a caretaker for security purposes, or for care of people, plants, animals, equipment, or other conditions on the site.

D. Type of Dwelling Unit Allowed. Caretaker residences shall be a standard site-built home, a modular home, or an apartment-type unit if the caretaker residence is to be integral with a principal structure.

E. Parking Requirement. None, provided sufficient usable area is available to accommodate all resident vehicles on-site.

17.45.070 Modular Structures and Storage Containers

The purpose of this section is to control the approval and location of all modular structures within the City of Dinuba and to ensure that the uses of said structures, which shall meet the use requirements, zoning standards and design guidelines of the district in which the property is located, will not have a detrimental effect on the appearance of Dinuba nor on surrounding properties. Regulation of modular structures is therefore

deemed necessary to promote the public health, safety, and welfare of residents of the City of Dinuba.

A modular structure shall mean any designed, manufactured, remanufactured, used, or converted to a transportable building for use for commercial, office, or industrial purposes.

A. A permanent modular structure shall be subject to applicable zoning standards and design guidelines for that particular zone, and shall comply with the following special development standards:

1. A permanent modular structure shall be place on a permanent foundation.

2. In addition to design guidelines that apply to the particular zone, a permanent modular structure shall be of an architectural style that is consistent with buildings in the surrounding neighborhood. The modular structure shall require skirting around the base of the structure.

3. Permanent parking spaces and unloading zones shall be required consistent with Chapter 17.49 (Parking and Loading).

4. Landscaping and irrigation shall be required consistent with Chapter 17.47 (Landscaping and Irrigation).

5. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.

B. A temporary modular structure shall be reviewed and may be approved by the Planning Director and shall comply with the development standards below. Construction management offices and model home offices shall be exempt from the time limitation standard.

1. A temporary modular structure shall be removed from the subject property within 30 days, unless a longer period of time is requested and approved.

2. A temporary modular structure shall require aesthetic skirting around the base of the structure.

3. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.

17.45.080 Recycling/Buyback Centers

Recycling facilities may be permitted as set forth in Table 17.33 (Permitted Uses in Commercial Zones) and Table 17.39 (Permitted Uses in Industrial Zones).

A. Zones Permitted

Recycling facilities are classified into four categories, and permitted by zone district as follows:

Type of Facility	**Zone(s) Permitted**
Reverse vending machines	All commercial and industrial zones
Small collection facilities	"C-4" zone and all industrial zones
Large collection facilities	"C-4" zone and all industrial zones
Small processing facilities	"C-4" zone and all industrial zones
Large processing facilities	All industrial zones

B. Criteria and standards.

1. All types of recycling facilities are subject to the following operating standards, in addition to those standards listed for the specific type, below.

   a. The use shall employ containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

   b. Recycling containers shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;

   c. The site shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;

   d. The business operation not exceed noise levels of sixty decibels as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed seventy decibels;

e. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;

f. Setbacks and landscaping shall be those required for the zoning district in which the facility is located.

g. On-site parking shall be provided for the use as listed in Chapter 17.49 (Parking and Loading).

h. Signage shall be provided consistent with standards contained in Chapter 17.51 (Signs and Advertising)

C. Types of Facilities and Specific Requirements

The ordinance establishes requirements for the following types of recycling facilities:

1. Reverse vending machines
2. Small Collection Facilities
3. Large Collection Facilities
4. Processing Facilities

D. The criteria and standards for specific recycling facilities are as follows:

1. **Reverse Vending Machine(s)** are an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. In addition to standards listed above under 17.45.080 B., Reverse vending machines are subject to the following requirements:

a. Reverse vending machines must be established in conjunction with a commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;

b. Reverse vending machines must be located within thirty feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;

c. Reverse vending machines shall not occupy parking spaces required by the primary use;

d. Reverse vending machines must shall occupy no more than fifty square feet of floor space per installation, including any protective enclosure, and shall be no more than eight feet in height;

e. Operating hours shall be at least the operating hours of the host use;

f. Reverse vending machines shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.

2. **Small Collection Facilities** may occupy an area of not more than five hundred square feet, and may include: 1. a mobile unit; 2. a Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet; 3. a Kiosk-type unit which may include permanent structures, or 4. unattended containers placed for the donation of recyclable materials. Small collection facilities are subject to the following standards and requirements:

Small collection facilities may be sited in commercial and industrial zones with an administrative permit provided they comply with the following conditions:

a. Small collection facilities shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;

b. Small collection facilities shall be no larger than five hundred square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

c. Small collection facilities shall be set back at least ten feet from any street line and shall not obstruct pedestrian or vehicular circulation;

d. Small collection facilities shall accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the Tulare County Environmental Health Department;

e. Small collection facilities shall use no power-driven processing equipment except for reverse vending machines;

f. Small collection facilities shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;

g. Attended facilities located within one hundred feet of a property zoned or occupied for residential use shall operate only during the hours between nine a.m. and seven p.m.;

h. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

3. **Large Collection Facilities** are defined as a facility that is larger than five hundred square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building. A large collection facility is permitted in service commercial and industrial zones with a site plan development permit, provided the facility meets the following standards:

a. The facility shall be screened from the public right- of-way by operating in an enclosed building or:

b. The facility shall be within an area enclosed by a solid fence at least six feet in height with landscaping;

c. The facility shall be at least one hundred fifty feet from property zoned or planned for residential use; and

d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the fire department and/or Tulare County Health Department. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing.

e. The site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis.

f. If the facility is located within five hundred feet of property zoned, planned or occupied for residential use, it shall not be in operation between seven p.m. and seven a.m.

g. Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Identification and informational signs will meet the standards of the zone, and directional signs, bearing no advertising message, may be installed with the approval of the zoning administrator, if necessary, to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.

h. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through a use permit process if noise and other conditions are met.

4. Processing Facilities.

All processors are permitted only in industrial zones with a conditional use permit. A processor is a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Further, “Processing facilities" include the following:

a. A Light Processing Facility occupies an area of under forty-five thousand square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.

b. A heavy processing facility is any processing facility other than a light processing facility.

c. All processing facilities are subject to the following conditions:

i. In the industrial zone, processors will operate in a wholly enclosed building except for incidental storage, or:

ii. The facility shall be located within an area enclosed on all sides by a solid fence or wall not less than eight feet in height and landscaped on all street frontages;

iii. The facility shall be located no less than one hundred fifty feet from property zoned or planned for residential use.

iv. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source- separated recyclable materials and repairing of reusable materials.

v. A light processing facility shall be no larger than forty-five thousand square feet and shall have no more than an average of two outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers.

vi. A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.

vii. If the facility is located within five hundred feet of property zoned or planned for residential use, it shall not be in operation between seven p.m. and seven a.m. The facility will be administered by on-site personnel during the hours the facility is open.

5. Definitions

a. "Recyclable Material" means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b) (4) of the California Health and Safety Code.

b. "Recycling Collection Facility" shall mean a center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. Such facility shall not complete any processing except limited bailing, batching and the sorting of recyclable material and shall be classified as either a "small collection" or "large collection" facility.

c. "Recycling Facility" shall mean a center for the collection and/or processing of recyclable materials. A certified recycling facility or

certified processor means a recycling facility certified by the Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities are either collection facilities or processing facilities.

d. "Recycling Large Collection Facility" shall mean a collection facility which occupies an area of more than 200 square feet and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.

e. "Recycling Processing Facility" shall mean a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, impacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

f. "Recycling Small Collection Facility" shall mean a collection facility which occupies an area of not more than 200 square feet, and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.

17.45.090 Accessory Dwelling Units and Junior Accessory Dwelling Units

A. Purpose and Intent. This section is intended to meet the requirements of State law in providing for accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").

1. This Section is intended to comply with California Government Code sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this Section shall be interpreted and applied consistent with the language set forth in Government Code sections 65852.2 and 65852.22. Further, to the extent that this Ordinance

does not specifically address various requirements of the Government Code, the requirements of the Government Code shall apply.

2. An ADU or JADU that complies with this Section shall be considered an accessory use or an accessory building that does not exceed the allowable density for the lot upon which it is located.

3. An ADU or JADU that complies with this Section shall be considered a residential use that is consistent with the existing General Plan and zoning for the lot.

4. An ADU or JADU that complies with this Section shall not be considered in the application of any other local ordinance, policy, or program to limit residential growth.

5. ADUs and JADUs shall be counted for purposes of identifying adequate sites for housing in the City's Housing Element.

B. Applications. ADUs and JADUs shall conform to the following submittal requirements.

1. Ministerial Review. An ADU application that complies with the provisions of this Chapter shall be granted ministerial review and acted on within 60 days from the date a complete application is received unless either of the following occurs:

   a. The applicant requests a delay or withdraws the ADU application; or

   b. The ADU is being processed concurrently with the construction of a primary dwelling, in which case the City shall not approve the ADU prior to issuing occupancy for the primary dwelling.

2. A scaled plot plan of the subject parcel on which the ADU or JADU will be located shall be provided. The plot plan shall indicate the location and separation distances between all existing and proposed structures, as well as setbacks from property lines. To the extent not included above, the plot plan shall also provide dimensions of all easements, right-of-way(s), building envelopes, fencing, parking, and paved areas.

3. Complete floor plans of both existing and proposed conditions shall be provided. Each room shall be dimensioned and resulting floor area calculation included. The use of each room shall be labeled. The size and location of all doors, closets, walls, and cooking facilities shall be clearly depicted.

4. Provide elevations that show all proposed and existing exterior structure dimensions, all architectural projections, and all openings for both the existing residence and the proposed secondary dwelling unit. The secondary dwelling unit shall meet the following design standards:

    a. A secondary dwelling unit shall have a roof pitch and roof overhang equal to the roof pitch and roof overhang of the primary residence.

    b. The address and mailbox for the second dwelling unit shall be located near the public right-of-way.

C. Designated Areas. ADUs and JADUs may be permitted on a lot with an existing or proposed single-family use or multi-family use located in the R-1, R-M, and in the Planned Development zone districts, unless the City makes express findings supported by substantial evidence that ADUs and JADUs cannot be permitted due to the inadequacy of water and/or sewer services, and/or the impact of ADUs and JADUs on traffic flow and/or public safety and designate specific areas based on these findings. ADUs and JADUs are subject to the normal requirements of the district. ADUs and JADUs are not permitted in nonresidential zoning districts where residential uses are not allowed. Non-habitable accessory structures shall be permitted in addition to ADUs and JADUs.

D. Development Standards. Fire and Building Code requirements are not considered "Development Standards" under this Ordinance. ADUs and JADUs may be permitted on any single-family lot or any multi-family lot. The requirements and standards of the Zoning Ordinance that apply to the primary dwelling on the lot shall apply to any ADU and/or JADU, including lot coverage, height floor area ratio, open space, landscape, and architectural review. If different or conflicting requirements or standards exist, the more restrictive requirements or standards shall apply, but only to the extent such requirements or standards do not conflict with the requirements and standards provided in this Section and Government Code sections 65852.2 and 65852.22.

1. Number of ADUs permitted per parcel.

    a. Single-family dwelling. Parcels with an existing or proposed single-family dwelling may have up to one (1) ADU (attached, detached, or conversion), and one (1) JADU in compliance with the provisions of this chapter.

    b. Multi-family dwelling. Parcels with an existing or proposed multi-family dwelling may develop ADUs in accordance with the following:

i. Conversions. Up to 25% of the number of units in non-livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages) for a proposed or existing multi-family dwelling is permitted.

ii. Detached ADUs. Up to two (2) detached ADUs for a proposed or existing multi-family dwelling is permitted.

iii. Attached ADUs are not permitted for proposed or existing multi-family dwellings and the provisions of ADU conversion shall apply.

2. Relation to Primary Dwelling. The ADU must be either: (1) attached to, or located within, the existing primary dwelling, including attached garages, storage areas, or similar uses within the primary dwelling structure; or (2) detached from the existing primary dwelling and located on the same lot as the existing primary dwelling. Except as provided in Government Code Section 65852.2(e), a JADU must be contained entirely within the walls of the existing single-family residence.

3. ADUs and JADUs are not subject to the density limitations for the premises.

4. Setbacks and Separation Distances.

a. Setbacks shall be defined as the distances between a structure and a property line or easement.

b. Separation Distances shall be defined as the distance between structures, and/or other improvements.

c. No setback or separation distance is required for an ADU constructed or installed within (1) an existing living area or permitted accessory structure, or (2) a structure constructed in the same location and to the same dimensions as an existing permitted accessory structure that is converted to an ADU or to a portion of an ADU.

d. A minimum setback of four (4) feet from the side and rear lot lines is required for an ADU that is not (1) converted from an existing permitted accessory structure, or (2) a new structure constructed in the same location and to the same dimensions as an existing permitted accessory structure. However, if a proposed ADU is less

than 800 square feet, a front setback requirement in other areas of this Code cannot prevent the ADU front being built.

e. State Law does not address the distance between and ADU and other structures on a lot. In the event that an ADU is not consistent with (c)(1) or (c)(2) above, ADU or JADU proposals with Separation Distances of less than ten feet shall comply with building codes regarding safe fire separation distances.

5. ADU Unit Size.

a. If there is an existing primary dwelling, the total floor area of an attached ADU may not exceed 50 percent of the floor area of the existing primary dwelling or 850 square feet, whichever is less.

b. The total floor area for a detached ADU may not exceed 1,200 square feet, subject to the following limitations

i. An attached or detached one-bedroom ADU may not be more than 800 square feet of living area.

ii. An attached or detached ADU that provides more than one (1) bedroom may not be more than 1,000 square feet of living area.

iii. An ADU may be an efficiency unit, as defined. A proposed ADU that does not meet the minimum requirements of an efficiency unit is not permitted.

6. JADU Size.

a. A JADU may not be more than 500 square feet in size.

7. Exceptions.

a. Notwithstanding any other minimum or maximum size for an ADU, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, or minimum lot size, an attached or detached ADU will be permitted if the ADU is:

i. Not more than 800 square feet of total floor area;

ii. Not more than 16 feet in height (any circumstance);

iii. Not more than 25 feet in height if the ADU is attached to the primary dwelling, or it can be the same height as the primary dwelling, whichever is lower;

iv. Has at least 4-foot side and rear yard setbacks; and

v. Is constructed in compliance with all Fire and Building Code requirements and standards of the Zoning Code (including consideration of separation distances).

8. ADU Building Development and Design Standards.

a. The ADU height requirements are as follows:

i. 16 feet- allowed under any circumstance.

ii. 18 feet- allowed if the proposed ADU is within ½ a mile of public transit or the property already has a multi-family dwelling two stories high.

iii. 25 feet- allowed if the ADU is attached to the primary dwelling; attached ADUs shall not exceed the height of the existing or proposed primary dwelling or 25-feet, whichever is less.

b. The development of the ADU shall be subject to the property development standards for the zoning district in which the ADU is located.

c. Both attached and detached ADUs must be architecturally compatible, having similar materials and style of construction, with the primary dwelling and consistent with the established character of the adjoining residential neighborhood. The design and size of the building, health, and other codes adopted by the City.

d. Attached ADU's shall be compatible with and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).

e. Detached ADUs shall comply with building and fire code separation standards and be compatible with the materials and colors of the primary dwelling.

f. No passageway is required in conjunction with the construction of an ADU.

g. A new utility connection directly between the ADU and the existing single-family home is not required.

h. Finish Materials and Roof Form. The ADU or JADU entrance shall have the same exterior finish materials as the primary dwelling on the parcel and shall be of the same construction typical of other dwelling units in the zone. The ADU or JADU shall have the same roof form as the primary dwelling and shall not have a flat roof.

9. JADU Building Standards.

a. A JADU must include a separate entrance from the main entrance to the existing single-family residence.

b. A JADU must include at least an efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. Permanent ovens or cooktops are not allowed in a JADU.

c. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

d. A JADU shall not be considered a separate or new dwelling unit for purposes of any fire or life protection ordinance or regulation, or for purposes of providing water, sewer, or power, including a connection fee.

e. Deed Restriction. A JADU shall not be permitted unless a deed restriction, which shall run with the land, is recorded for the applicable lot, and filed with the City along with the permit application, and must do both of the following:

i. Prohibit the sale of the JADU separate from the sale of the single-family residence.

ii. Prohibit the occupancy of the JADU unless the primary dwelling or newly created JADU is occupied by the property owner.

E. Connection, Impact, and other Fees. Except as provided below. ADUs and JADUs are subject to all fees and assessments required by the Dinuba Municipal Code for new residential construction.

1. ADUs and JADUs are not considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU or JADU is constructed with a new single-family home or a new detached structure.

2. Any impact fees charged for an ADU or JADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

3. An inspection fee shall be assessed for any inspection to determine if an ADU or JADU complies with applicable building standards.

4. The separate utility connection for an ADU constructed with a new single-family home or new detached structure is subject to a connection fee or capacity charge proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values upon the water or sewer system, that reflects the reasonable cost of providing this service.

5. Fire Sprinklers. Fire sprinklers are not required to be provided with an ADU if they were not required for the single-family dwelling.

6. Passageways. No exterior passageway shall be required in conjunction with the construction of an accessory dwelling unit. However, accessory dwelling units attached to single-family dwellings shall have independent, exterior access and side and rear setbacks sufficient for fire and safety

F. Occupancy and Ownership. ADUs and JADUs must comply with the following standards.

1. A certificate of occupancy must be issued for the primary dwelling unit before a certificate of occupancy can be issued for an ADU or JADU on the lot.

2. An ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

3. Beginning January 1, 2025, owner occupancy shall be required for all ADU and/or JADU permits. For an ADU permit, the owner may occupy either the primary or accessory unit. For a JADU permit, the owner may

reside in either the remaining portion of the primary unit, or the newly created JADU. For single-family residences in which an ADU and a JADU will be permitted, the preceding Section G.4. applies. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

G. Parking Standards. One (1) parking space per ADU is required. All required parking spaces must be provided on-site, but may be provided as tandem parking on a driveway. ADUs that meet any of the following criteria are exempt from parking requirements:

a. ADUs located within one-half mile walking distance of public transit.

b. ADUs located within an architecturally and historically significant historic district.

c. ADUs that are part of the proposed or existing primary residence or an accessory structure.

d. When on-street parking permits are required but not offered to the occupant of the ADU.

e. When there is a car share vehicle stationed within one block of the ADU.

H. Permit Approval. A permit must be obtained for the construction or installation of an ADU or JADU. The ADU or JADU must conform to the standards required by the Zoning Ordinance and the California Fire and Building Codes. A permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The City shall approve or deny the application to create an ADU or a JADU within 60 days from the date the City receives a completed application if there is an existing single-family or multi-family dwelling on the lot.

I. ADUs and Regional Housing Needs Assessment. Subdivisions and multi-family housing developments developed or zoned at densities of ten (10) or more dwelling units per acre, with the ability of each lot or dwelling to construct an ADU, shall be counted in the City's Housing Element as adequate sites for affordable housing, as provided in Government Code section 65583.1(a).

J. Demolition Permits. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time. An applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless

the property is located within an architecturally and historically significant historic district.

K. Other. Nothing in this section shall be construed to prohibit the City from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an ADU or JADU, so long as that ordinance or regulation applies uniformly to all single-family residences, regardless of whether the single-family residence includes an ADU or JADU.

L. Definitions

1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family or multi-family dwelling is situated. An ADU may be an efficiency unit or a manufactured home. An ADU approved under this Chapter may take any of the following forms:

    a. Attached. An attached ADU is a habitable space that meets the defining criteria of an ADU which is attached to the existing or proposed primary dwelling.

    b. Detached. A detached ADU is a habitable space that meets the defining criteria of an ADU which does not share a wall or is otherwise attached to the existing or proposed dwelling, but is on the same parcel as an existing or proposed dwelling.

    c. Conversion. An ADU may be located within existing structure and converted to habitable space in compliance with the California Building Code and may include the following:

        i. An area within an existing dwelling, such as an attached garage.

        ii. An existing accessory structure, such as a pool house or detached garage.

        iii. A portion of habitable space in a multi-family dwelling including storage rooms, boiler rooms, passageways, attics, basements, or garages

2. "Efficiency unit" has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:

   a. The unit has a single living room of not less than 220 square feet of floor area for two (2) or fewer occupants and an additional 100 square feet of floor area for each additional occupant of the unit.

   b. The unit has a separate closet.

   c. The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front, and lighting and ventilation conforming to the California Building Standards Code.

   d. The unit has a separate bathroom containing a water closet, lavatory, and bathtub, or shower.

3. "Floor area" or "total floor area" means the entire ground-level square footage of the structure, including the living area, as defined, and any non-habitable area within the structure, such as a garage or storage space.

4. "Impact fee" has the same meaning as the term "fee" as defined in Government Code Section 66000(b), except that it also includes fees specified in Government Code Section 66477. "Impact fee" does not include any connection fee or capacity charge.

5. "Junior accessory dwelling unit" or "JADU" means a dwelling unit that is no more than 500 square feet in size and contained entirely within the walls of an existing single-family residence, or other approved structure as specified in Government Code Section 65852.2(e). A JADU must include the following features:

   a. Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.

   b. An efficiency kitchen, which includes a cooking facility with a sink and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

   c. JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

6. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

7. "Multi-generational dwelling unit" means a dwelling unit, that does not include a kitchen, contained entirely within the walls of an existing single-family residence where access is not restricted between areas of the residence.

8. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.

9. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

10. "Permanent provisions for cooking" has the same meaning as "kitchen".

11. "Permanent provisions for sanitation" and "sanitation facilities" means a separate bathroom containing a water closet, lavatory, and bathtub or shower.

12. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

13. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

14. "Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

17.45.100 Adult-Oriented Businesses

A. Purpose and Intent

1. It is the purpose and intent of this Ordinance to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Dinuba and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the City, thereby reducing or eliminating the adverse secondary effects from such sexually oriented businesses. The provisions

of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of the ordinance to condone or legitimatize the distribution of obscene material.

2. One of the important purposes of the regulations set forth in this Chapter is to discourage and to minimize the opportunity for criminal conduct. As such, nothing in this Chapter shall permit or be interpreted to permit any use, conduct, and/or activity which is specifically prohibited under the following California Penal Code sections:

   a. Receipt of money for placement of persons for purposes of cohabitation (Penal Code 266d);

   b. Purchase of persons for purposes of prostitution of placement of persons for immoral purposes (Penal Code 266e);

   c. Sale of persons of immoral purposes (Penal Code 266f);

   d. Pimping (Penal Code 266h);

   e. Pandering (Penal Code 266i);

   f. Lewd or obscene conduct (Penal Code 314);

   g. Houses of ill-fame (Penal Code 315);

   h. Disorderly houses which disturb the immediate neighborhood (Penal Code 316);

   i. Places of prostitution (Penal Code 317);

   j. Place of prostitution; place of lewdness; place used as bathhouse permitting conduct capable of transmitting AIDS (Penal Code 11225).

3. "Nothing in this Chapter shall be interpreted to permit or permit any use, conduct, and/or activity which violates any federal, state or local law of regulation."

B. Establishment and Classification of Businesses Regulated

The establishment of any sexually oriented business shall be permitted only in the zone district permitted, and shall be subject to the following restrictions: No person shall cause or permit the establishment of any sexually oriented businesses, as defined above, within 1000 feet of any sensitive land use, as defined above. These limitations apply to sexually oriented businesses classified as follows:

1. Adult arcade

2. Adult bookstore, adult novelty store, or adult video store

3. Adult cabaret

4. Adult motel

5. Adult motion picture theater

6. Adult theater

7. Nude model studio.

C. Measurement of Distance

The distance between any sexually oriented business and any sensitive land use shall be measured in a straight line, without regard to intervening structures or objects from property line to property line.

D. Location of Sexually Oriented Business

The City of Dinuba's Zoning Ordinance requires that sexually oriented businesses shall be allowed only in a zone where such uses are specifically permitted -- the “M-1” (Light Industrial) zone, at the time of adoption of this ordinance. Permits for sexually oriented businesses shall be required and governed by the procedures and policies specified in the City of Dinuba Municipal Code. In addition, any sexually oriented business shall be subject to the following restrictions:

1. A person commits a misdemeanor, if he operates or causes to be operated, a sexually oriented business outside of the permitted zone.

2. A person commits a misdemeanor if he operates or causes to be operated a sexually oriented business within 1,000 feet of any sensitive land use, as defined above.

E. Non-Conforming Uses

1. Any sexually oriented businesses operating on (effective date of this Ordinance) that is in violation of this subsection shall be deemed a non-conforming use. A non-conforming use will be permitted to continue for a two (2) year period with possible extensions for extenuating circumstances to be granted by the City Council only upon a convincing showing of extreme financial hardship. Such extensions shall not exceed a total of three (3) years in addition to the initial amortization period. Any such non-conforming business loses its right to operate as a non-conforming use, if, for any reason, it voluntarily discontinues its business operation for a period of thirty (30) days or more or if its license to operate is revoked, and such revocation is not overturned by a court of competent jurisdiction. Such non-conforming uses, while non-conforming, shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use.

2. A sexually oriented business lawfully operating as a conforming use is not rendered a non-conforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit and/or license, within 1,000 feet, of a sensitive land use. This provision applies only to the renewal of a valid permit and/or license, but this provision does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.

3. Abandonment. Notwithstanding the above, any discontinuance or abandonment of the use of any lot or structure as an Adult-Oriented Business shall result in a loss of legal nonconforming status of such use.

4. Amortization -- annexed property. Any Adult-Oriented Business which was a legal use at the time of annexation of the property and which is located in the City, but which does not conform to the provisions of this chapter shall be terminated within two (2) years of the date of annexation unless an extension of time has been approved by the City Council upon request by the business owner.

F. Injunction

A person who operates or causes to be operated a sexually oriented business without having a valid permit due to location restrictions is subject to a suit for injunction as well as prosecution for the misdemeanor punishable by a fine of $1,000.00 and/or one hundred eighty (180) days imprisonment, or by both such fine and imprisonment. If an injunction

is sought and granted, the sexually oriented business shall be obligated to pay the City, attorneys' fees and costs of the City, at the discretion of the Court.

G. Exception for Certain Nude Modeling

It is a defense to prosecution under this ordinance if a person appearing in a state of nudity did so in a modeling class operated:

1. By a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation;

2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

3. In a structure:

   a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and

   b. Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and

   c. Where no more than one nude model is on the premises at any one time.

H. Definitions

1. "Employee" means a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage or other compensation by the operation of said business. This definition pertains to “Sexually Oriented Businesses”.

2. "Establishment" means and includes any of the following: (this definition pertains to “Sexually Oriented Businesses”:

   a. The opening or commencement of any such business as a new business;

   b. The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;

c. The addition of a any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business; or

d. The relocation of any such sexually oriented business; or

e. The substantial enlargement of any such sexually oriented business.

3. "Nudity or State of Nudity" means: (a) the appearance or display of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.

4. "Operator" means and includes the owner, permit holder, custodian manager, operator or person in charge of any permitted or licensed premises. This definition pertains to “Sexually Oriented Businesses”.

5. "Permitted or "Unlicensed Premises" means any premises that requires a license and/or permit that is classified as a sexually oriented business.

6. "Permittee and/or Licensee" means a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

7. “Person” shall mean any individual, firm, co-partnership, corporation, company, association, joint stock association, city, county, or district, and includes any trustee, receiver, assignee, or other similar representative thereof.

8. "Public Building Regularly Frequented By Children" means any building owned, leased or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state or the United States, which building is used as a library, community center, children's center, or any other use having special attraction to children, or which building is often visited by children for social activities unaccompanied by their parents or other adult custodian.

9. "Public Park" or "Recreation Area" means public land which has been designated for park or recreational activities including, but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, open space wilderness areas, or similar public

land within the city which is under the control, operation, or management of the city park and recreation authorities.

10. "Religious Institution" means any church, synagogue, mosque, temple or building which is primarily for religious worship and related religious activities.

11. "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly available or used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

12. "Adult Bookstore", "Adult Novelty Store" or "Adult Video Store" means a commercial establishment which (1) has as a significant or substantial portion of its stock-in-trade or (2) derives a significant or substantial portion of its revenues or (3) devotes a significant or substantial portion of its interior floor or display space or (4) devotes a significant or substantial portion of its business activities or employees' time, or advertising, to the sale, rental or viewing for any for any form of consideration, of any one or more of the following:

    i. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction of description of "specified sexual activities" or "specified anatomical areas";

    ii. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

    iii. An establishment may have other significant or substantial business purposes that do not involve the offering for sale, rental or viewing of materials, depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its significant or substantial business purposes is offering for sale or rental, for some form of consideration, the specified materials

which depict or describe "specified anatomical areas" or "specified sexual activities."

13. "Adult cabaret" means a nightclub, bar, restaurant, "bottle club", or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (a) persons who appear nude or in a state of nudity or semi-nude; (b) live performances which are characterized by the exposure of "specified anatomical areas", or by "specified sexual activities", or (c) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

14. "Adult motel" means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, for any form of consideration, and which regularly provides or makes available to patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time less than ten (10) hours; or (c) allows a tenant or occupant to rent or sub-rent the sleeping room for a time period of less than ten (10) hours.

15. "Adult motion picture theater" means a commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

16. "Adult theater" means a theater, concert hall, auditorium, or similar commercial establishment which, for any form or consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

17. "Nude Model Studio" means any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This term does not include a modeling class operated by a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation; by a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure which has no sign visible from the exterior of the structure and no other advertising that

indicates a nude person is available for viewing, where in order to participate in a class a student must enroll at least three (3) days in advance of the class, and where no more than one nude model is on the premises at any one time.

18. "Regularly Features or Regularly Shown" with respect to an adult cabaret, adult theater, or adult motion picture theater means at least three (3) times within any thirty (30) day period; or carried on as part of the business's routine scheduling of events or activities and not so infrequently as to constitute a single, rare or unusual event or occurrence.

19. "Significant or Substantial Portion" means such a percentage of its activities, space allocation, revenues, advertising targeting, stock in trade, floor or display space, business receipts, revenues, or other business undertakings as to indicate to a reasonable person that a sexually oriented portion of the business is one of its important activities, though not necessarily its only or even primary activity; for this purpose, evidence that 25% or more of its revenues are derived from such sexually oriented activities or materials, or that 25% or more of its interior floor space or display space is devoted to such sexually oriented activities or materials, or that 25% or more of its actual stock in trade regularly displayed and immediately available for use, rental, purchase, viewing or perusal is comprised of such sexually oriented materials, all as defined in Section 17.65.02 of this Chapter, Definitions, shall be evidence that a "significant or substantial portion" of the business is devoted to such uses.

20. "Specified Anatomical Areas" as used in this Chapter means and includes any of the following:

    i. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or

    ii. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

21. "Specified Sexual Activities" as used in this Chapter, means and includes any of the following

    i. The fondling or other intentional touching of buttocks for purpose of sexual arousal, or fondling or other intentional touching of human genitals, pubic region, anus, or female breasts.

    ii. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

iii. Masturbation, actual or simulated;

iv. Human genitals in a state of sexual stimulation, arousal or tumescence;

v. Excretory functions as part of or in connection with any of the activities set forth in sub-sections a through d of this subsection.

22. "Substantial Enlargement of a Sexually Oriented Business" means an increase in the floor areas occupied by the business as the floor areas existed on the affected date of this ordinance.

23. "Transfer of Ownership or Control of a Sexually Oriented Business" means and includes any of the following:

i. The sale, lease or sublease of the business; or

ii. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.

17.45.110 Outdoor Storage Yards

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 17.49 (Parking and Loading).

A. Site Design Standards.

2. Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

3. Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, or chain link fencing with vinyl slats or other screening mechanism, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished.

24. Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

25. Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

26. Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of the Uniform Building Code.

27. Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless a higher wall or fence is constructed at the required setback line under an approved building permit.

The provisions of this title shall not be construed to limit installation or maintenance of public utility pole lines, pipes, conduits and mains, and domestic water wells or require any use permit therefor.

17.45.120 Building height.

1. Height of a building shall be measured along the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof.

2. Roof structures for housing elevators, stairways, tanks, ventilating fans or similar equipment, and fire or parapet walls, skylights, towers, flagpoles, chimneys, antennas or similar structures may be erected above the height limit but shall not be allowed for the purpose of providing additional floor space.

17.45.130Swimming Pools in Residential Zones

A. Setback requirements for swimming pools on lots zoned for residential use are subject to the following requirements.

3. Front Yard: Swimming pools are not permitted within any required front yard setback area

3. Side Yards:

a. Interior Property Line: 3 foot setback required.
b. Street side Property Line on Corner and Reverse Corner Lots: 5 foot setback required

i. Rear Yard: 5 foot minimum setback required.

ii. Fencing for swimming pools shall comply with standards of the Uniform Building Code.

17.45.140 Garage conversions.

A. Purpose.

The purpose of this section is to allow, in limited cases, the conversion of garages and carports for living space. Such conversion is deemed acceptable subject to review of available off-street parking and compatibility with surrounding development.

B. Applicability.

Provisions of this section shall only apply in cases as follows:

1. The site is being used as a single-family detached residence;

2. That a replacement covered parking area of a minimum of four hundred square feet, with a minimum width of twenty feet, be provided without encroaching on required front or side yard setbacks;

3. That the area converted shall be used as part of the main dwelling or for a Junior Accessory Dwelling Unit, consistent with the standards contained in Section 17.45.090;

4. That the area to be converted shall be subject to all applicable building code requirements.

C. Process.

All applications for garage or carport conversions shall be subject to a building permit.

D. Conversion Criteria.

Garage or carport conversions are subject to the following criteria:

1. The garage door shall be removed from the structure, except when the applicant is retaining one parking stall to a standard width and length

which would also be perpendicular with the garage door. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

2. Provision for buffering, such as a planter, shall be provided between the converted carport or garage and the remaining parking area;

3. The remaining parking area shall have a minimum depth of twenty feet from property line with access to be approved by the director.

17.45.150 Bed and Breakfast Facilities.

A. Purpose.

The purpose of this section is to provide for the following:

1. To allow, in limited cases, the operation of bed and breakfast facilities; and

2. To regulate such operations for the protection of the general health, safety and welfare.

2. Process.

Applications for bed and breakfast inns shall be subject to approval of a conditional use permit pursuant to Chapter 17.57. Bed and breakfast inns shall be subject to any such condition as deemed appropriate by the planning commission.

3. Development Criteria.

Bed and breakfast facilities are permitted, pursuant to a conditional use permit, in R, RM and C-2 zoned areas. In order for a conditional use permit to be approved, the following development criteria shall be met:

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements and lot coverage shall apply.

2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement.

3. The owner of the facility shall reside on site.

4. Bed and breakfast facilities shall be subject to all applicable building, fire, health and safety codes.

5. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen consecutive nights.

6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences. The planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as the other provisions of this section.

7. One externally lighted sign shall be allowed on the premises. The sign may be either wall-mounted or freestanding and shall not exceed six square feet in area. Freestanding signs shall not exceed five feet in height.

28. Bed and breakfast facilities shall be operated by the permanent occupants of the premises. No more than two persons not residing on the premises shall be employed in the operation of the facility. One additional parking space shall be provided for each two employees.

17.45.160 Sight Distance.

The following regulations shall apply to all intersections of streets, alleys and private driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions within the cutoff areas established.

A. There shall be a corner cutoff area at all intersecting and intercepting streets or highways. The cutoff line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. It shall pass through the points located on both the side and front (or rear) property lines at a distance of thirty feet from the intersection of such lines at the corner of a street, alley or highway.

B. There shall be a corner cutoff area on each side of any private driveway intersecting a street or alley. The cutoff lines shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. They shall pass through a point of not less than ten feet from the edges of the driveway where it intersects the street or alley right-of-way.

C. There shall be a corner cutoff area on each side of any alley intersecting a street or alley. The cutoff lines shall be in a horizontal plane, making an angle of forty-five

degrees with the side, front or rear property line, as the case may be. They shall pass through a point not less than ten feet from the edges of the alley where it intersects the street or alley right-of-way.

D. Where, due to an irregular lot shape, a line at a forty-five degree angle does not provide for intersection visibility, such corner cutoff shall be defined by a line drawn from a point on the front (or rear) property line that is not less than thirty feet from the intersection of the side and front (or rear) property lines and through a point on the side and front (or rear) property lines.

17.45.170 Regulation of adult material.

A. Purpose.

The adult uses and material subject to the provisions of this section are recognized as having serious objectionable characteristics which are incompatible with, and may have deleterious effects upon, adjacent areas and community values.

B. Limitations Upon Display of Certain Materials.

It shall be unlawful for any person, partnership, corporation or other legal entity to display harmful matter in a public or private place, other than a public or private place from which minors are excluded, without placing a device commonly known as a blinder rack in front of such matter, so that the lower two-thirds of the material is not exposed to view.

17.45.180 Businesses Selling Alcoholic Beverages

A. Purpose.

The purpose of this section is to set forth the development and operational standards for the issuance of a conditional use permit for alcoholic beverage sales. Such standards are adopted to protect the public welfare and health from the potential problems associated with the sale of alcoholic beverages.

4. A Conditional Use Permit (consistent with the standards and procedures established in Chapter 17.57) (Conditional Use Permits) shall be required for the following commercial uses where alcoholic beverages are sold, served or given away for on-site or off-site consumption:

- Bars and lounges
- Liquor stores

- Convenience stores where at least 10% of the shelf space is occupied by alcoholic products
- Gas stations with sales of alcoholic beverages
- Micro breweries
- Restaurants, cafes and eating places with a bar
- Night clubs with the sale of alcoholic beverages
- Bowling alleys and other recreational facilities where alcholic beverages are sold
- Theatres with sales of alcoholic beverages

A Conditional Use Permit shall not required for the following uses that offer alcoholic beverages:

- Grocery stores and supermarkets
- Restaurants, cafes and eating places that offer alcoholic beverages as a side product
- Wine bars

5. In considering an application for a conditional use permit or revocation of an existing conditional use permit for alcoholic beverage sales under this section, the Planning Commission (or the city council in the event of an appeal), shall consider whether the proposed use will adversely affect the health, safety or welfare of the residents of the area or will result in an undue concentration of such establishments in one area. In considering the potential for negative impacts on surrounding parcels, the Planning Commission shall take into consideration the location and proximity of the following uses:

   a. Residential buildings and neighborhoods;
   b. Churches, schools, hospitals, parks, public playgrounds and other similar uses; and
   c. Other establishments offering alcoholic beverages, including beer and wine.

3. In all determinations pursuant to this section, the applicant for the Conditional Use Permit for alcoholic beverage sales shall have the burden of proving by substantial evidence that the proposed use will not adversely affect the health, safety or welfare of the public, nor result in undue concentration of alcoholic beverage outlets in that part of the city, or detrimentally affect nearby uses within the city.

4. The director is specifically authorized to refuse the issuance of any retail license for alcoholic beverage premises located within six hundred feet of churches, hospitals, schools, public playgrounds, and nonprofit youth

facilities. This distance shall be measured pursuant to rules of the department, which is a straight-line distance from the nearest property line of the alcoholic beverage establishment's to the nearest property line of the sensitive facility.

17.45.190 Wireless Communication Facilities

A. Purpose.

The purpose of this chapter is to ensure greater compatibility between communication facilities and adjacent land uses, to protect the general public, and to provide for the communication needs of the region by establishing design and operating standards.

B. Definitions.

For the purpose of this chapter, certain terms and words as used herein are defined as follows:

"Above ground level" means a measurement of height from the natural grade of a site to the highest point of a structure.

"Antenna" means the surface from which wireless radio signals are sent and received by a personal wireless facility.

"Camouflaged" means a communication tower or facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure.

"Carrier" means a company that provides communications services.

"Collocation" means the use of single mount on the ground by more than one carrier (vertical collocation) and/or several mounts on an existing building or structure by more than one carrier.

"Elevation" means the measurement of height above sea level.

"Equipment shelter" means an enclosed structure, cabinet, shed or box at the base of the mount within which are housed batteries and electrical equipment.

"Fall zone" means the area within which there is a potential hazard from falling debris or collapsing material.

"Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

"Lattice tower" means a type of mount that is self-supporting with multiple legs and cross bracing of structural steel.

"Licensed carrier" means a company authorized by the Federal Communications Commission (FCC) to construct and operate a commercial mobile radio services system.

"Monopole" means the type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform or racks for panel antennas arrayed at the top.

"Omnidirectional (whip) antenna" means a thin rod that beams and receives a signal in all directions.

"Panel antenna" means a flat surface antenna usually developed in multiples.

"Personal wireless service facility" means a facility for the provision of personal wireless services, as defined by the Telecommunications Act.

"Security barrier" means a locked, impenetrable wall, fence, or berm that completely seals an area from unauthorized entry or trespass.

"Separation" means the distance between one carrier's array of antennas and another carrier's array.

"Stealthing" means designing a communications tower and facilities to be architecturally incorporated into the surrounding community's environs while minimizing aesthetic impacts. Examples of stealthing include, but are not limited to, steeples, windmills, water towers, flag poles or chimneys.

C. Process.

1. Applications for communications towers and facilities shall be allowed in the zones identified by use matrices in Chapters 17.26, 17.48, and 17.54. Communication towers and facilities shall be subject to any such condition as deemed appropriate by administrative approval or the planning commission.

2. Telecommunications facilities to be located on city-owned buildings or infrastructure, located on rights-of-way or city-owned property, pursuant to a master telecommunications siting agreement, meeting the requirements of city policy, are exempt from the provisions of this chapter.

D. Development criteria.

In order for a conditional use permit to be approved, the following development criteria shall be met:

1. The applicant shall submit documentation of the legal right to install and use the proposed site or facility at the time of application submittal.

2. All standards of the underlying zoning district or specific plan including, but not limited to, height, lot and yard requirements, and lot coverage shall apply.

3. Buildings shall be subject to the setback requirements of the zone or ten feet, whichever results in the greater setback.

4. A minimum of ten feet of the front, side, and rear yards shall be landscaped pursuant to Section 17.71.130.

5. All equipment proposed for a communication facility shall be authorized per the FCC.

6. A balloon or crane test at the proposed site to illustrate the height of the proposed facility, the date, time and location of such test shall be advertised in a newspaper of general circulation in the city at least fourteen days prior to the test.

7. The applicant shall provide written indemnification to the city of Dinuba to indemnify the city from liability associated with any damage to the property or adjacent properties caused by the communication and wireless facilities. (Ord. 2014-04 § 2 (part), 2014: Ord. 2008-05 § 1 (part), 2008: Ord. 99-3 § 1 (part), 1999)

E. Design standards.

1. Equipment shelters for communication facilities shall be designed with one of the following standards:

   a. Equipment shelters shall be located in underground vaults; or

   b. Equipment shelters shall be designed to be consistent with the surrounding architectural styles and materials; or

c. Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building(s), and/or opaque fence.

2. Fencing shall be placed behind the landscaped areas and wood slats shall be woven into the fence if the fence is made of chain-link material. The use of barbed wire or similar material shall be located to the inside of the lot. Electrified fence or razor wire is prohibited unless required by any law enforcement agency or regulation of the state of California or any agency thereof.

F. Lighting and signage.

1. Facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on the site shall be shielded from abutting properties. There shall be total cutoff of all light at the property lines of the parcel to be developed and foot-candle measurements at the property line shall be 0.0 initial foot-candles when measured at grade.

2. Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of the city's sign regulations.

3. All ground-mounted facilities shall be surrounded by a security barrier.

G. Environmental standards.

1. No hazardous waste shall be discharged on the site of any communication facility. If any hazardous materials are to be used on the site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain one hundred ten percent of the volume of the hazardous materials stored or used on the site.

2. Communication facilities shall not generate noise in excess of fifty dB at the property line.

H. Collocation.

2. Licensed carriers shall share facilities and sites where feasible and appropriate, thereby reducing the number of facilities that are stand-alone. All applicants shall demonstrate a good faith effort to collocate with other carriers. Such good faith efforts include:

a. A survey of all existing structures that may be feasible sites for collocation;

b. Contact with other carriers;

c. Sharing information necessary to determine if collocation is feasible.

3. In the event collocation is not feasible a written statement of the reasons for the unfeasibility shall be submitted to the city. The city may retain a radio frequency engineer to verify if collocation at the site is not feasible. The cost for such an engineer will be at the expense of the applicant. The city may deny a permit to an applicant that has not demonstrated a good faith effort to provide for collocation.

I. Modifications.

1. A modification of a facility may be considered equivalent to an application for a new facility and will require a new conditional use permit or administrative use permit when the following apply:

a. The applicant wants to alter the terms of the conditional use permit by changing the facility in one or more of the following ways:

i. Increase the approved maximum height.

ii. Increase the approved maximum extension of equipment out from the center of the tower on towers without stealthing.

iii. Increase in the footprint of the facility on the ground.

iv. Removal of stealthing.

2. A modification of the facility does not require a new or modified conditional use permit when collocation, addition or replacement of equipment that does not result in an increase in height beyond the approved maximum height, an increase in the approved maximum extension of equipment out from the center of the tower on towers, increase in the footprint of the facility on the ground, or removal of stealthing.

A. Abandonment or discontinuation of use.

1. At such time a licensed carrier plans to abandon or discontinue operation of a facility, such carrier will notify the city or the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty days prior to abandonment or discontinuation of

operations. In the event that a licensed carrier fails to give such notice, the facility shall be considered abandoned upon such discontinuation of operation.

2. Upon abandonment or discontinuation of use, the carrier shall physically remove the facility within ninety days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:

   a. Removal of antennas, mount, equipment shelters and security barrier from subject property;

   b. Proper disposal of the waste materials from the site in accordance with the city standards;

   c. Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain.

3. If a carrier fails to remove a facility in accordance with this chapter, the city shall have the authority to enter the subject property and physically remove the facility. The city may require the applicant to post a bond at the time of construction to cover for the removal of the facility in the event the city must remove the facility.

17.45.200 Manufactured housing.

A. Purpose.

It is the purpose of this article to, where approved, allow manufactured homes to be placed on individual residential lots in the RA, R and RM districts. The manufactured home provisions shall not change the provisions of the existing district, but will provide for permanent manufactured homes under development standards to assure compatibility within the block in the district.

It is further the intention of this article to provide another type of affordable housing, as outlined in the goals and policies in the Dinuba general plan.

A. Requirements.

1. Date of Manufacture. No manufactured home shall be installed that was manufactured more than ten years from the date of application for a building permit for installation.

B. Development standards and conditions.

1. Finish Floor Elevation. All manufactured homes shall be installed on a foundation at the same finish floor elevation compatible to existing standards established within the block in the existing district, and excavated to comply to all standards of the Uniform Building Code, approved by the building official.

2. Foundations. All manufactured homes shall be installed on a permanent foundation in accordance with city building codes; Section 18551 of the State Health and Safety Code; State of California Housing and Community Development regulations; or a foundation designated by an engineer, licensed within the state of California. The approved method of securing the manufactured home to a permanent foundation shall be detailed when submitting plans for plan check and permit.

3. Roof Pitch. All manufactured homes shall have a roof pitch of not less than three-inch vertical rise for each twelve inches of horizontal run, or not less than what is consistent to be compatible within the block in the existing district.

4. Roofing Material. All manufactured homes and their accessory garages or carports shall have a roof consisting of asphalt composition, clay, tile, concrete or metal tile or panels, slate, built-up asphaltic-gravel materials or other material customarily used for conventional dwellings, compatible with all roofs within the block in the existing district.

5. Roof Overhang. All manufactured homes and their garages or carports shall have a pitched roof with a minimum sixteen-inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

6. Exterior Material. All manufactured homes shall be covered with wood, masonry, concrete, stucco, metal lap, or an exterior material customarily used on conventional dwellings, compatible within the block in the existing district. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

7. Minimum Width of Manufactured Home. All manufactured homes shall have a minimum width of twenty feet, or be compatible with existing conventional dwellings within the block in the district.

8. Alterations. The manufactured home shall not have been, or shall not be, altered in violation of applicable codes; any manufactured home altered shall not be allowed to be located into the existing district unless certified by the Department of Housing and Community Development prior to the issuance of a permit by the building official.

9. Certification. All manufactured homes shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.).

10. Residential Use. All manufactured homes shall be occupied only as a single-family residential unit.

11. Utility Connections. All manufactured home utility connections pertaining to electrical, gas, water, mechanical and sewer shall be installed in a permanent manner applicable to a permanent single-family residential structure in the existing district. Location of water meters and gas meters shall conform to adopted standards of the city.

12. Accessory Building. All manufactured home accessory buildings such as detached garages, carports, patios or accessory buildings shall conform to all requirements of the Uniform Building Code or Department of Housing and Community Development requirements; all materials used for roofing and exterior shall be compatible with material customarily used on conventional accessory structures within the block in the existing district.

13. Wheels and Axles. All manufactured home tow bars, wheels and axles shall be removed when the manufactured home is installed on a residential lot, so as to be compatible with structures within the existing district.

14. Fees. All manufactured homes shall be subject to all fees required for new single-family dwellings as adopted by the city.

15. Modifications. No modifications shall be granted to a manufactured home unless approved by the Department of Housing and Community Development and the building official for the city.

16. Permits. Prior to the installation of a manufactured home on a permanent foundation, the owners of the manufactured home or a licensed contractor shall obtain a building permit.

17. Surrender of Registration. Subsequent to applying for the required building permits, and prior to the occupancy of a manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the California Health and

Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certification of registration issued by a state agency is to be surrendered to the appropriate state agencies. Any manufactured home which is permanently attached with foundation must bear a California insignia or federal label, pursuant to Section 18550(b) of the Health and Safety Code.

18. Appeals. Any decision made by city officials on the compatibility of a manufactured home within a block in any district pursuant to this chapter may be appealed by the applicant or an aggrieved party to the planning commission.

19. Deviations. The community development department may approve deviations from one or more of the standards of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

17.45.210 Garage sales.

A. Permit required.

It is unlawful for any person, co-partnership, club or association to conduct a sale without having secured a permit for such sale.

B. Posting of permit.

The permit shall be posted in a conspicuous place on the premises, outdoors or at the front entrance to the garage, patio or yard. The permit shall be posted in a place which is readily visible from the permitted address street frontage, unless the sale is taking place in a location in which the address frontage is an alley way, in which case the permit shall be posted in a place which is calculated most reasonably to give notice to anyone driving by of the content of the permit.

C. Permit fee.

The permit fee schedule shall be as follows:

1. First time during calendar year, permit required (no fee);

2. Second time during calendar year, permit fee as set by the city council;

3. More than two, permit fee as set by council plus the conditional use permit fee.

D. Location allowed.

Sales shall only be located on property that is used for residential purposes. Church rummage sales shall be located on the church property. No sales shall be permitted on properties which are adjacent to school entrances and exits where students are dropped off or picked up other than on days in which there is no school in session such as weekends and holidays.

E. Number of sales allowed.

There shall not be more than two sales allowed per calendar year at any one address, unless a conditional use permit is filed and approved by the planning commission.

F. Signs.

Signs advertising a sale shall be located on the property only. Individual signs shall not exceed three square feet; total signs shall not exceed nine square feet in the aggregate, and shall not be placed so as to block vehicular or pedestrian view from adjoining properties. Posting of signs shall be only during time of sale and in conformance with Chapter 17.51 (Signs and Advertising).

G. Length of time of sale and hours permitted.

No sale shall last more than three days. No sale shall start before six a.m. or continue after eight p.m.

H. Violation.

The conducting of any garage, patio or yard sale without a valid permit shall be considered an infraction. Each day of such sale without a valid permit constitutes a separate offense.

17.45.220 Mobile Home Parks

A. Purpose

The purpose of this section is to establish standards for the development of mobile home parks in Dinuba. Dinuba's housing element acknowledges that these developments serve as a valuable source of housing for the elderly and households in the lower- to moderate-income categories. Further, the higher densities of mobile home parks can help to conserve valuable farmland.

B. Permitted Uses

Permitted uses within mobilehome parks are those listed as permitted (or permitted subject to a Conditional Use Permit in the underlying zone district in which the park is situated.

C. Development Standards (see also Exhibit 45-1)

1. Density

No more than 8 mobile homes per gross acre shall be permitted.

2. Lot Size

a. The minimum parcel size for a mobile home park shall be 5 acres.

b. For a "single-wide" mobile home, the minimum size for an individual mobile home space is 2,800 square feet (25 feet wide and 50 feet long). For a "double-wide" mobile home the minimum size for an individual mobile home space is 3,200 square feet (35 feet wide and 50 feet long)

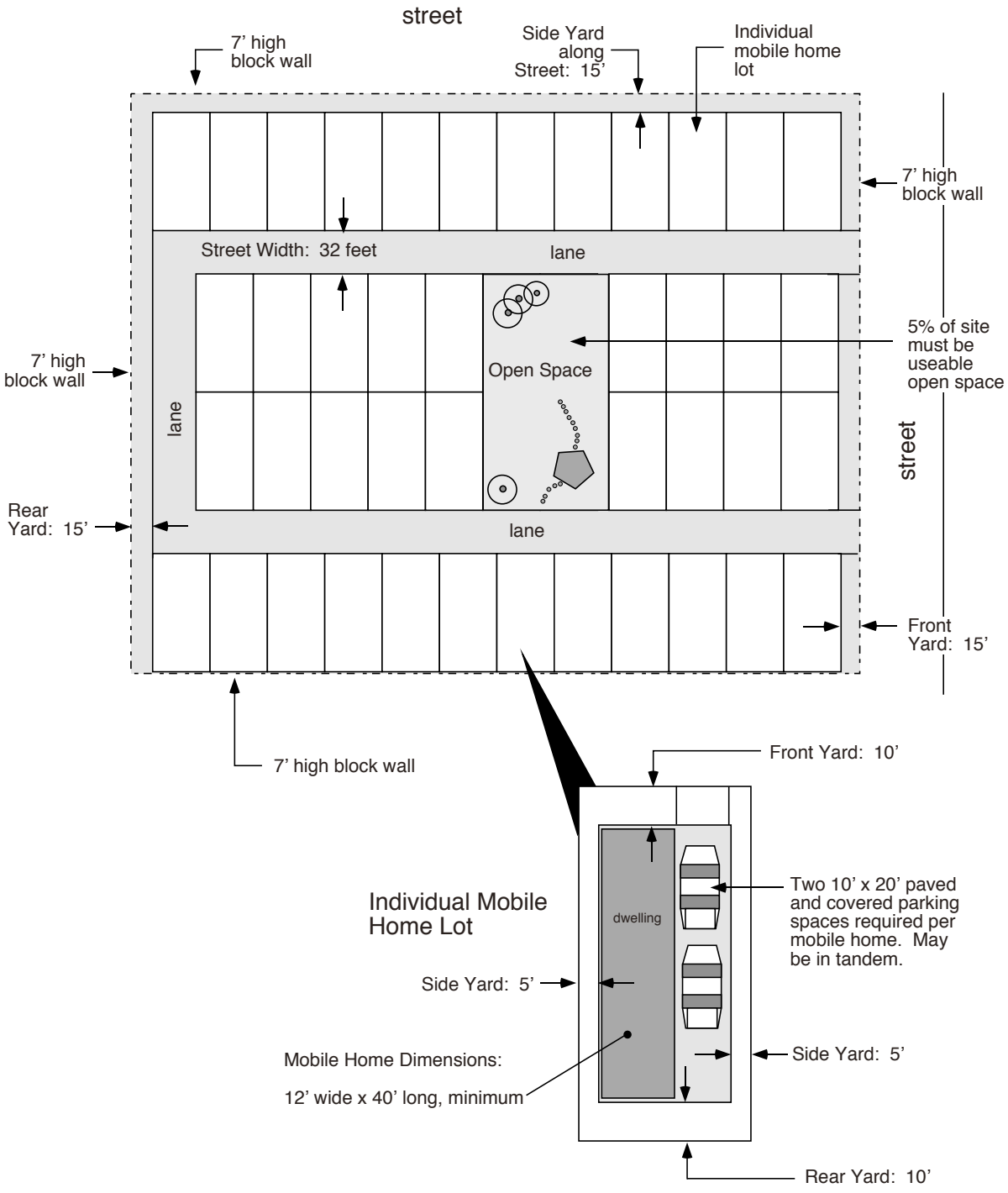
3. Coverage

No more than 75 percent of an individual space shall be covered with structures, including the mobile home, carport, patio, and storage buildings.

4. Unit size

All mobile homes shall have a minimum width of 12 feet and a minimum length of 40 feet.

Exhibit 45-1: ***Selected Mobile Home Park Standards***



5. Setbacks

   a. Setbacks for the entire mobile home park shall be as follows:

      a. Front yard: 20 feet.

      b. Side yards: 10 feet.

      c. Rear yard: 20 feet.

   b. Setbacks for mobile homes on an individual mobile home space shall be as follows:

      (i) Front yard: 10 feet.

      (ii) Side yard: 5 feet.

      (iii) Rear yard: 10 feet.

6. Patios

   Each mobile home site shall have a hard-surfaced patio area of not less than 200 square feet. A permanent porch greater than 20 square feet in area may be counted toward the required patio area.

7. Access and Streets

   a. A mobile home park shall have no fewer than two entrances for vehicles from a public street.

   b. Interior streets within the mobile home park shall have a minimum paved width of 25 feet. Said streets shall be constructed consistent with Dinuba's Improvements Manual.

8. Open Space

   a. Five percent of the gross area of any mobile home park shall be devoted to useable open space. Space for streets and required setback areas shall not be counted toward this open space requirement.

b. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with one another and with common recreation areas.

9. Landscaping

a. All setback areas that front onto a public street shall be provided with landscaping and an automated irrigation system.

c. All landscaping shall reflect concepts of the Dinuba Landscape Design Guidelines and comply with landscape standards of Chapter 17.47 (Landscaping and Irrigation).

d. The front yard of each individual mobile home lot shall be landscaped.

10. Building Height

Residential structures shall not exceed 25 feet/two stories in height; Accessory structures shall not exceed 12 feet in height.

11. Fencing, Walls and Hedges

A 7-foot high solid block wall shall be constructed along all property lines that surround the mobile home park, however the fence shall be reduced to 3 feet within the required front yard area.

12. Off-Street Parking

a. Resident Parking

Each mobile home space shall provide two off-street parking stalls. Said stalls may be designed as tandem stalls. Each stall shall have a minimum width of 10 feet and a minimum depth of 20 feet. All stalls shall be paved consistent with Dinuba's Improvements Manual.

b. Guest Parking

There shall be one guest parking space provided within the mobile home park for every two mobile homes. The location of guest parking shall be approved as part of the Conditional Use Permit for the mobile home park.

c. Office Parking

Parking shall be provided for central recreation buildings, park offices and other similar buildings at a ratio of one parking space per 400 square feet of gross floor space

d. Recreational Vehicle Storage Space

Centralized storage areas shall be provided for recreational vehicles and boats, at a minimum of one space per five mobile home spaces. Individual storage spaces shall measure not less than ten feet by thirty feet, and shall have direct access to a driveway with minimum width of twenty feet.

e. Storage areas shall be paved and drained in order to be usable year round and shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences or other comparable screening devices six feet in height.

13. Utility Installation

a. Utility lines, including, but not limited to, electric, communications, street lighting and cable television, shall be placed underground.

b. Each mobile home space and all interior roads shall be lighted for the safety and convenience of persons using the premises.

c. All connections for each mobile home shall be placed at the rear of the mobile home space.

14. Special Requirements

a. The mobile home park shall be provided with a laundry building for clothes washing and drying.

b. Each mobile home pad shall consist of a base material adequate to support a mobile home.

c. All tongues and tow bars shall be removed once a mobile home is fixed to the lot.

d. All mobile homes shall be fitted with skirting, extending from the floor level of the mobile home to the ground.

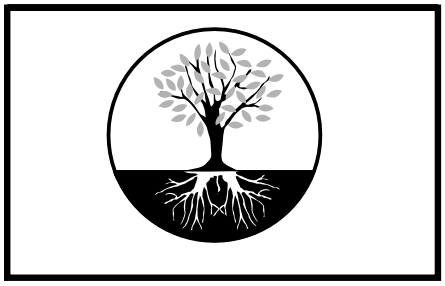
e. An on-site manager shall be required for all mobile home parks containing 16 or more mobile home units.

f. Trash enclosures shall be provided, consistent with City specifications.

15. Signs

All signage at mobile home parks shall be consistent with the requirements established in Chapter 17.51 (Signs and Advertising).

CHAPTER 47



Landscaping and Irrigation

Sections

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17.47.010 Purpose.

To provide reasonable requirements and standards for landscaping along public rights-of-way and within parking lots. The provisions of this chapter are intended to accomplish the following:

a. To promote an attractive visual environment.

b. To promote a transition between land uses.

c. To encourage visual harmony between the landscape and the development.

d. To conserve water.

e. To reduce energy consumption in buildings by proper plant selection and placement and to decrease high summer temperature by blocking heat and glare.

f. To screen offensive or unattractive areas from public view.

g. To enforce provisions of the State of California's Model Water Efficient Landscape ordinance.

17.47.020 General provisions.

a. These regulations apply to all new construction involving commercial, industrial, public, institutional and multiple family residential development. Landscape areas containing over 2,500 square feet must comply with the provisions of the Model Water Efficient Landscape standards (see Section 17.47.070). Projects shall also incorporate recommendations from the Design Landscape Design Guidelines in each particular zone district, as applicable.

b. These regulations apply to additions to applicable structures which exceed forty percent of the gross floor area or one thousand square feet, whichever is less. All additions constructed after the date of adoption of this ordinance, will accumulate to determine eligibility under this requirement.

c. These regulations shall apply when a previously unpaved parking area is paved.

d. Vegetative matter shall cover seventy-five percent of the required landscaped area. Exceptions to this requirement, in unusual situations, may be approved by the zoning administrator on a case by case basis.

e. All planters located adjacent to driveways, loading areas, parking lots and sidewalks shall be protected along the parking lot side with curbs or wheel stops. Alternative treatments may be considered.

f. Planters containing trees shall be not less than four feet by four feet (inside dimension). All other planters shall be not less than two feet (inside dimension) in width.

g. Existing trees shall be evaluated as to their suitability for retention.

h. Existing trees shall be protected by planters with a minimum radius of the drip line of the tree or fifty percent of drip line plus modifications to paved area allowing for aeration and water penetration. Alternative treatments will be considered.

i. All landscaped areas shall be provided with an "in the ground" or drip irrigation system.

j. A fence or wall when used for required screening shall be seventy-five percent opaque.

k. When wood, masonry, or metal are used for fencing or screening, plants are required every five feet along the barrier.

l. Trash enclosures shall be screened and designed as approved by the city.

m. One tree shall be planted at least every thirty-five feet along a public right-of-way. The maximum spacing between trees shall be equal to the mature spread of the trees selected. Special consideration may be given to variety and spacing of trees as they relate to proposed signing of the property.

n. Trees shall be equivalent to 15 gallon can size or larger when planted.

o. Shrubs shall be equivalent to one gallon can size or larger when planted.

p. All open industrial storage areas shall be screened from all public rights-of-way and adjacent commercial or residential properties to a height of six feet. Screening may be modified or waived for security reasons with the concurrence of the planning director and the police chief.

q. Landscape designs which do not meet the specific regulations of this chapter may be approved by the zoning administrator if in his opinion the design meets the intent and purpose of this chapter as set forth in Section 17.47.010.

r. Landscaping materials shall be contained so as not to spill into the public right-of-way.

s. Landscaping shall be installed as approved by the city.

t. Landscaping shall be maintained in a healthy and attractive condition.

17.47.030 Specific provisions.

a. Sight Distance.

1. No foliage or structural features shall extend into the cross-visibility area between three and one-half feet and seven feet above the surface of the public sidewalk.

b. Cross visibility:

1. Intersection of Driveways and Public Rights-of-Way. A triangle having one side ten feet long and running along the driveway and one side twenty feet long and running along the public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two ends.

2. Intersection of Two Public Rights-of-Ways. A triangle having two sides "x" feet long and running along each public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two ends.

(a). R and UR zones: x equals twenty feet.

(b). C-2 zone: No requirement.

(c). C-1, C-3, G zones: x equals twenty feet.

(e). M zones: x equals twenty feet.

3. Off-Street Parking Areas. Landscaping shall be provided in all off-street parking areas, consistent with the standards in Chapter 17.49 (Parking and Loading).

17.47.040 Landscape Plans and Submittal for Landscape Designs Not Subject to the Model Water Efficient Landscape Ordinance.

a. Plan. Except where required by the Model Water Efficient Landscape Ordinance, three sets of landscape plans at an appropriate scale shall be submitted showing:

1. Property lines and public utility easements;

2. Dimensions;

3. Structures, streetlights, poles, transformers, etc.;

4. Irrigation system and estimated water usage per month;

5. Trash enclosures;

6. Existing natural features, including trees to be retained and buildings on adjoining parcels;

b. Grading plan, including:

1. Finished planter elevations,

2. Grade differentials with adjoining properties,

3. Retaining walls, if any,

4. Location of on-site trench drains,

5. Percentage of grade of any mounds;

c. Plant list, including:

1. Botanical and common names,

2. Identification tags for each different species,

3. Quantities of each species,

4. Container sizes,

5. Mature spread and height of trees and shrubs,

6. Rate of growth (fast, moderate, slow);

7. Shade coverage and interior landscaping coverage calculations.

d. Approval. Landscape plans must be approved by the planning director prior to issuance of a building permit and work completed prior to occupancy.

17.47.050 Certificate of occupancy.

No certificate of occupancy shall be issued for any project for which landscaping is required, or as required by the planning commission, until all landscaping and improvements shown on the approved plans have been completed. The building official may issue a temporary certificate of occupancy, where completion of the landscaping work is delayed because of adverse weather or the season of the year, upon execution of an agreement with the city and providing a cash deposit or letter of credit in an amount equal to the cost of completing the work. If landscaping differs from that shown on the approved plans, as built plans shall be submitted and approved prior to occupancy.

17.47.060 Maintenance of landscaping.

All required landscaping and structural features, whether in existence on the effective date of this title or installed after said date, shall be maintained in a healthy and attractive condition. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivating. For purposes of enforcement, the occupant of the property, whether he be the owner, lessor or tenant, shall be responsible for such maintenance. In the case of a vacant building the owner shall be responsible for such maintenance. Replacement of dead, dying or damaged plants, shrubs and trees shall be in conformance with the original approved landscape plan. Prior to the reoccupancy of a building with existing landscaping all portions of damaged or defective irrigation systems, dead, dying or damaged turf, plants, shrubs and trees shall be replaced. Any significant alteration of an approved installed landscaping installation (such as the removal of mature trees) shall be approved by the Planning Director. Removal of mature trees may only be approved if the tree is dead, in danger of causing bodily harm (by falling or dropping limbs) or damaging property.

17.47.070 Water Efficient Landscape Standards

The purpose of this section is to provide for local landscaping, irrigation and grading regulations that are consistent with the State of California's Model Water Efficient Landscape Ordinance.

17.47.080 Water Efficient Landscape Ordinance: Applicability

This section shall apply to landscape projects that involve new construction for public agency projects and private development projects with a landscaped area equal to or greater than 2,500 square feet and which require a building or landscape permit, plan check or design review.

17.47.090 Water Efficient Landscape Ordinance: Landscaping, Irrigation and Grading Plan

The landscaping, irrigation and grading plan shall contain the following elements:

a. Project Information

1. Date
2. Project Applicant
3. Project Address
4. Total landscaped area
5. Project type
6. Water supply type
7. Project Contacts
8. Applicant signature and date with statement, “I agree to comply with the requirements of the water efficient landscape ordinance

b. Water Efficient Landscape Worksheet.

1. Hydozone information table.

2. Water budget calculations.

c. Maximum applied water allowance (MAWA)

d. Estimated total water use (ETWU)

e. Soil management report

f. Landscape design plan

g. Irrigation design plan

h. Grading design plan.

17.47.100 Water Efficient Landscape Ordinance: Water Efficient Landscape Worksheet

A project applicant shall complete the Water Efficient Landscape Worksheet which contains two sections:

a. A hydrozone information table for a landscape project (see State of California's Model Landscaping Ordinance).

b. A water budget calculation for the landscaped project (see State of California's Model Landscaping Ordinance). The water budget calculations shall adhere to the following:

   1. The plant factor shall use the following ranges: 0 to .3 for low water use plants; from .4 to .6 for moderate water use plants; and from .7 to 1.0 for high water use plants.

   2. All water features shall be include in the high water use hydrozone and temporary irrigated areas shall be included in the low water use hydrozone.

c. The maximum applied water allowance shall be calculated using the following equation:

   MAWA = (ETo)(.62) [.7 x LA) + (.3 x SLA)], where:

   - MAWA = maximum applied water allowance,
   - ETo = Evaportranspiration in inches per year;
   - LA= landscaped area; and
   - SLA = special landscaped area.

17.47.110 Water Efficient Landscape Ordinance: Soil Management Report

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant as follows:

a. Soil samples shall be submitted to a laboratory for analysis and recommendations.

   1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

2. The soil analysis may include soil texture, infiltration rate, pH, total soluble salts, sodium, percent organic matter and recommendations.

b. The applicant shall comply with the following:

1. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.

2. The soils analysis report shall be made available to the professional preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

17.47.120 Water Efficient Landscape Ordinance: Landscape Design Plan

For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

a. A landscape design plan shall contain the following:

1. Delineate and label each hydrozone by number, letter, or other method.

2. Identify each hydrozone as low, moderate, high water, or mixed use water. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.

3. Identify recreation areas.

4. Identify areas permanently and solely dedicated to edible plants.

5. Identify areas irrigated with recycled water.

6. Identify type of mulch and application depth.

7. Identify soil amendments, type and quantity.

8. Identify type and surface area for water features.

9. Identify hardscapes, pervious and impervious.

10. Identify location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan and examples include, but are not limited to:

(a) Infiltration beds, swales, and basins that allow water to collect and soak into the ground.

(b) Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants.

(c) Pervious or porous surfaces that minimize runoff.

11. Identify any applicable rain harvesting or catchment technologies.

12. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.

b. Any plant may be selected for the landscape, providing the Estimated Total Water Use (ETWU) in the landscaped area does not exceed the Maximum Applied Water Allowance ((MAWA). To encourage the efficient use of water, the following is highly recommended:

1. Protection and preservation of native species and natural vegetation.

2. Selection of water-conserving plant and turf species.

3. Selection of plants based on disease and pest resistance.

4. Selection of trees based on applicable local tree ordinances or tree shading guidelines.

5. Selection of plants from local and regional landscape program plant lists.

c. Each hydozone shall have plant materials with similar water use.

d. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the following is highly recommended:

1. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate.

2. Recognize the horticultural attributes of plants to minimize damage to property or infrastructure.

3. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

e. Turf is not allowed on slopes greater than 15 percent where the toe of the slope is adjacent to an impermeable hardscape.

f. The use of invasive and/or noxious plant species is strongly discouraged.

g. Recirculating water systems shall be used for water features.

h. Where available, recycled water shall be used as a source for decorative water features.

i. Pool and spa covers are highly recommended.

j. A minimum of two inches of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications.

k. Stabilizing mulching products shall be used on slopes.

l. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.

17.47.130 Water Efficient Landscape Ordinance: Irrigation Design Plan

For the efficient use of water, an irrigation system shall meet all the requirements listed in this section. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following criteria shall be submitted as part of the Landscape Documentation Package.

a. The irrigation design plan shall contain:

1. Location and size of separate water meters for landscape.

2. Location, type and size of components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.

3. Static water pressure at the point of connection to the public water supply.

4. Flow rate, application rate, and design operating pressure for each station.

5. The signature of a licensed landscape architect, certified irrigation designer, Licensed landscape contractor or any other person authorized to design an irrigation system.

b. Dedicated landscape water meters are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management.

c. Automatic irrigation controllers utilizing either evaportranspiration or soil moisture sensor data shall be required for irrigation in all irrigation systems.

d. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

    1. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

    2. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.

e. Sensors, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems as appropriate for local climatic conditions. Irrigation should be avoided during windy, rainy, or freezing weather.

f. Manual shut-off valves shall be required as close as possible to the point of connection of the water supply to minimize water loss in case of an emergency or routine repair.

g. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

h. High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.

i. Check valves or auto-drain valves are required for all irrigation systems.

j. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

k. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers and turf.

17.47.140 Water Efficient Landscape Ordinance: Grading Design Plan

For the efficient use of water, a grading plan for a project site shall be designed to minimize soil erosion, runoff and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan shall be prepared by a civil engineer.

a. The grading design plan shall include the following:

   1. Height of graded slopes

   2. Drainage patterns

   3. Pad elevations

   4. Finished grade

   5. Stormwater retention improvements, if applicable.

b. To prevent excessive erosion and runoff, it is highly recommended that the project applicants grade so that all irrigation and normal rainfall remains within the property lines and does not drain onto impervious hardscapes, avoid disruption of natural drainage patterns and undisturbed soils, and avoid soil compaction in landscaped areas.

17.47.150 Water Efficient Landscape Ordinance: Certificate of Completion

a. The Certificate of Completion shall include the following elements.

   1. Date

   2. Project name

   3. Applicant name, telephone and mailing address

   4. Project address and location

   5. Property owner name, telephone, and mailing address

   6. Certification by either the signer of the landscape design plan, signer of the irrigation plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package.

b. The project applicant shall submit the signed Certificate of Completion to the City Planner for review. The Planning Director shall approve or deny the Certificate of Completion.

17.47.160 Water Efficient Landscape Ordinance: Irrigation Scheduling

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria.

a. Irrigation shall be regulated by automatic controllers.

b. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions such as rain or freezing temperatures prevent it.

c. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, flow rate, and current reference evapotranspiration so that applied water meets the Estimated Total Water Use (ETWU). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data or soil moisture sensor data.

d. Parameters used to set the automatic controller shall be developed and submitted for each of the following:

    1. The plant establishment period.

    2. The established landscape.

    3. Temporary irrigated areas.

e. Each irrigation schedule shall consider for each station all of the following that apply:

    1. Irrigation intervals, days between irrigation

    2. Irrigation run times, hours or minutes per irrigation event

    3. Number of cycle starts required for each irrigation event

    4. Amount of water to be applied on a monthly basis

    5. Application rate setting

    6. Root depth setting

7. Plant type setting

8. Soil type

9. Slope factor setting

10. Shade factor setting.

17.47.170 Water Efficient Landscape Ordinance: Irrigation Maintenance, Audit and Analysis

a. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

b. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

c. All landscape irrigation audits shall be conducted by a certified landscape irrigation audit.

17.47.180 Definitions

a. "Anti-Drain Valve (Check Valve)" shall mean a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the low elevation sprinkler heads.

b. "Application Rate" shall mean the depth of water applied to a given area, usually measured in inches per hour.

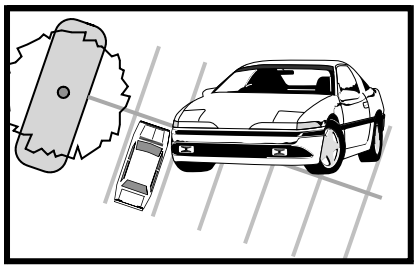
c. "Automatic Controller" shall mean a mechanical or solid timer, capable of operating valve stations to set the days and length of time of a water application for irrigation.

d. "Backflow Prevention Device" shall mean a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from an irrigation system.

e. "Landscaping" shall mean the addition of lawns, trees, plants, and other natural and decorative features to land.

f. "Rain Sensing Device" shall mean a system which automatically shuts off an irrigation system during periods of rain.

CHAPTER 49



Auto and Bicycle Parking and Loading

Sections

17.49.010 Purpose
17.49.020 General Requirements
17.49.030 Number of Parking Spaces Required by Use
17.49.040 Parking Lot Design Standards and Location Criteria

17.49.010 Purpose

The purpose of this chapter is to provide parking, bicycle and loading regulations for new and expanded development and land uses in Dinuba. This chapter will also serve to:

1. Provide accessible, attractive, secure, and well-maintained parking (auto and bicycle) and off-street loading facilities;

2. Provide parking and loading facilities that are designed to reduce traffic congestion;

3. Minimize the impact of new development on parking and loading facilities on surrounding properties;

4. Ensure the maneuverability of emergency vehicles in parking facilities and provide for loading and delivery services in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

17.49.020 General Requirements

a. No building shall be constructed, or use established unless off-street auto and bicycle parking and loading spaces are provided in accordance with the provisions of this chapter unless otherwise exempted by this chapter.

b. When an existing use or building is enlarged and requires additional parking and loading under the provisions of this chapter, said improvements shall be provided on the subject site or the developer shall provide an in-lieu parking fee consistent with the provisions in this chapter.

c. For every ten auto parking spaces provided for commercial and industrial uses the project shall provide one bicycle parking space.

c. For uses not listed in this chapter, the Planning Director shall determine a parking and loading standard for the use based on the operational, size and locational characteristics of the use and the standards that similar cities apply to said use.

d. Fractional space requirements shall be rounded up when the fractional number is 0.5 or more and shall be rounded down when the fractional number is less than 0.5.

e. In any residential district, all inoperable motor vehicles shall be stored in a garage, carport or outside of the front yard setback area and shall be screened from view from the public right-of-way by solid fencing a minimum of six feet in height.

f. For purposes of calculating the number of spaces required, “floor space” or “floor area” shall mean that area used for service the public, including areas occupied by fixtures and equipment used for the display or sale of merchandise. It shall not include areas used principally for non-public use, including storage, or administrative offices incidental to a commercial use.

g. In addition to the requirements of this chapter, parking and loading facilities shall also adhere to the Dinuba Commercial and Industrial Design Guidelines, the Residential Design Guidelines and Landscape Design Guidelines, as applicable.

17.49.030 Number of Parking Spaces Required

The minimum number of parking spaces (or stalls) required for new uses or buildings or the expansion of existing buildings or uses are detailed below, except that the number of on-site parking spaces required for uses in the "C-2" (Downtown Commercial) may be reduced by up to 50% of the parking requirement for the particular use, as shown in this chapter (or an applicant unable to meet on-site parking requirements may pay the City's in-lieu parking fee.

1. Residential Uses

Number	Use	Number of Spaces Required
a.	Single Family Residence	2 covered parking spaces. Spaces shall be situated side by side (tandem parking is not permitted)
b.	Accessory Dwelling Unit	One space
c.	Junior Accessory Dwelling Unit	No requirement
d.	Multi-family units	• Studio (no bedroom): 1.0 space • One bedroom unit: 1.0 space • Two or more bedroom: 2.0 spaces • Guest parking shall be provided at a rate of one space per 5 units
e.	Emergency Shelter	One space per 10 beds
f.	Group care housing	two stalls for every two clients; tandem parking is permitted
g.	Transitional housing	one stall per bedroom plus one stall per employee
h.	Single Room Occupancy (SRO) units:	one stall per bedroom plus one stall per employee
i.	Labor camps:	one stall per living unit
j.	Nursing homes:	one stall for every three beds

1. Residential Uses

Number	Use	Number of Spaces Required
k.	Convalescent home:	one stall per three beds
l.	Family and group day care homes:	one stall for every three beds
m.	Senior housing:	one covered stall per unit
n.	Mobile home parks:	two covered stall per unit; tandem parking permitted, plus one guest space per five mobile homes
o.	Trailer parks:	one stall per trailer pad
p.	Motels and hotels:	one stall per room

2. Offices

Number	Use	Number of Spaces Required
a.	Medical and dental offices:	one stall per 250 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Professional offices, including insurance, specialized consultants, law, travel, real estate, accountants, financial advisors and architects:	one stall per 250 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

3. Personal Services

Number	Use	Number of Spaces Required
a.	Banks, savings and loan, check cashing, credit unions, and similar offices:	one stall per 200 sq. ft. of building area, plus one bicycle space per ten vehicle spaces:
b.	Self-service laundry:	one stall for every three machines, plus one bicycle space per ten vehicle spaces
c.	Barber/beauty shops, day spas, massage therapists, hair stylists, tattoo/piercing shops:	two stalls per station, plus one bicycle space per ten vehicle spaces.
d.	Funeral home, mortuaries:	one stall for every 50 sq. ft. of building area

4. General Commercial Uses

Number	Use	Number of Spaces Required
a.	Retail stores including clothing, shoes, stationary, sporting goods, kitchen wares, gift shops, book stores and beauty supplies:	one stall per 350 sq.ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Convenience stores:	one stall per 200 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Furniture, hardware and appliance stores:	one stall per 600 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Grocery stores:	one stall per 300 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

4. General Commercial Uses

Number	Use	Number of Spaces Required
e.	Antique and second-hand shops:	one stall per 350 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
f.	Auto parts stores:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

5. Eating and Drinking Establishments

Number	Use	Number of Spaces Required
a.	Coffee and tea establishments, candy shops and bakeries:	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
b.	Restaurants (other than fast food):	one stall per four seats, plus one bicycle space per ten vehicle spaces.
c.	Fast food restaurants	one stall per 100 sq. ft . of building area, plus one bicycle space per ten vehicle spaces.
d.	Donut shops	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
e.	Sandwich shops and delicatessens	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
f	Sports bars	One stall per three seats, plus one bicycle space per ten vehicle spaces.

6. Automotive Uses

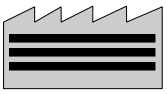
Number	Use	Number of Spaces Required
a.	Tire, brake, radiator, and auto repair shops:	one stall per 200 square feet of building area.
b.	Multi-tenant auto-related shops:	one stall per 200 square feet of building area.
c.	Full-service car washes:	one stall per 200 sq. ft. of building area.
d.	Self-service car washes:	one parking stall per bay
e.	New/Used-car sales:	one parking space for each two employees during the time of maximum employment, plus one parking space for each two thousand (2,000) square feet of lot and building area used for the display or storage of automobiles.
f.	Oil change shops:	one stall per bay.
g.	Service stations:	one stall per 300 sq. ft. of building area.
h.	Auto glass, upholstery and stereo shops:	one stall per 200 sq. ft. of building area.
i.	Paint and body shops:	one stall per 200 square feet of building area.
j.	Wholesale establishments:	one stall per 600 sq. ft. of building area.

7. Recreational Uses

Number	Use	Number of Spaces Required
a.	Health clubs:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Bowling alleys:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Dance and martial arts studios:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Golf courses	1.5 stalls per tee plus one stall for every four seats, plus one bicycle space per ten vehicle spaces.
e.	Stadiums, arenas, and other outdoor facilities:	one stall for every five seats, plus one bicycle space per ten vehicle spaces.
f.	Video arcades:	one stall per 100 sq. ft. of builidng area, plus one bicycle space per ten vehicle spaces.
g.	Rodeo and equestrian facilities:	one stall for every five seats, plus one bicycle space per ten vehicle spaces.
h.	Miniature golf course:	1.5 stalls per tee, plus one bicycle space per ten vehicle spaces.

8. Miscellaneous Commercial Uses

Number	Use	Number of Spaces Required
a.	Shopping centers (three or more retail uses)	One stall per 250 square feet
b.	Retail nursery/garden shops:	one stall for every 1,000 sq. ft. of outdoor display area, plus one bicycle space per ten vehicle spaces.
c.	Agricultural Chemicals/Sales:	one stall per 500 sq. ft. of building area.
d.	Agricultural Services, including topping, farming operations, trucking, farm maintenance, spraying, agricultural contractors, and contract farming:	one stall per 500 sq. ft. of building area.
e.	Farm machinery, sales and service:	one stall per 500 sq. ft. of building area.



9. Industrial Uses

Number	Use	Number of Spaces Required
a.	Manufacturing:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces
b.	Mini-storage:	two stalls plus one stall for every 250 sq. ft. of building area in the office
c.	Warehousing:	one stall per 1,000 sq. ft. of building area, plus one bicycle space per ten vehicle spaces
d.	Packing house:	one stall per 750 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

10. Institutional Uses

Number	Use	Number of Spaces Required
a.	Churches:	one stall per four seats, plus one bicycle space per ten vehicle spaces.
b.	Nursery and pre-schools:	one stall per classroom plus one stall for every 250 sq. ft. of nonclassroom building area, plus one bicycle space per four students.
c.	Elementary and middle schools:	one stall per two classrooms plus one stall per staff member, plus one bicycle space per four students.
d.	High schools:	three stalls for every two staff members, plus one bicycle space per four students.
e.	Colleges:	one parking space for each employee plus ten parking spaces for each classroom, plus one bicycle space per four students.
f.	Libraries, museums and art galleries:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
g.	Hospitals:	one stall per bed, plus one bicycle space per ten vehicle spaces

11. Governmental Uses

Number	Use	Number of Spaces Required
a.	Governmental offices:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

11. Governmental Uses

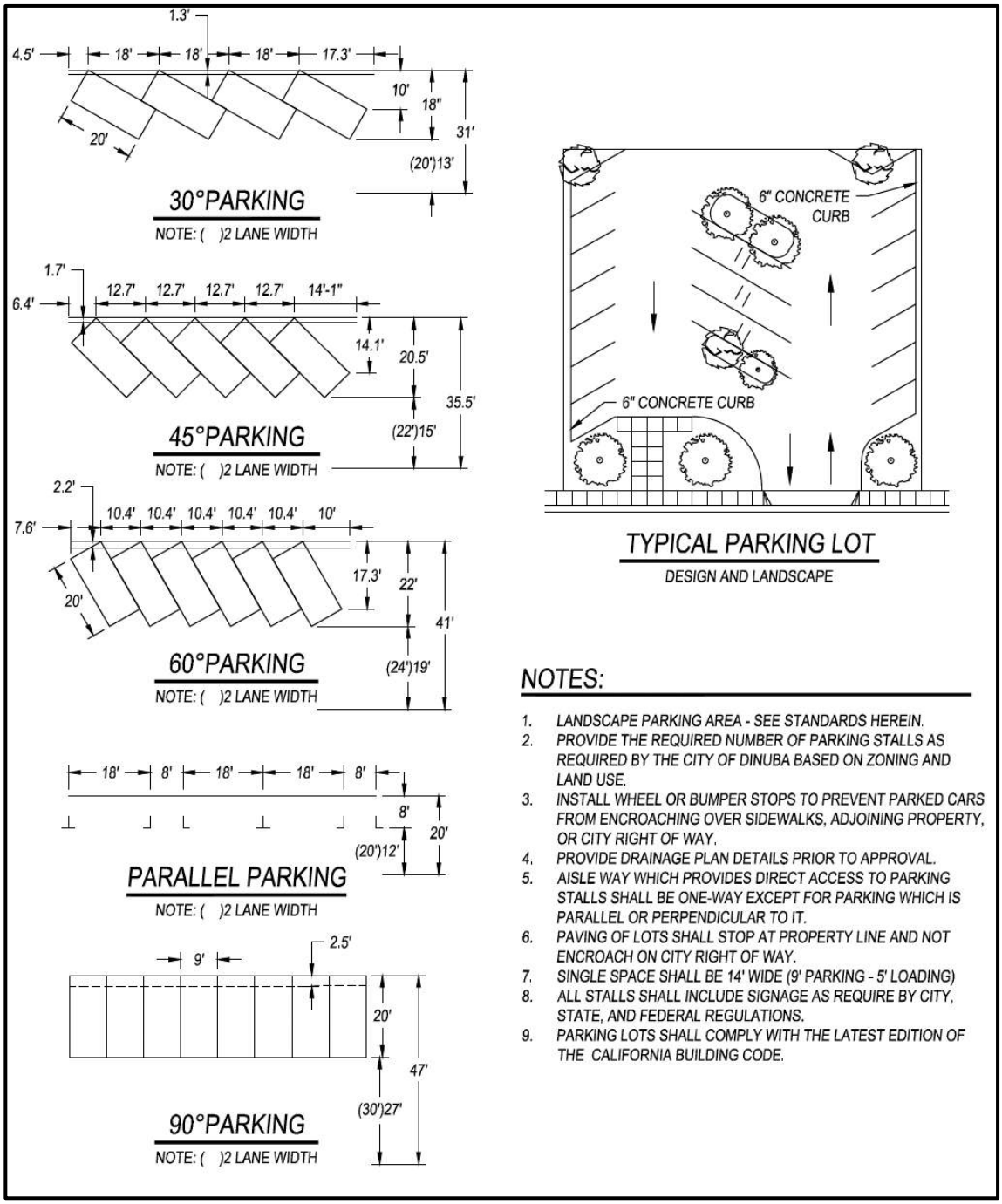
Number	Use	Number of Spaces Required
b.	Courthouses:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Public safety buildings:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Corporation, transporation and fuel yards:	one stall per employee on the maximum shift plus visitor stalls
e.	Water treatment facilities and wastewater treatment facilities:	one stall per 400 sq. ft of building area

17.49.040 Parking Lot Design Standards and Location Criteria

a. Design Dimensions

Parking lots shall be designed to be consistent with the standards, dimensions and requirements of the details contained in Exhibit 49-1. The construction of parking lots shall also be consistent with the standards contained in Dinuba's Improvements Manual.

Exhibit 49-1: Parking Design



b. Circulation

Parking lots shall be designed so that backing into a public street from a parking stall shall be minimized in order to maintain effective traffic flow along the public street. Single family dwellings will be exempt from this requirement. The use of alleys to access parking lots is encouraged.

Commercial parking lots shall be designed to allow for cross parcel access (to the extent practical) to preclude vehicles from having to travel onto the street to access adjacent parcels.

c. Paving, Slope and Drainage

All parking lots shall be constructed with a 4-inch aggregate base and a 2-inch asphalt or concrete overlay, described in the Dinuba Improvements Manual. Parking lots shall be sloped so that storm water runoff flows towards public streets or alleys, into on-site landscape planters or bioswales or into pervious hardscape features.

d. Curbing and Wheel Stops

Concrete curbing shall be provided around all parking lots and landscape planters consistent with the Dinuba Improvements Manual. Wheel stops may be provided in parking stalls to ensure that the overhang of a vehicle does not interfere with pedestrian movements along a sidewalk, or damage landscaping adjacent to the parking lot.

e. Striping and Symbols

Parking lot stalls and travel lanes shall be clearly marked with painted strips. Parking stalls for handicapped persons shall be stripped and provided with the appropriate symbols and signage that are consistent with the American Disabilities Act.

f. Lighting

All parking lots shall have pole lighting that property illuminates the parking lot but does not cause a nuisance for adjoining properties.

g. Driveways

Driveways from a public street or alley shall have locations and dimensions consistent with the Dinuba Improvements Manual. For one-way driveways the width of the driveway shall be at least 15 feet; two-way driveways shall have a minimum width of 25 feet.

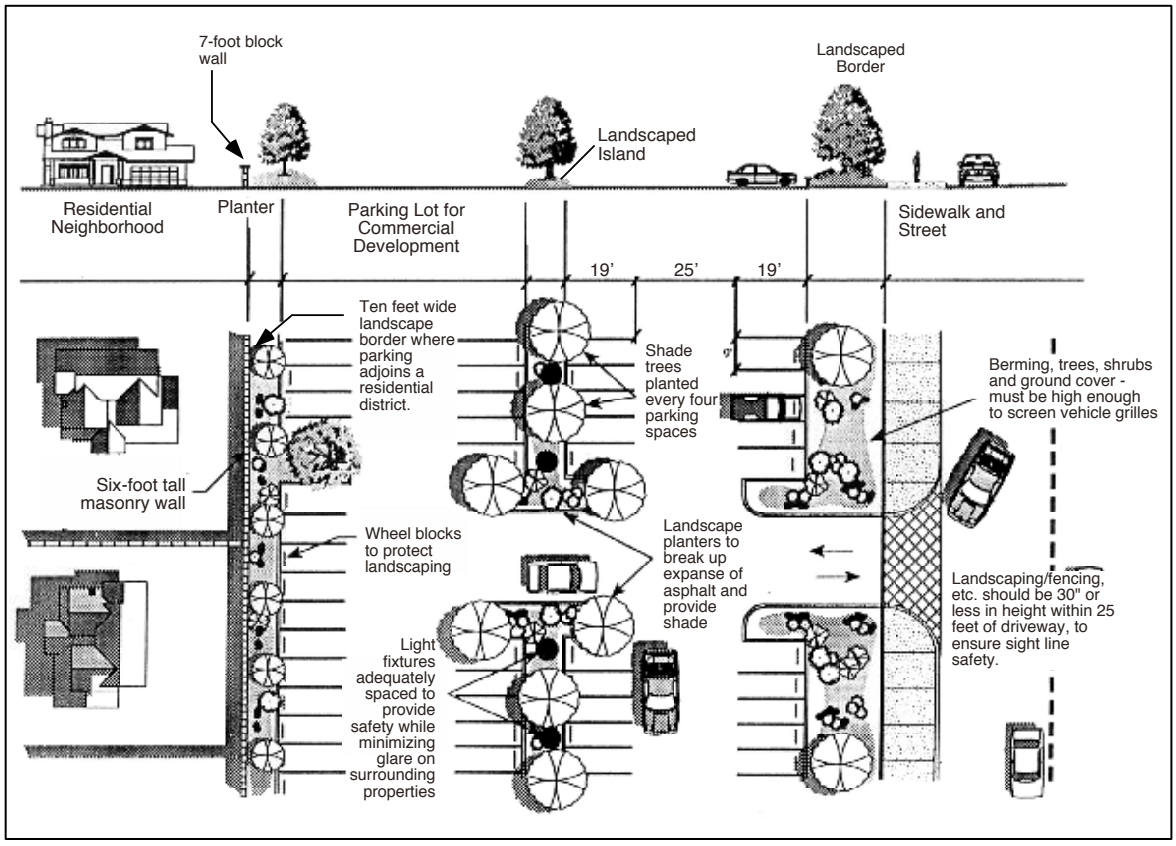
h. Landscaping (see also Exhibit 49-2)

All parking lots shall be landscaped in accordance with the requirements in Chapter 17.47 (Landscaping and Irrigation) and the Dinuba Landscape Design Guidelines. Trees shall be planted within all parking lots. Tree species shall be selected that will not cause damage to the parking lot or adjacent sidewalks, driveways or curbing, and will shade more than 50 percent of the parking lot within ten years. Landscape planters between the parking lots and public streets shall be planted with low hedges. As an alternative, a low wall (three feet) may be constructed and shrubs, turf or ground cover shall be planted between the wall and the street.

i. Fencing

Where any parking lot or loading facility directly abuts property in any residential zone, it shall be separated from such property by a solid masonry wall at least 7 feet high, provided that said wall be reduced to four feet adjacent to the front yard setback requirement on the residential parcel.

Exhibit 49-2: ***Typical Parking Lot Landscaping Scheme***



i. Location Criteria

Parking lots shall be located on the same property as the building they serve, except that parking for buildings in the Downtown Commercial (C-2) district may be located within 300 feet of the subject property. In the C-2 district, new parking lots shall be located at the rear or side of the subject building. Parking lots shall not be located on the corner where two streets intersect.

j. Shared Parking

Where two or more non-residential uses share a single parking lot, the number of required parking spaces may be reduced by a maximum of 20 percent, as long as the total number of spaces is not less than the required for the use requiring the largest number of spaces.

Where non-residential uses share a single parking lot and it can be demonstrated that the uses operate at different times of the day (an evening use versus a day-time use), the required number of parking spaces may be reduced by up to 50 percent of the combined parking requirements of the two uses. Further, the City may consider the provision for up to one half of the required number of parking spaces in an off-site location up to 300 feet away.

k. Parking in Lieu Fee

For development in the downtown (generally defined as parcels that are zoned "C-2" (Downtown Commercial)) the City may establish an in-lieu parking fee, whereby uses that cannot provide required parking on site can pay the City a fee for the City to use to purchase and develop public parking facilities within the area. The fee shall be established based on a study performed by the City Engineer, and adjusted annually.

l. Bicycle Parking

Commercial, industrial and public uses are subject to the following bicycle parking standards:

1. Short-term bicycle parking. If the project will generate frequent visitor traffic (such as fast food restaurants, banks, convenience stores, supermarkets and similar uses) the project shall provide a permanently anchored bicycle rack within 50 feet of the visitors' entrance.

2. Acceptable bicycle parking facilities shall be convenient from the street and may include:

   (a) Bicycle parking space size (eight feet long, three feet wide)

(b) Bike rack type (should be U-lock compatible).

(c) Bicycle parking shall be safe, visible, and convenient.

(d) For every ten bicycle spaces provided, one parking space may be eliminated, up to twenty percent of the required number of parking spaces.

m. Parking Standard Modifications

Parking space requirements may be modified through Dinuba's minor deviation process. A reduction of up to 20 percent in a project's required parking spaces may be approved by the Planning Director if the following findings can be made:

1. That the granting of the minor deviation will not create a safety hazard or lead to a condition where the loading of public vehicles onto public streets will interfere with the free flow of traffic on these streets.

2. That the granting of the minor deviation will not create a safety hazard of any other condition inconsistent with the objectives of the Zoning Ordinance.

n. Handicapped Parking Spaces

Handicapped parking stalls shall be provided per the Uniform Building Code. Handicapped parking stalls shall be designed consistent with the illustrations shown in the Dinuba Improvements Manual.

o. Loading Facilities

1. Commercial, industrial, office, institutional, and public uses exceeding 10,000 square feet in size shall be required to install an off-street loading facility unless the Planning Director finds that due to the operational nature of the use, none or more than one off-street loading space should be required.

2. To the extent possible, loading facilities should be located at the rear or side of the building that they are to serve.

3. As practical, streets and alleys shall not be used as loading or unloading areas, nor should trucks use streets and alleys for maneuvering trailers into a loading or parking space.

4. Loading facilities, at a minimum, shall have a length of 25 feet, a width of 12 feet, and an overhead clearance of 14 feet. All loading surfaces shall be paved consistent with Dinuba's Improvements Manual.

5. Where a loading facility is near or adjacent to a residential district or other noise-sensitive land uses, noise attenuating design measures will be incorporated into the project. These design measures may include increased setback distances, the construction of a 7-foot solid block wall, landscaping or locating the loading facilities away from noise-sensitive land uses.

5. All loading facilities shall be lighted to provide adequate illumination of the loading area for safety and security reasons. Where a loading area is near or adjacent to a residential district or other light-sensitive uses, the lighting shall be directed away from these uses.

p. Drive-Thru Facilities

Drive-through facilities require special consideration as their design can significantly impact vehicular circulation on a site. The following requirements apply to any use with drive-through facilities:

1. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.

2. Each drive-through lane shall be striped, marked or otherwise distinctly delineated.

3. The vehicle stacking capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the director and city engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the city a traffic study addressing the following issues:

   i. Nature of the product or service being offered;

   ii. Method by which the order is processed;

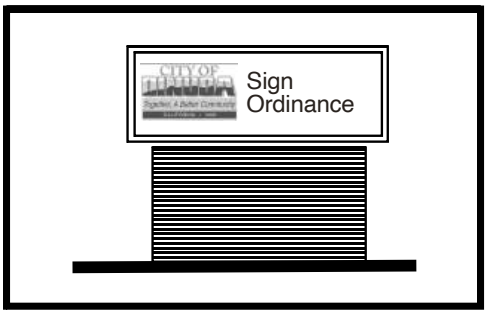
   iii. Time required to serve a typical customer;

   iv. Arrival rate of customers;

   v. Peak demand hours;

   vi. Anticipated vehicular traffic.

CHAPTER 51



Signs and Advertising

Sections:

17.51.010 Purpose.
17.51.020 Permit required.
17.51.030 Definitions.
17.51.040 Exemptions.
17.51.050 Prohibited signs.
17.51.060 Signs permitted—RCO district.
17.51.070 Signs permitted—AN district.
17.51.080 Signs permitted—R districts (RA, R, RM).
17.51.090 Signs permitted—PO district.
17.51.100 Signs permitted—C and M Districts (C-1, C-2, C-3, C-4, M-1 M-2).
17.51.110 Design Guidelines
17.51.120 General provisions.
17.51.130 Signage at closed businesses and/or vacant sites.
17.51.140 Special use signs.
17.51.150 Temporary uses.
17.51.160 Nonconforming signs.
17.51.170 Administration and enforcement.
17.51.180 Murals and public art.

17.51.010 Purpose.

The purpose of this chapter is to establish procedures for regulating signs, including the type, size, location and construction standards of signs by zone district. Signs have an obvious impact on the character and quality of the city. As a prominent part of the visual environment, they can attract or repel the viewing public, affect the safety of vehicular traffic and their suitability or appropriateness helps to set the tone of the neighborhood. The objectives of this chapter include the following:

A. To reinforce that the sign should serve primarily to identify the general nature of an establishment or to direct attention to a project, activity, place, person, organization, or enterprise.

B. As identification devices, signs must not subject the citizens of Dinuba to excessive competition for their visual attention. As appropriate identification devices, signs must harmonize with the building, the neighborhood, and other signs in the area.

C. The City of Dinuba intends to encourage the installation of signs that improve the appearance of the property and the neighborhood and to enhance the economic effectiveness of signs.

D. The provisions in this chapter provide standards to safeguard life, health, property, and public welfare in keeping with the character of the City of Dinuba by regulating the size, height, structural design, quality of materials, construction location, electrification, illumination and maintenance of all types of signs and sign structures.

E. The provisions in this section present criteria indicating whether or not signs conform to the above intentions of suitability and safety.

F. The requirements and provisions set forth in this chapter shall apply to all signs erected, altered, relocated, repaired or maintained within the city. No sign shall hereafter be erected, repaired, maintained or relocated except as provided in this chapter.

17.51.020 Permit required.

Any person desiring to erect, move, alter or attach a sign or other improvement regulated by this section shall first obtain any necessary clearance or sign permit(s) to do so, in compliance with this chapter. All requests for approval shall be accompanied by the drawings and information necessary to demonstrate compliance with the applicable regulations of this chapter.

A. Application. Applications for sign permits shall contain the following information upon submittal of a sign permit application. Applications not containing all of the information below shall be deemed incomplete and shall not be processed until deemed complete by the building official:

1. Name, address, and telephone number of applicant;

2. Address, zoning district, and use of the property where the sign is to be located;

3. Three copies of an accurate and scaled site plan of minimum eighteen-inch-by-twenty-four-inch size showing the location of property lines, structures, parking areas, driveways, landscaped areas, utility poles and wires, and existing and proposed sign(s) on the site;

4. Three copies of the plans and specifications for the design showing the method of construction and attachment to the structure or ground;

5. Two copies of calculations and stress diagrams showing that the structure is designed for dead load and wind pressure to meet the requirements of the building official;

6. The land owner's written consent to the proposed sign, which may be shown by signature on the application;

7. The name of the person, firm, corporation or association owning and erecting the sign;

8. Such other information as the building official may deem necessary.

B. Electrical Permit Required.

No person shall install any electrical wiring or lighting to be used in connection with any sign without first obtaining an electrical permit.

C. Appeal from Decision.

An appeal may be filed with the planning commission by any person aggrieved or affected by any decision of the building official or director.

D. Modifications.

The Director may grant modifications to the conditions established in this chapter.

E. Expiration of Permit.

Every sign permit issued by the director or designee under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one year from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee per the fees schedule at the time of the submittal.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for reasonable cause. The director or designee may extend the time for initiation of construction by the permittee for a period not exceeding one year on written request by the permittee showing that circumstances beyond the permittee's control prevented

construction from being initiated or completed. Permits shall not be extended more than once and for no more than one year.

17.51.040 Exemptions.

A. Real estate signs not exceeding six square feet in area and having a vertical dimension of not more than four feet pertaining to the sale, lease or rental of the property on which they are displayed, may be erected without obtaining a sign permit; provided, that not more than one such sign shall be permitted on a lot, or upon each sixty feet of frontage of larger parcels; provided further, that when located in any RA, R or RM zone not more than one such sign shall be allowed no matter the size of the parcel.

B. The following signs and nameplates may be erected without obtaining a sign permit:

1. Street number and/or name signs not exceeding one square foot per sign for single-family or duplex structures and three square feet per sign for all other uses. One sign per street frontage shall be allowed. This shall include signs which identify the location of the office of the manager of the property;

2. Signs for identification of institutional buildings, private clubs, lodges, schools and churches, provided:

a. Such signs shall not exceed two in number,

b. Such sign or signs shall not exceed more than twenty square feet in the aggregate,

c. Such signs shall be attached to a wall of the building, parallel to the wall, and shall not project out from the wall more than six inches, nor extend above the wall;

3. Bulletin boards, which may be double-faced, not over twelve square feet on one side; provided, that such bulletin boards shall have letters not more than six inches in height, be internally illuminated, and serve only to identify the institution and announce its services and/or activities;

4. Signs identifying the lot, not greater than twelve square feet in area accessory to public garages or parking areas, when such signs are located on the same lot;

5. Signs not exceeding twelve square feet in area, when placed upon work and during construction; provided, that not more than one such sign shall be erected on the site. Such signs shall be erected for not longer than six months, and shall be removed thirty days after obtaining an occupancy permit for the structure;

6. Signs used exclusively for the posting or display of official notices by a public agency or official, or by a person giving legal notice;

7. Signs erected or maintained by a public agency or official or required by law to be displayed by a public utility for directional, warning or information purposes;

8. Signs not exceeding three square feet in area announcing garage or yard sales, and which are removed immediately after the completion of the sale. Total size of all signs shall not exceed nine square feet in the aggregate, and shall not be placed so as to block the vehicular or pedestrian view from adjoining properties;

9. Signs bearing no advertising message and located on the site may be erected when necessary to facilitate circulation within the site or facilitate egress and ingress;

10. Flags of any nation, political subdivision or fraternal or religious organization, provided the pole height does not exceed twenty-four feet and the height of the flag is not more than one-fourth the height of the pole. A sign application may be submitted for a flagpole higher than twenty-four feet or a flag which exceeds one-fourth the height of the pole where the applicant can show that the proposed flag and/or pole is consistent with the intent and purpose of this chapter. This section is not intended to allow the clustering or display of flags for the purpose of commercial attraction as determined by the director;

11. Signs such as “rest rooms,” “telephone,” “danger,” “impaired clearance,” “no smoking” and other signs of a similar nature may be allowed up to five square feet in area under this section;

12. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, and which are not visible from any public right-of-way, shall not be subject to the size and location criteria within this chapter;

13. Temporary display posters in connection with nonprofit civic and cultural events and with noncommercial health, welfare and safety campaigns. Such posters shall be removed within fourteen days after the conclusion of the event;

14. The removal and replacement of only the sign copy without increasing the area of conforming signs. The sign container, including the structural and electrical connections, shall remain unchanged. This section is not intended to allow changeable (electronic message) signs;

15. Holiday greetings, decorations and displays, excluding advertising signs disguised as seasonal decorations;

16. Non-commercial signs, subject to size and placement limitations specified for each zone.

17.51.050 Prohibited signs.

Unless otherwise provided, the following signs are expressly prohibited (see also Exhibit 51-1):

A. Off-premises signs, billboards and outdoor advertising structures;

B. Subject to Section 17.51.17, no person, (except a duly authorized public official permitted by the City for specific locations) shall erect, paint, print, nail or otherwise fasten any banner, sign, advertisement or notice of any kind on any lamp, pole, utility pole, bench, hydrant, bridge, wall, tree, sidewalk or structure in, upon or across any public street, alley or public property except as may be required or permitted by law;

C. Glaring and flashing lights, including illuminated window signs, excepting seasonal decorations;

D. Directional signs in any RM or C districts; provided, however, that temporary signs for the purpose of directing traffic to a residential property for sale, not including new subdivisions, shall be permitted; provided, that such signs shall have an area on any face not greater than three square feet, shall be limited to two in number pertaining to any property and shall be displayed only during the hours between eight a.m. and five p.m.;

E. Feather signs, snipe signs, pennants, streamers, spinners, ribbons and inflatable signs;

F. Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination, and flashing signs, as listed below, shall be permitted in all districts. Any animated signs not listed shall be prohibited:

1. A sign changing so as to show time and/or temperature,

2. An on-premises barber pole operated during business hours,

3. A sign showing the value, such as percentages and dollar amounts, of item(s) or service(s) located at the business,

4. Electronic signs displaying such things as time, temperature, advertisement or events of community interest shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site, subject to a conditional use permit;

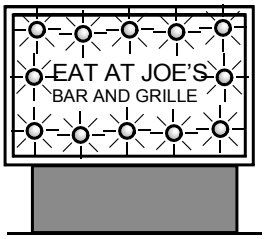
G. Murals which contain advertising copy or which function as an advertisement;

Exhibit 51-1: Prohibited Sign Types

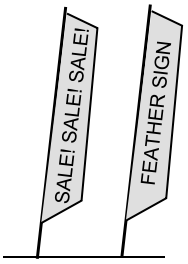
Snipe signs

Off-site signs, billboards, etc.

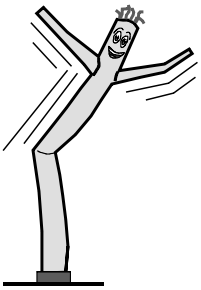
Vehicles parked on street for purpose of advertising



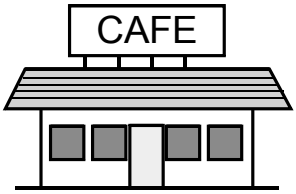
Signs with flashing lights/glaring elements, etc.



Feather signs

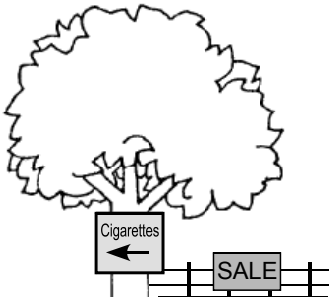


Animated signs

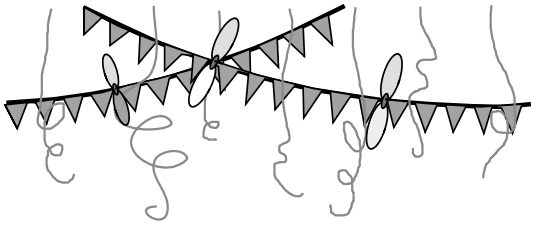


Roof-mounted signs

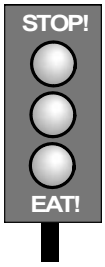
Inflatable signs



Signs attached to trees, fences, light and telephone poles, etc.



Pennants, streamers, spinners, ribbons, etc.



Signs that imitate official traffic signs and signals

H. Signs having one or a combination of the following characteristics:

1. Obscene or offensive to morals. Containing statements, words or pictures of an obscene, indecent or immoral character which, taken as a whole, appeal to the prurient interest in sex, and which signs are patently offensive and, when taken as a whole, do not have serious literary, artistic, political or scientific value,

2. Imitative of official signs. Signs (other than when used for traffic direction) which contain or are an imitation of an official traffic sign or signal, or contain the words "stop," "go," "slow," "caution," "danger," "warning" or similar words, or signs which imitate or may be construed as other public notices, such as zoning violations, building permits, business licenses and the like,

3. Natural despoliation. Signs which are cut, burned, limed, painted or otherwise marked on a field, tree, rock or other natural item.

I. No vehicle may be used as a platform or substitute for a billboard, freestanding sign or movable sign, whether parked on private property or the public right-of-way, or driving on the street. This is specifically intended to include the use of vehicles as a freestanding or off-premises sign;

J. Roof signs.

K. The tacking, posting or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of structures, barns, or sheds or on trees, poles, posts, fences or other structures shall be prohibited, unless specifically permitted by this chapter.

17.51.060 Signs permitted—RCO district.

Signs permitted in the RCO district are as follows:

A. Exempt signs as set forth in Section 17.51.040;

B. For permitted uses, name plates or signs not directly lighted, with an aggregate area of not more than twenty square feet; and

C. For conditional uses, the provisions of Section 17.51.090 (PO district) shall apply.

D. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.72.070 Signs permitted—AN district.

Signs permitted in the AN district are as follows:

A. Exempt signs as set forth in Section 17.51.040.

B. Name plates or signs not directly lighted, with an aggregate area of not more than twenty square feet pertaining to a permitted use;

C. Identification signs or other signs appurtenant to a conditional use not to exceed sixty square feet in aggregate area.

D. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.51.080 Signs permitted—R districts (RA, R, RM).

Signs permitted in the R districts are as follows:

A. Exempt signs as set forth in Section 17.51.040.

B. Not more than one sign advertising subdivisions and tract homes under construction and located on the site of the subdivision; provided, that the dimensions of such sign shall be in accordance with the following table:

Advertising Relating to:	Maximum Area (Sq. Ft.)	Maximum Dimension (Feet)	Maximum Height Above Grade (Feet)
Buildings or structures	32	12	12
Subdivisions of fewer than 5 acres	48	16	12
Subdivision of 5 or more acres	65	16	12

C. Signs and pennants advertising the sale of subdivision lots and tract homes shall be permitted for a period of twenty-four months from the date of beginning construction; provided, that when seventy-five percent of the lots in the subdivision have been built, all such signs shall be removed within thirty days;

D. Size.

For multiple-family residences only. One monument sign per street of lot frontage not to exceed six feet high and up to thirty-five square feet of sign area. For planned unit developments, signs shall be approved in conjunction with the conditional use permit. Multiple-family development signs may be freestanding or wall-mounted. When freestanding, such signs shall not be less than five feet inside the property line, nor closer than one hundred feet from another freestanding sign on the same parcel. If structure-mounted, signs shall be flush-mounted on the wall;

F. Single-family dwelling signs shall indicate name of the occupant and the address. Multiple-family development signs may give the name of the development, the address**,** phone number and, only when vacancies occur, note "units for rent" ("no vacancy" signs shall not be permitted), not to exceed six square feet;

G. Up to four non-commercial signs, with each sign not to exceed three square feet in area nor exceeding four feet in height.

17.51.090 Signs permitted—PO district.

Signs permitted in the PO district are as follows:

A. Exempt signs as set forth in Section 17.51.040.

B. A single freestanding sign not to exceed six feet in height or thirty-five square feet in area listing the name and address of the office center or the business in the case of a single business development. The total face area may be utilized in one sign or be divided among one sign per street frontage, provided a minimum distance of one-half of the width of the lot is maintained between each sign and the street corner of the lot. The location of such signs shall not be less than five feet inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from a business center or with vehicular street traffic or pedestrians;

C. Office complexes may be permitted one directory sign along each street frontage, located near an entrance or driveway. The sign may list tenants of the complex and may be up to six feet high and contain up to 35 square feet of sign face**;**

D. Each business frontage having a public entrance shall be allowed on-building identification signs having an area of up to thirty five square feet of maximum area.

E. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.51.100 Signs permitted—C and M districts (C-1, C-2, C-3, C-4, M-1, M-2).

The following signs are permitted for each business in commercial and industrial districts (see also Exhibit 51-2 for graphic illustration of standards for selected sign types). For multi-tenant shopping centers or office parks containing three or more individual uses, a coordinated sign program shall be submitted for review and approval by the Planning Director.
Further, the Planning Commission may approve sign programs, sign size, placement and design which do not strictly comply with sign ordinance requirements when deemed necessary due to building design, site layout, site design and other similar circumstances, consistent with the intent of the sign ordinance. Such a request shall be by Conditional Use Permit.

A. Building Wall signs

1. Number of signs per business. The number of wall signs permitted per business or parcel is as follows:

   a. In general, one sign is permitted for the building wall with the primary public entrance. However, where a building wall is proposed for multiple signs for a specific business, the size of all the signs combined shall not exceed that provided by the sign area calculation as shown in 17.51.100 A.1.2 Further, multiple signs shall be placed in a well-proportioned manner, relative to each sign and the space (wall) on which they are mounted.

   b. Where the site abuts a public street and the primary wall sign is on a wall not facing the street, a secondary wall sign is permitted on the wall facing the street (or streets in the case of a corner or multiple-frontage lot).

   c. If the site has a parking lot and a building wall faces the parking lot and that wall does not have a wall sign permitted under i. or ii, above, a secondary wall sign is permitted on the wall facing the parking lot. Not more than one such parking lot sign is permitted.

   d. For businesses fronting onto a public alley, one alley wall sign is permitted for the wall that faces onto the alley.

2. Calculation of Wall Sign Area:

   a. For a primary wall sign, 1.0 square foot of sign area is permitted for each foot of linear occupancy frontage, as shown in Exhibit 51-4, up to a maximum of 150 square feet of sign area, whichever is less. Notwithstanding this regulation, all businesses shall be permitted a minimum of 25 square feet of primary wall sign.

   c. For an alley wall sign, the maximum sign area shall be 25 square feet.

d. For multi-tenant buildings, each tenant shall be permitted one sign mounted on the wall with the primary entrance, except for corner units which may be permitted a primary wall sign and a secondary wall sign.

e. Maximum Height: Not to exceed the top of the vertical wall surface on which the sign is mounted. Signs mounted on a pitched roof may not extend above the peak of the ridge line of the roof. No sign is permitted on the top of a flat-roofed structure.

Figure 51-3: Selected Commercial and Industrial Sign Standards

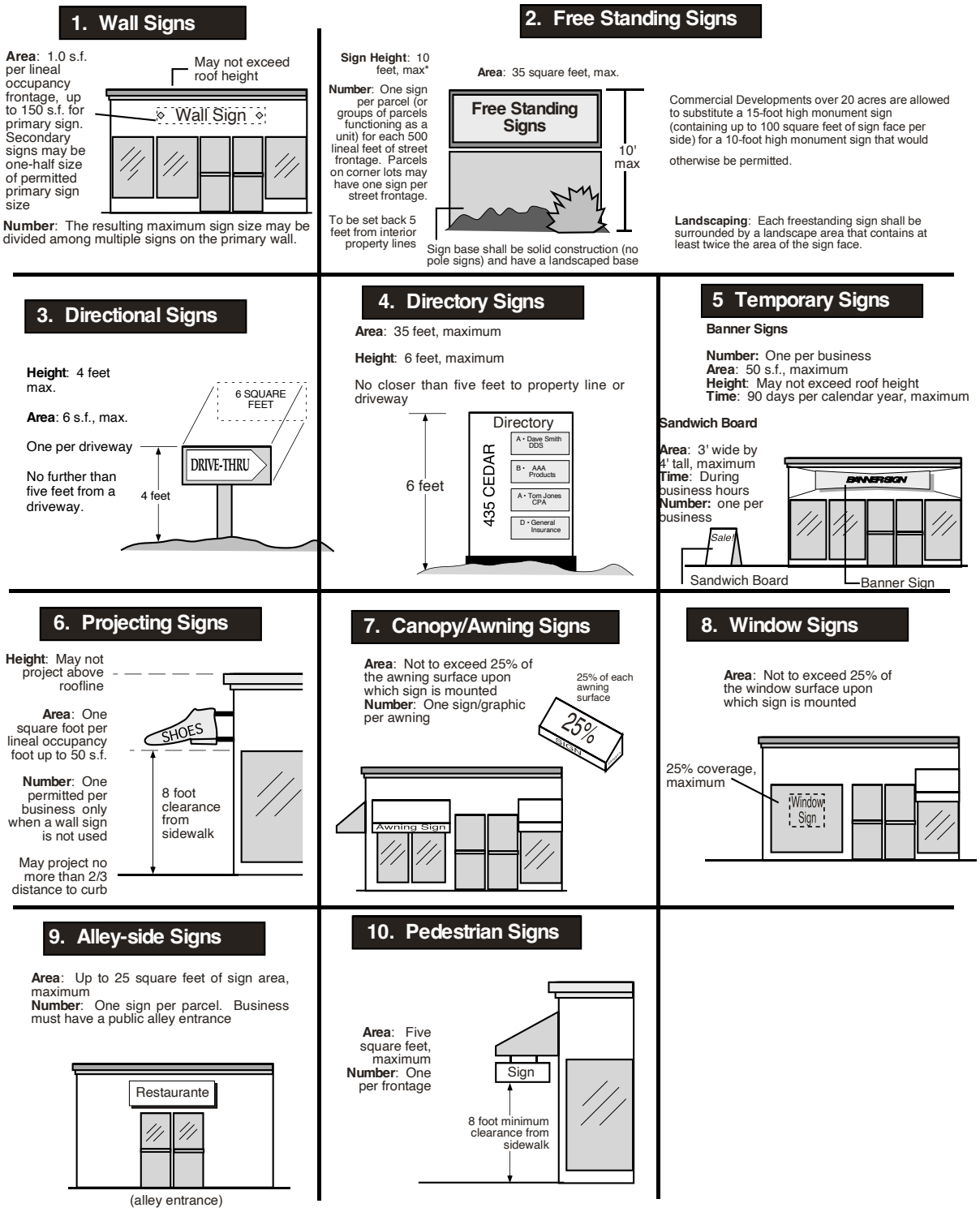
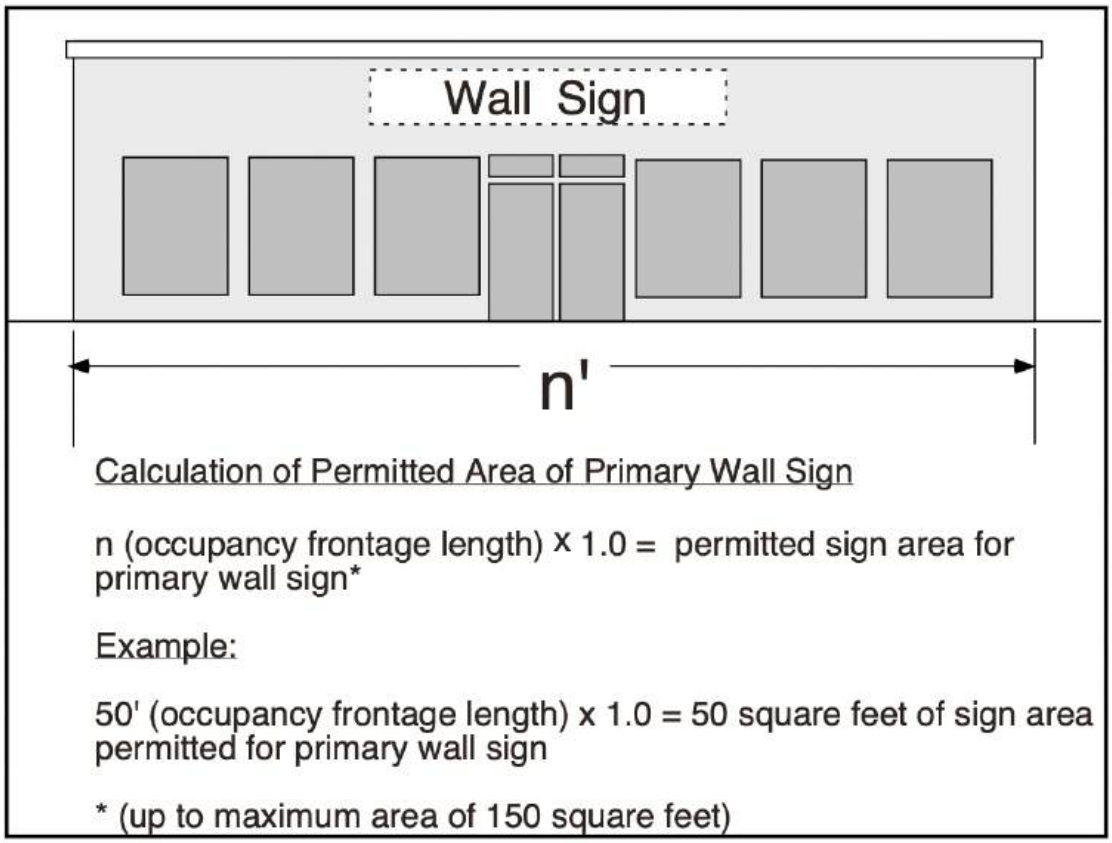


Figure 51-3: Calculation of Permitted Wall Sign Area



e. Changeable message: A wall sign may contain changeable messages (either electronic scrolling messages or letters that are changed manually. The size of a wall sign with a changeable message may be increased by 25% above the maximum sign area provided under Section 17.51.100 A d 2 a.

B. Free-Standing Signs.

1. Each parcel (or group of parcels that function as a single development) is permitted one freestanding monument sign, up to 10 feet high, containing up to 35 square feet of sign face per side. One such sign is permitted for each 500 feet of lineal street frontage.

2. A commercial development that contains at least 20 acres is permitted one freestanding monument sign up to 15 feet high (per street frontage), containing up to 100 square feet of sign face per side. This sign may replace a 10-foot high monument sign that is otherwise allowed, but may not be in addition to said 10-foot high monument sign.

3. Sign Design: Free standing signs shall be designed as a monument sign with a solid base extending at least one half the width of the sign face. Design alternatives may be considered as long as the design furthers the objectives of this chapter for high quality designs. Pole signs are not permitted.

5. Changeable message: Freestanding signs may contain changeable messages (either electronic scrolling messages or letters that are changed manually. The size of a freestanding sign with a changeable message may be no more than 50 square feet per sign face.

5. Setbacks: A free standing sign shall be set back a minimum of 5 feet from any interior side property line. Encroachment into a setback may be permitted by the Planning Director where the location of existing improvements presents a functional hardship in compliance with the required setback.

6. Landscaping. All freestanding signs shall be surrounded by landscaping of an area at least twice the size of the area of one side of the sign structure. Landscaping shall be consistent with Section 17.47 (Landscaping) of the Dinuba Municipal Code.

C. Directional Signs.

1. Maximum height: 4 feet.

2. Maximum Area: 6 square feet.

3. Number per site: one per each side of a driveway from a public street.

4. Location: Directional signs shall be placed within five feet of a driveway that accesses the site from a public street. Placement of directional signs shall ensure the sight safety of vehicles entering/leaving a site is not compromised.

D. Directory Signs.

1. Number per site: one per public vehicle and/or pedestrian entrance to the site.

2. Maximum Area: 35 square feet.

3. Maximum Height (if freestanding): 6 feet.

4. Location: No directory sign which is a freestanding sign may locate closer than 5 feet to any neighboring property line or closer than three feet to any point of ingress/egress;

E. Temporary/Portable Signs.

1. Banners:

a. Number of signs: One banner sign is permitted per business.

b. Maximum Height: Not to exceed roof line of nearest building or building affixed to but in no case higher than 30 feet. Banner signs shall not be attached to existing free-standing signs.

c. Maximum Area: 50 square feet.

d. Permitted Time: Banner signs may not be utilized for more than 90 days per calendar year.

e. Temporary signs used to identify a business shall be removed within ninety days and replaced with a permanent sign.

2. Sandwich board signs:

a. Maximum Height and Width: Three feet wide and four feet tall, maximum.

b. Maximum Area: 12 square feet.

c. Number per business: One.

d. Location: May be placed on the business site as long as conflicts with vehicle safety are not caused. May also be placed on the public sidewalk adjacent to the business with approved encroachment permit, but must permit a minimum of four feet of passage area on sidewalk, and be no closer than 25 feet to a driveway or a cross street.

e. Permitted Display Time: During business hours.

F. Projecting Signs.

1. Maximum Height and Projection: Not to exceed roof line of wall or structure to which projecting sign is attached. (Note: Bottom of sign shall be a minimum of 8 feet from ground to provide proper clearance.).

2. Number per business: One, but a projecting sign is permitted only where a wall sign is not used on the same wall.

3. Calculation of Area: 0.5 square foot of sign area for each lineal foot of building frontage of the business to which sign pertains.

4. Maximum Area: 60 square feet.

5. Location: Projecting signs may extend over public rights-of-ways including public sidewalks not to exceed two-thirds of the distance from the building face to which the sign is attached to the curb face of said sidewalk.

G. Awning/Canopy Signs.

1. Number of signs: Where an awning is present, one sign may be applied to the awning.

2. Maximum Area: The area of signage on each surface of an awning shall not exceed 25% of the area of the individual surface.

3. Location: Awning signs shall be made of removable materials such as individual cut-out letters and/or symbols attached, stenciled or otherwise placed on the canopy surface, and may be located on exterior surfaces of a canopy. Canopy signs shall be of color, size and design to harmonize with the color, size and design of the canopy on which they are placed.

H. Window Signs and Window Tinting

Maximum Area: Up to 25% of the area of each individual window may be covered with a window sign or graphic. Tinted windows must allow at least 75% light transparency.

I. Alley-Side Signs.

1. Number of Signs/Sign Area: Any building facing a public alley shall be permitted one alley-side sign with a maximum of 25 square feet of sign area.

2. Height. Alley side signs may not project above the wall on which they are mounted.

J. "For Sale", "For Rent", or similar signs.

1. Number of signs: One sign shall be permitted per street frontage.

2. Size: 32 square feet, per sign.

3. Height: maximum of 6 feet.

K. Pedestrian Signs.

1. Number of signs: One pedestrian oriented sign that projects or hangs above a sidewalk on each side of a building with a public entrance.

2. Size: Each sign may be a maximum of 5 square feet in size and may hang or be suspended no lower than eight feet above grade level.

L. Non-commercial signs, not to exceed 32 square feet in area or eight feet in height. One sign is permitted for each 300 lineal feet of street frontage on a given site.

M. Exempt signs as set forth in Section 17.51.040

17.51.110 Design Guidelines.

All commercial signage in commercial and industrial zones should incorporate attractive design elements consistent with the following, as applicable (also see Figure 51-3 for illustrations of selected design guidelines):

A. Design Compatibility: The design of all signs should be compatible and harmonious with the colors, materials and architecture of the building and the immediate vicinity. Freestanding signs should be finished with the same or compatible materials as the building on the site.

B. Size: Notwithstanding applicable sign standards elsewhere in this chapter (and as determined by the Director) sign size should be proportionate to the size and scale of the site and/or building upon which the sign is proposed. Sign dimensions as specified in this chapter are maximum allowable dimensions; it may be necessary that signs be smaller than the maximum allowed, in order to be proportionate in size and scale to achieve the design objectives of this section.

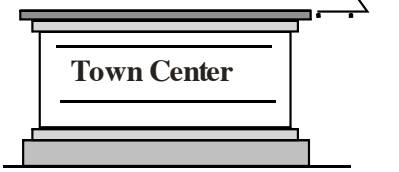
C. Commercial and Industrial Center Signs: Individual tenant signs within multi-tenant centers should be coordinated in size, location, materials and illumination.

D. Color: Colors should be used in coordinated groupings, and should be compatible with those colors used in the building or project design. For cabinet-style signs, a dark sign background is preferred with light colored copy (characters/graphics).

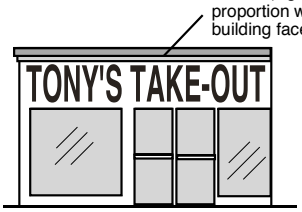
Figure 51-3: Selected Sign Design Guidelines

1. Design Compatibility

Signs should be compatible with overall architectural character of the site.



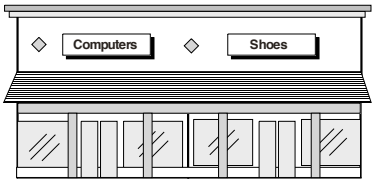
2. Sign Size



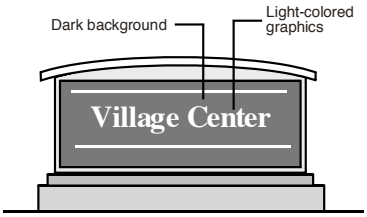
Signs should be well proportioned to the surface on which they are mounted

3. Shopping Centers

Signs in multi-tenant shopping centers shall have a consistent design theme



4. Color

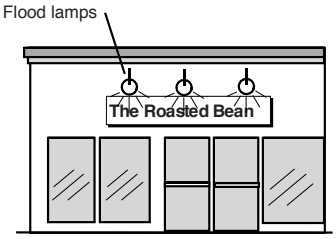


Colors used in signs should be consistent with the overall color sheme of the site. Dark background material with light colored copy is usually preferred.

5 Logos & Trademarks

Corporate logos and trademarks should be considered in the overall architectural compatibility of the site.

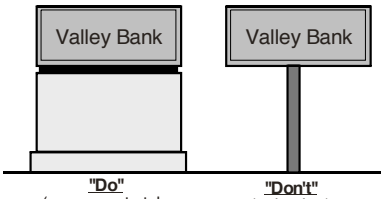
6. Illumination



Signs with exterior illumination are encouraged (versus signs with interior lighting (e.g. cabinet signs))

7. Sign Base and Frame

Signs should have a well designed solid base structure that is architecturally compatible with the site

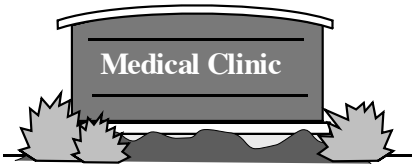


"Do" (monument style sign with solid base)

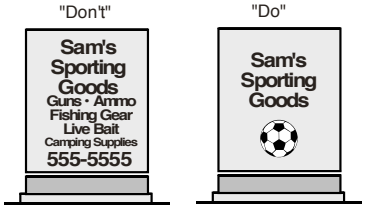
"Don't" (pole sign)

8. Landscaping

Freestanding signs shall have base area that is landscaped to complement the appearance of the sign. The area of landscaping shall be at least twice that of the area of the sign structure

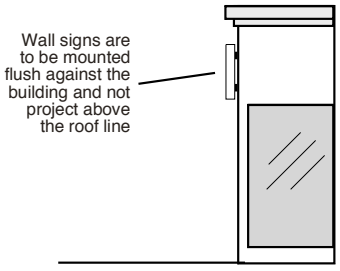


9. Sign Copy



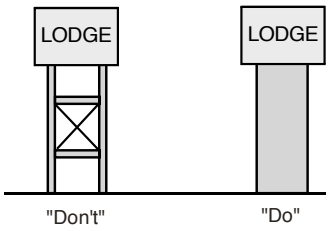
Sign on left is crowded with information. Characters and graphics should be simple and well-proportioned.

10. Wall Signs



11. Screening

Sign support structures are to be concealed from view



E. Logos and Trademarks: The use of established corporate colors or logos is not be prohibited by this section. When established corporate colors are incompatible with buildings colors, compatibility in design with the surrounding development should be accomplished through the use of appropriate background colors or other design features.

F. Lighting Intensity: The light emitted or reflected by a sign, or emitted by a light source, should be of reasonable intensity and should be compatible with the architecture of the building and the immediate vicinity. Artificial light sources shall be shielded to prevent light spillage, glare or annoyance to persons on or inside adjoining properties or to public or private rights-of-way.

G. Sign Bases and Frames: Freestanding signs should be either housed in a frame, or set onto a base, presenting a solid, attractive, and well-proportioned appearance. The size and shape of the frame or base should be proportionate to the size and mass of the sign and should be low-profile in design. Pole type signs are not permitted. Guy wires, angle irons, braces and other support or construction elements should be screened or hidden from view.

H. Landscaping: Freestanding signs are to be located in a landscaped area proportionate to the size of the sign, but not less than twice the size of one side of the sign face. Appropriate screening/accent landscaping should be placed at the base of the sign. Landscaping shall comply with Section 17.47 (Landscaping) of the Dinuba Municipal Code.

I. Sign Copy: Sign copy should be simple and concise without excessive description of services or products. On freestanding signs, sign copy should be designed to contribute to the design of the structure on which it is displayed. In all cases, freestanding sign design and sign copy should be coordinated to provide an attractively designed freestanding element which identifies the development or project.

J. Wall Signs: Building signs should be mounted flush against the building, and shall not project above the roof ridge or the top of the parapet.

K. Maintenance: All signs and their supporting components are to be kept in good repair and maintained in good structural condition at all times. It is unlawful to permit vegetation, rubbish, or flammable material to accumulate within ten feet of any sign.

L. Design Quality. All signs should be professionally designed and manufactured. Signs that utilize hand-made lettering or elements should be avoided.

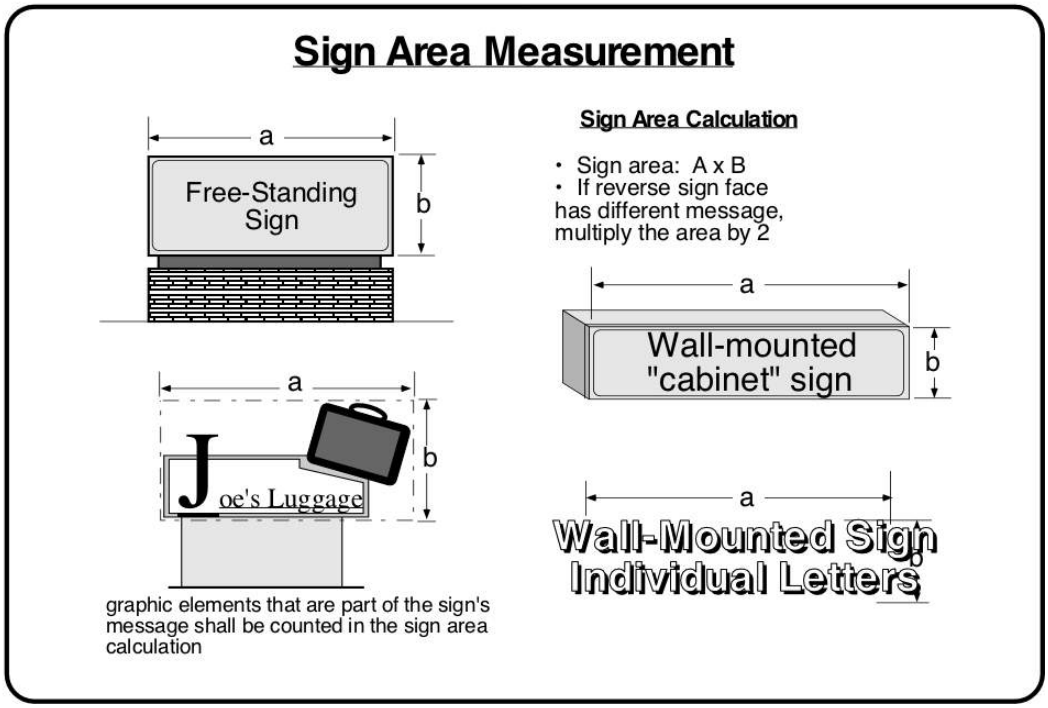
17.51.120 General provisions.

A. Sign area: The area of individual signs shall be measured in accordance with the "Sign Area Measurement" diagram (see Figure 51-4).

B. Sign faces counted: Where a sign has two faces containing sign copy, which are oriented back to back and separated by not more than 24 inches at any point, the area of the sign shall be measured using one sign face only.

C. Wall mounted letters: Where a sign is composed of letters individually mounted or painted on a building wall, without a border or decorative enclosure, the sign area is that of the smallest area within which all letters and words can be enclosed.

Figure 51-4: Sign Area Measurement



D. Three-dimensional signs: Where a sign consists of one or more three-dimensional objects such as balls, cubes, clusters of objects, or sculptural or statute-type trademarks, the sign area shall be measured as the area of the smallest rectangle within which the object(s) can be enclosed, when viewed from a point where the largest area of the object(s) can be seen.

E. Obstruction of Fire Escape. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.

F. Traffic Hazard. No sign shall be erected at or near a street, driveway or alley in such a manner as to obstruct clear vision, or at any location where the position, shape or color may obstruct the view of, or be confused with, any authorized traffic sign, signal or device, or which uses any word, phrase, symbol or character in such manner as to

interfere with or confuse traffic. In general, signs shall be set back at least 10 feet from the intersection of two streets or the intersection of streets and alleys and streets and driveways.

G. Utility Lines and Easements. No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal clearance from communication or energized electric power lines as required by laws, rules and regulations of the state of California and agencies thereof.

H. Portable Signs. Where portable signs are permitted elsewhere in this chapter they shall in no case be placed on a public right-of-way or within thirty feet of a street intersection. When placed on a sidewalk, portable signs shall be situated to allow at least four feet of lateral clearance on the sidewalk.

17.51.130 Signage at closed businesses and/or vacant sites.

A. Closed Business. When a business vacates and/or closes for a period of over ninety days, it is the responsibility of the property owner to ensure the following:

1. The faces of all on-site signs, as well as any individual words, letters, figures or characters, shall be removed from the building and other structures on the property within one hundred twenty days following commercial vacancy or closing.

2. The sign face of freestanding and monument signs shall be removed within one hundred twenty days following commercial vacancy or closing, and the sign shall be maintained with a blank, opaque sign face.

3. Any awning, structure or facade left exposed after sign, sign face, or sign structure removal shall be repaired to a customary finished appearance within one hundred twenty days following commercial vacancy or closing.

B. Vacant Buildings and Sites. When a site contains no buildings or contains no occupied buildings, it is the responsibility of the property owner to ensure the following:

1. No sign or structure that is not exempt by Section 17.51.040 shall be constructed, erected, or displayed on a vacant site or on a site with no occupied buildings.

2. No temporary sign, as defined by Section 17.51.150 shall be constructed, erected or displayed, except that non-commercial signs may be erected and displayed in conformance with this chapter.

17.51.140 Special use signs.

Certain uses, because of their special sign needs or their allowance in several districts, have been specifically listed in this section. Where such uses are approved, the sign standards allowed for such uses shall be as follows:

A. Auto/RV Sales (New Auto Sales Only with Incidental Used Vehicle Sales).

1. One freestanding sign may be provided per separate new car showroom. The minimum distance between freestanding signs shall be fifty feet.

2. Freestanding signs for incidental used car sales shall be no higher than ten feet nor contain more than thirty-five square feet of area.

B. Churches. Not exceeding thirty-two square feet in total sign area for freestanding signs and no higher than six feet tall. One allowed per street frontage. Wall signs not to exceed one-quarter square foot per front foot of building.

C. Drive-In or Drive-Up Uses. In addition to the sign area normally allowed, drive-up restaurants shall be allowed one menu board at the drive thru, not to exceed twenty square feet in area nor six feet in height.

D. Movie Theaters. One square foot of sign area per front foot of building facing a public street not to exceed one hundred square feet per frontage, and one freestanding sign not to exceed thirty-five square feet per screen up to a maximum of two hundred square feet and a maximum height of eighteen feet. Changeable copy may be used for movie listings.

E. Temporary signs for the purpose of directing traffic to a residential property for sale, not including new subdivisions, shall be permitted; provided, that such signs shall have an area on any face not greater than three square feet, shall be limited to two in number pertaining to any property and shall be displayed only during the hours between eight a.m. and five p.m.

17.51.150 Signs for Temporary uses.

A. Banners.

1. No person shall erect or maintain over, across or above any public street, alley or other public place any sign or banner for any purpose whatsoever, without first obtaining approval from the city in writing.

2. It is the responsibility of the person installing such banner or sign to remove it at the termination of the event shown on the banner or sign. A six-day grace period

will be permitted for the removal of the banner at the end of which it will be removed by the city and such person will be assessed for the cost of the removal.

B. Outdoor Fireworks Sales Christmas Tree Sales and Similar Uses. Temporary A-frame and I-frame signs may be used. Total number of signs per street frontage shall be one sign, not to exceed twenty-five square feet in surface area or six feet in height. Maximum sign surface area for all street frontages shall not exceed fifty square feet.

17.51.160 Nonconforming signs.

A. Illegal Signs. Every sign in existence at the time the ordinance codified in this title became effective and which was prohibited or illegal at the time of installation, and which does not conform to the provisions of this chapter, shall be an illegal sign. Such signs shall be removed immediately upon notification of illegality. Signs that are not constructed, maintained, or displayed pursuant to the requirements of this chapter, and that are not legal, and that are nonconforming shall be illegal.

B. Nonconforming Signs. Every sign in existence at the time the ordinance codified in this title became effective and which sign was legal at the time of installation but that does not conform to the provisions of this chapter, shall be a legal nonconforming sign. In the event such nonconforming sign is abandoned or discontinued, such sign shall be required to conform to the provisions of this chapter. A change of copy or sign face shall not be deemed a discontinuance of use. Any structural alteration to any part of the sign shall be deemed a discontinuance of use. A nonconforming sign shall be made to conform immediately to the provisions of this chapter if:

1. The owner remodels a nonconforming sign display, or expands or enlarges the structure or land use upon which the advertising display is located;

2. The owner relocates a sign to another area of the existing site;

3. There is an agreement between the owner and the city for the removal of a sign on a given date;

4. The sign display is or may become a danger to the public or is unsafe; or

5. The sign display constitutes a traffic hazard.

6. The sign is destroyed.

17.51.170 Administration and enforcement.

A. Signs and other advertising structures regulated in this chapter, when found by the building official to be unsafe or a menace to the public, or erected in violation of the provisions of this chapter, shall be and constitute a public nuisance and shall be subject to abatement.

B. Any sign which, because of changes in structure or site occupancy or use, does not comply with the requirements of Section 17.51.140 may be maintained for a period not longer than thirty days, after which time any such sign shall be in violation of the provisions of this chapter and subject to abatement within a period not exceeding one year.

C. Per Chapter 17.65 (Enforcement), any person, firm, corporation or organization found in violation of any provisions of this chapter shall be notified and cited in accordance with policies established by the community development department and approved by the city council.

Also, any person, firm or corporation violating any of the provisions or failing to comply with any of the requirements of this code, except as specifically reserved, shall be guilty of an infraction, per Section 1.16.010. Each sign violation may constitute a separate infraction. Should an infraction remain for a longer than reasonable amount of time, not to exceed five business days, the person, firm, or corporation in violation may be found in violation of an additional infraction. The maximum penalty for an infraction is a fine not exceeding the maximum then allowable by state law. At present, pursuant to Government Code Section 36900, the maximum penalty for an infraction is a fine not exceeding one hundred dollars for a first violation, a fine not exceeding two hundred dollars for a second violation of the same ordinance within one year and a fine not exceeding five hundred dollars for each additional violation of the same ordinance within one year.
Except as otherwise provided by law, all provisions of law or ordinance relating to misdemeanors shall apply to infractions. Therefore, any person violating any provision of this chapter is guilty of a misdemeanor. Such person shall be deemed to be guilty of a separate offense for each and every day, and each and every location of each offending sign, during any portion of which any violation of this chapter is committed or continued.

D. Any sign or sign structure erected, altered, relocated, repaired, or maintained contrary to the provisions of this chapter is declared to be unlawful and a public nuisance; and the city shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such sign or structure.

17.51.180 Murals and public art.

A. Murals are painted wall signs which have a majority of sign area comprised of noncommercial content, and which generally have artistic, historic, or cultural themes. New murals, public art and the restoration of murals shall require the prior review and approval by the Planning Commission via the Conditional Use Permit process.

B. The Planning Commission may approve a new mural or public art if it finds that the proposed mural or public art is consistent with applicable city policies and ordinances, and that the mural or public art would not be detrimental to the public health, safety, or welfare. Commercial content of murals and public art shall be subject to all applicable sign limitations of the underlying zone district. Murals and public art shall be subject to the following standards and review process.

1. Murals and public art may be located on structures or walls within any commercial or industrial zone district.

2. Prior to painting or installation of a new mural or public art, or the modification of an existing mural, an application must be submitted for the review and approval by the Planning Commission. All applications for new or modified murals or public art shall be referred to the Planning Commission for review.

3. Approval of a mural design or public art shall occur only after notice and an opportunity to comment has been provided consistent with the process established in Section 17.51.020 for a public hearing. Interested parties may provide comment on proposed murals in writing or in person to the Planning Commission. The Planning Commission shall consider any public comments during their review of a proposed mural or public art.

4. The Planning Commission shall apply the following design criteria in reviewing proposed murals or public art:

    a. The subject matter shall be of historical significance regarding the growth and development of the city of Dinuba and its surrounding region. The mural or public art may also contain other subject matter deemed by the committee to be significant and of high quality.

    b. Murals and public art shall be designed and painted by an artist who possesses demonstrated knowledge and expertise in the design, materials, and execution of murals and public art.

    c. To the extent feasible, the mural and public art shall be vandal and graffiti resistant.

C. No person shall paint, alter, or remove a mural or public art without first obtaining a Conditional Use Permit and paying applicable sign permit fees.

17.51.190 Definitions.

For purposes of this chapter, certain words and forms are defined as follows (also see Figure 51-5):

"A-frame sign," or "sandwich board," means a portable sign capable of standing without support or attachment.

"Advertising structure" means a structure erected exclusively for advertising purposes upon which any poster, bill, printing, device or other advertisement of any kind whatsoever may be placed, posted, printed or fastened and having a surface of twelve square feet or more.

"Awning sign" means any sign located on an awning.

"Balloon" means any inflatable sign or balloon intended to levitate above the ground regardless of size, that is designed to be used as an outdoor advertising device for any business or promotional event.

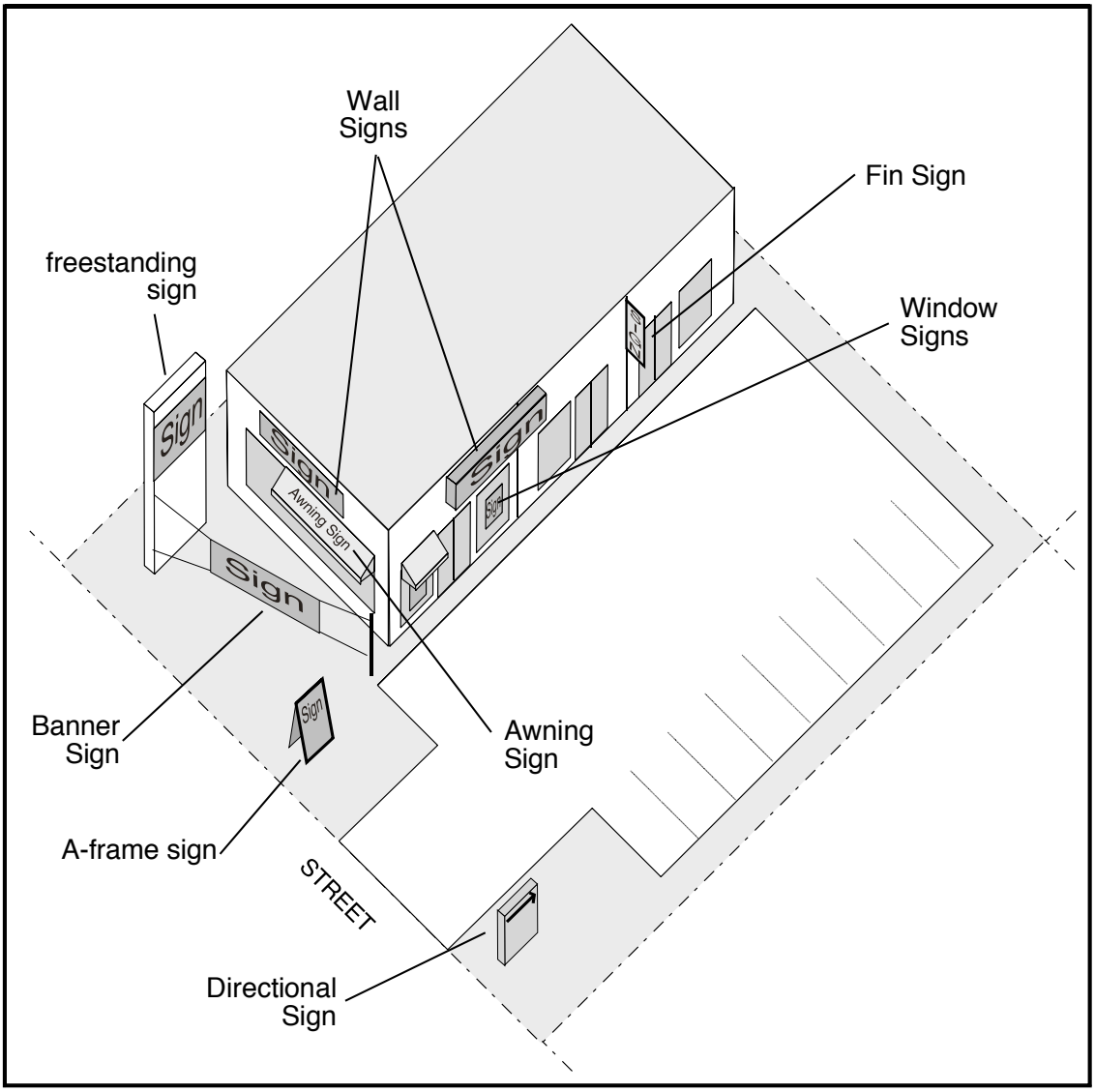
"Bulletin board" means a permanent monument sign with changeable copy, intended to announce meetings or other events.

"Building" means the building on which a sign is located or attached, but excluding an advertising structure.

"Cut-out sign" means any sign or individual words, letters, figures or characters which are self-supporting and not affixed to any sign surface, but which are erected so as to be approximately parallel to the face of the structure but need not be attached to the structure.

"Directional sign" means any sign other than a highway marker or any sign erected by public authority which is for the purpose of directing persons to a place or activity not located on the same premises as the sign.

Figure 51-5: Illustration of various sign types



"Erect" means to build, construct, hang, place, suspend or affix, including the painting or otherwise applying of wall signs.

"Face" means the surface of a sign on, against or through which the message or design is displayed or illustrated.

"Face of structure" means the exposed side of a main wall of a structure, excluding structural projections facing a street, highway or thoroughfare.

“Feather Sign” means a sign typically freestanding that is mounted on a pole, normally made of fabric and designed to blow in the wind.

“Fin sign” means any sign which is erected so as to combine the features of both a roof sign and a projecting sign.

“Freestanding sign” means any sign which is self-supporting in a fixed location and not attached to any structure.

“Gross surface area of sign” or “aggregate surface area” means the area contained within a single continuous perimeter, enclosing all parts of the sign but excluding any structural elements outside the limits of signs which are required for the support of the sign, most often measured in square feet.

“I-frame” signs are a type of portable sign, designed to stand on a solid base or base with four legs, supporting a vertical sign which may or may not be two sided.

“Illuminated sign” means any sign illuminated by any light source on, within or attached to the sign or by a light source removed therefrom.

“Marquee” means a permanent roofed structure attached to and supported by the structure.

“Marquee sign” means any sign attached to or supported by a marquee.

“Monument sign” means any low-profile sign located on the premises and advertising the use, business, service or activity being conducted on the premises.

“Noncommercial sign” means a sign (typically temporary in nature) that contains a message or images displaying non-commercial speech (e.g. commentary or advocacy on topics of public debate and concern). This definition shall be construed and interpreted in light of relevant court decisions,

“Occupancy frontage” means the length of a building frontage of an individual business (see Figure 51-3). Occupancy frontage is used to determine the maximum permitted size of a wall sign.

“Outdoor advertising structure (billboard)” means any sign, other than a directional sign, having a gross area of fifty square feet or more, if single-faced; or one hundred square feet or more if double-faced, which advertises a business, product, service or activity made available elsewhere than upon where the sign is located.

“Pedestrian sign” means a sign typically hung above a sidewalk from an awning or arcade, meant to be viewed by pedestrians.

"Pennants" are long, narrow flags that may be used individually or strung together, and are most often used to designate car sales or other outdoor sales or events.

"Portable sign" means any sign designed to be easily transportable or moveable, and which is capable of standing without support or attachment, including but not limited to an A-board, movable freestanding, tire stack or wind sign.

"Projecting sign" means any sign which is attached to the face of a structure and projects more than eighteen inches from the face of the structure.

"Real estate sign" means any sign used exclusively for advertising a parcel of property or a structure for sale, lease or rent.

"Roof sign" means any sign located on a roof of a building or having its major structural supports attached to a roof.

Sandwich Board. Refer to definition of "A-frame sign".

"Sign" means any advertisement, announcement, display (including electronic display), illustration, banner, insignia or mechanism which is affixed to, painted on or otherwise represented on a building, structure or site, on any vegetation, rock, wall, post, fence or any other object and which is used to advertise or promote the interests of any person on the sale, use or consumption of any service, commodity, article or thing.

For the purpose of this chapter the term "sign" shall not include the following:

1. Advertising media located entirely within an enclosed building;

2. Traffic highway markers, parking directional signs not greater than three square feet in area and railroad crossing or danger signals;

3. The display of official court or public office notices;

4. Any sign erected or maintained by public authority; or

5. Signs used for the safety, welfare or convenience of the public by utility companies.

"Sign structure" means the structure supporting a sign including uprights, braces and framework but excluding any portion of the sign structure which meets the definition of a "sign."

"Snipe sign" means a type of temporary sign used for commercial purposes, typically small, made of plastic or paper that is attached to a wire frame that is stuck into the ground. Snipe signs are also sometimes attached to other objects such as telephone poles, trees, fences, etc.

“Streamer” means a long, narrow banner, flag, or pennant.

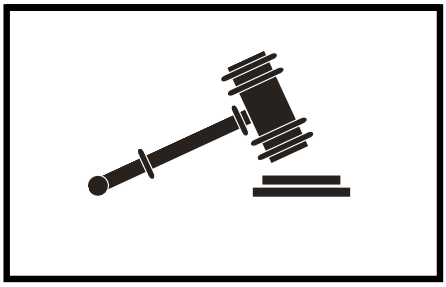
“Street frontage of a lot” means the face of a lot abutting a street for interior lots and the narrowest frontage abutting a street on corner lots.

“Trompe l’oeil” means an art technique involving realistic imagery in order to trick the eye into perceiving a painted detail as a three-dimensional object.

“Wall sign” means any sign painted, affixed or attached on a building wall or of solid construction located as to be approximately parallel with the face of a structure, including a “V” type sign which does not extend more than eighteen inches from the face of the structure.

“Window sign” means any sign painted on or attached to a window or located inside a structure within a distance equal to the greatest dimension of the window (either width or height) and designed to be viewed from the outside of the structure in which the window is located.

CHAPTER 53



Zoning Ordinance Amendments

Sections

17.53.010 Purpose
17.53.020 Boundary Changes
17.53.030 Application and Fees
17.53.040 Public Hearing Notice
17.53.050 Public Hearing
17.53.060 Action of the Planning Commission
17.53.070 Action of the City Council
17.53.080 Amendment of Official Zoning Map
17.53.090 New Application
17.53.100 Urgency Zoning Ordinance Amendments
17.53.110 Prezoning

17.53.010 Purpose

This chapter establishes the procedure for changes in zoning designations for parcels, and also for changes in zoning standards within the text of the Dinuba Zoning Ordinance.

17.53.020 Boundary Changes

a. A change in the boundaries of any district may be initiated by the owner of the property within the area for which a change of district is proposed or the authorized agent of the owner filing an application for a change of district boundaries. If the area for which a change in district is proposed is more than one ownership, at least 50 percent of the property owners or their authorized agents shall join in filing the application.

b. A change in boundaries of any district or a change in a district regulation may be initiated by application of a private party, or by resolution of the Planning

Commission, or by action of the City Council in the form of a request to the Planning Commission.

17.53.030 Application and Fees

a. A property owner or authorized agent, desiring to propose a change in the boundaries of the district in which the property is located, may file an application with the Planning Commission for a change in district boundaries on a form prescribed by the Planning Commission which shall include the following data:

   1. Name and address of the applicant.

   2. Statement that the applicant is the owner of the property for which the change in district boundaries is proposed or the authorized agent for the owner, or the plaintiff in an action of eminent domain to acquire the property involved.

   3. Address and description of the property, including Assessor Parcel Number, number of acres, land use, surrounding land uses and other details that could be relevant to the proposal.

b. The application shall be accompanied by a drawing of the site and the surrounding area for a distance of at least 300 feet from the boundary of the site, showing the location of streets, and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the latest adopted tax roll of the County of Tulare. Assessor's maps may be used for this purpose.

c. The application shall be accompanied by a fee set by a resolution of the City Council sufficient to cover the cost of processing the application as prescribed in this chapter.

17.53.040 Review and Public Hearing Notice

a. Upon receipt the Planning Director shall review the application and determine whether it is complete, and shall notify the applicant of any discrepancies or additional information required to properly analyze the request. The Planning Director shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission, including a recommendation as to the action to be taken by the Planning Commission and a statement supporting such recommendations.

b. The Planning Commission shall hold a public hearing on each application for a change in district boundaries or a district regulation within 45 days of the date when the application was filed or the proposal was initiated.

c. Notice of a public hearing shall be given not less than 10 days prior to the date of the public hearing by : (1) a publication of a notice of the time and place of the hearing and a general explanation of the matter to be considered in a newspaper of general circulation within Dinuba; (2) mailing a notice of the time and place of the hearings to all persons whose names appear on the property owners list submitted under the provisions of this chapter.

17.53.050 Public Hearing

a. At the public hearing, the Planning Commission shall review the application or the proposal and may receive pertinent evidence and testimony as to why and how the proposed amendment is necessary to achieve the objectives of the zoning ordinance prescribed in this chapter or how or why the proposed amendment is consistent with the stated purposes and application intended for the zone classification proposed.

b. The Planning Commission may review proposals for the use of the property for which a change in district boundaries is proposed or plans or drawings showing proposed structures or other improvements, in light of the fact that under the provisions of this title a change in district boundaries cannot be made conditionally.

17.53.060 Action of the Planning Commission

Within 40 days following the completion of the public hearing, the Planning Commission shall make specific findings in writing as to whether the change is required to achieve the objectives of the zoning ordinance and the goals, policies and action programs of the general plan. The Commission shall transmit a report to the City Council recommending that the application be granted or denied, or that the proposal be adopted or rejected, including, if warranted, a written statement of the reasons for the recommendation, together with one copy of the application, resolution of the Commission, the scale drawing of the site and surrounding area and all other data therewith, the minutes of the public hearing, the report of the Planning Director and the findings of the Commission.

17.53.070 Action of the City Council

a. Upon receipt of the Planning Commission’s resolution and report, the City Council shall hold a public hearing; provided, however, that if the matter under

consideration is an amendment to change property from one district classification to another, and the Planning Commission has recommended against the adoption of such amendment, the City Council need not take any further action thereon unless an interested party requests such a hearing by filing a written request with the city clerk within five working days after the Planning Commission files its recommendation with the City Council.

b. Notice of the time and place of said hearing shall be given in the time and manner provided in Chapter 17.5 (Public Hearings).

c. The City Council, after the close of the public hearing, shall make specific findings in writing as to whether the amendment is required in order to achieve the objectives of the zoning ordinance and goals, policies and action programs of the general plan and, when applicable, whether the amendment would be consistent with the purposes and application intended for the zoning district being proposed.

d. The City Council may approve, modify or deny the recommendation of the Planning Commission; provided, however, that if modified significantly, the modification shall be first referred to the Planning Commission for report and recommendation. The Planning Commission shall not be required to hold a hearing thereon. Failure of the Planning Commission to report within 40 days of the reference (or such longer period as may be designated by the City Council) shall be deemed to be approval of the proposed modification by the Planning Commission.

e. If the City Council finds that the proposed amendment is required (in its original or modified form) it shall enact an ordinance amending the regulations of this title. If the Council finds that an amendment is not required, it shall deny the application or proposal for amendment.

17.53.080 Amendment of Official Zoning Map

A change in a district boundary shall be indicated on the Official Dinuba Zoning Map together with the date, the amendment action and ordinance number.

17.53.090 New Application

Following the denial of an application for a change in a district boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.53.100 Urgency Zoning Ordinance Amendments

To protect the public interest, health, safety and welfare, the City Council may adopt an urgency zoning ordinance amendment limiting the use of property that may be in conflict with a general plan, specific plan, or zoning amendment that is being contemplated by the Planning Commission or City Council. The following regulations shall govern the procedures for an urgency zoning ordinance amendment.

a. Adoption of an urgency zoning ordinance amendment shall require a four-fifths (4/5) vote of the City Council.

b. The urgency ordinance shall no longer be binding after 45 days from its adoption except under the following conditions.

    1. Subject to a public hearing, the City Council may extend the urgency ordinance amendment for 10 months and 15 days.

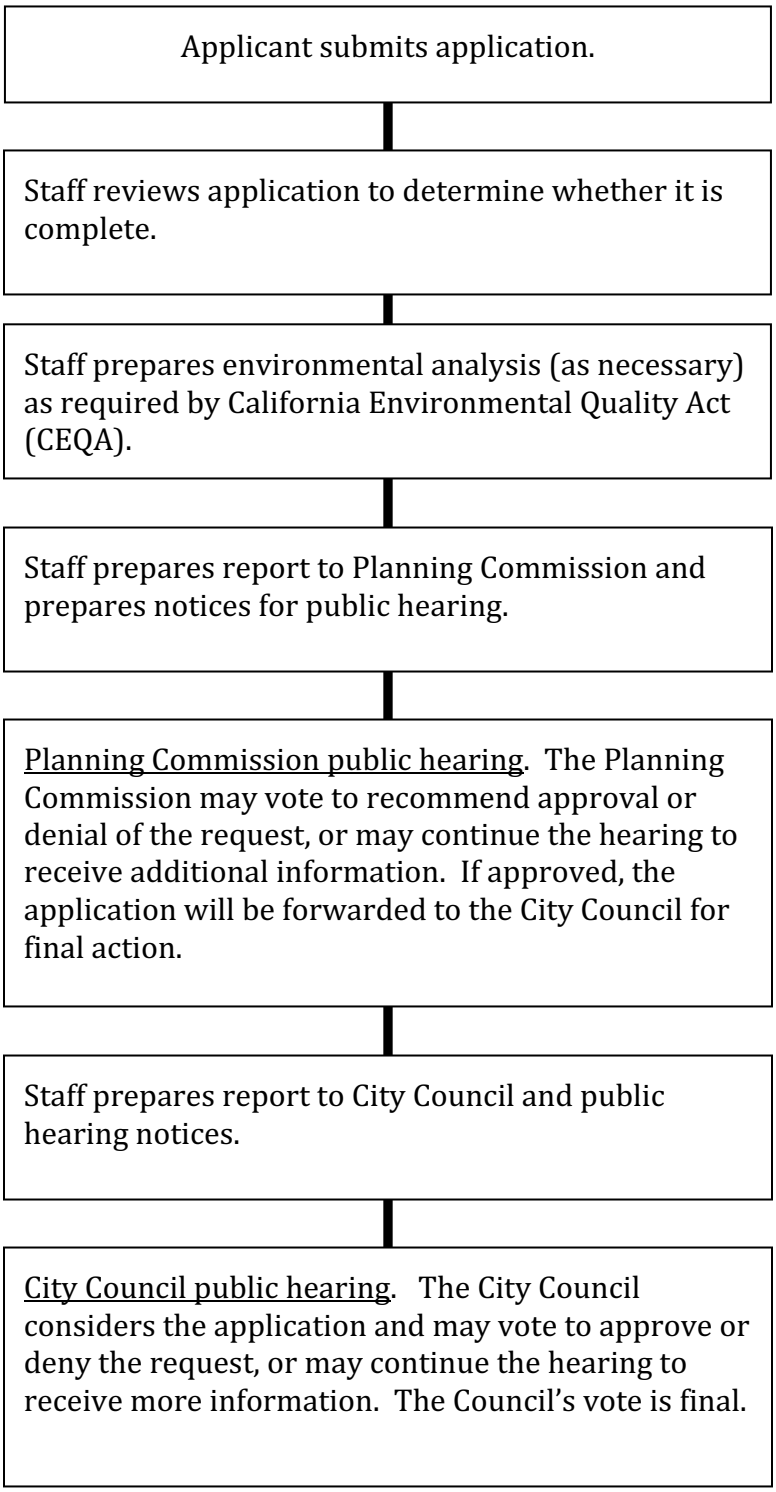
    2. An urgency ordinance amendment may be extended for an additional year, subject to a four-fifths (4/5) vote by the City Council.

    3. Ten days prior to the expiration or extension of an urgency ordinance, the City Council shall issue a written report describing the measures being taken to alleviate the condition that led to the adoption of the urgency zoning ordinance.

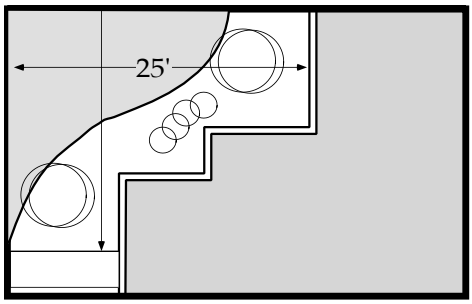
17.53.110 Prezoning

Dinuba may prezone unincorporated territory to delineate the zoning of the subject territory in the event of annexation to the City. The procedure for prezoning shall be consistent with the requirements for a zoning amendment outlined in this chapter.

Exhibit 53-1: *Zoning Ordinance Amendment Process*



CHAPTER 55



Site Plan Review

17.55.010 Purpose
17.55.020 Applicability
17.55.030 Exemptions
17.55.040 Relationship to Design Guidelines
17.55.050 Application and Fee
17.55.060 Action of the Community Development Director
17.55.070 Report and Findings
17.55.080 Street Dedication and Improvements
17.55.090 Building Permit
17.55.100 Lapse of Site Plan
17.55.110 Revocation
17.55.120 Site Plan to Run With the Land

17.55.010 Purpose

The purpose of the site plan/design review process is to enable the City of Dinuba to make a finding that a proposed development project is in conformity with the intent and provisions of this Ordinance and to guide the building department in the issuance of building permits.

The site plan/design review process is intended to ensure that development constructed in Dinuba meets good urban design standards, does not have an adverse impact on neighboring properties, does not negatively impact the public health, safety and welfare, and produces a development that will enhance the image and marketability of Dinuba.

17.55.020 Applicability

The following project types shall be subject to obtaining a Site Plan Review permit prior to a building permit and construction:

1. All new multiple-family residences;

2. All additions to existing multiple-family residences;

3. All renovations to multiple-family residences which involve facade or exterior work;

4. All new commercial construction and also exterior renovations to commercial buildings;

5. All new industrial construction and also exterior renovations to industrial buildings.

17.55.030 Exemptions

The following uses shall be exempt from Dinuba's site plan/design review process:

a. Single family dwellings.

b. Open space uses that do not require a building permit.

c. The establishment of a new use on a previously-developed site where no new construction is proposed (however such uses may be subject to a Conditional Use Permit).

c. Incidental and accessory structures.

d. Various public and private utility and infrastructure improvements.

f. Existing uses that were originally permitted through the Site Plan Review process whose building area (or active use area) is being increased by less than 25 percent

g. Other uses that the Planning Director determines not to require site plan/design review because it would not further the objectives of this chapter, including temporary use permits, minor building and site improvements and in home care facilities that cater to the elderly or disabled.

17.55.040 Relationship to Design Guidelines

In addition to the requirements for Site Plan Review outlined in this chapter, all development projects shall also be subject to conformance with the City of Dinuba's Design Guidelines as applicable for commercial, industrial, multi-family residential and neighborhood design.

17.55.050 Application and Fee

An application for a site plan/design review permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council. Uses that require a conditional use permit shall not be required to pay for a site plan/design review permit because the fee would be covered by the fee for a conditional use permit. The information requirements listed below will be required of applicants, and the application shall include the following information:

a. Name and address of applicant.

b. Statement that the applicant is the owner of the property or is the authorized agent of the owner.

c. An accurate scale drawing of the site and the surrounding area for a distance of at least 100 feet from each boundary of the site showing the existing locations of streets and property lines.

d. Preliminary floor plans and front, side and rear architectural elevations of the proposed structures, along with renderings showing proposed colors and materials of the structures and improvements.

e. A site plan , drawn to scale, which shall show the following:

1. Lot and building dimensions.

2. All buildings and structures: location, size, height, and proposed use.

3. Yards and space between buildings.

4. Walls and fences: location, height and materials.

5. Off-street parking and loading: location, number of spaces, dimensions of spaces, and internal circulation pattern.

6. Access: pedestrian, vehicular and service: points of ingress and egress.

7. Signs: location, size, height, and type of illumination.

8. Lighting: location and general nature.

9. Trash enclosures.

10. Street dedication and improvements.

11. Grading and drainage plan.

12. Landscaping and irrigation: location and type.

17.55.060 Action of the Community Development Director

1. Within thirty days after submission, the director, on behalf of the city, shall review the site plan to determine compliance with this title. If it is determined that the site plan cannot be approved without granting a variance or use permit, or amending this title, the applicant shall be notified in writing and no action on the site plan shall take place until proper application for a variance, use permit or amendment has been filed and acted upon as prescribed by this title.

2. The director may require the submittal of additional information or revised plans. Within thirty days from the receipt of an application the applicant shall be notified in writing of any revisions or additional information required and shall submit such information. Failure to submit required information may be cause for site plan disapproval.

3. Once the application is determined to be complete, the director shall refer the application to the Design Review Committee (DRC (composed of appropriate department heads and service providers, including but not limited to the city engineer, public works director, building official, fire chief, police chief, solid waste provider, school district and other individuals or representatives who may be affected or otherwise have an interest in the project)). These individuals and agencies shall submit comments and questions to the director, who, based on these comments, may request revisions to the site plan or additional information as appropriate.

4. Within thirty days after the acceptance of the completed site plan, the director shall approve, approve with conditions or disapprove the site plan.

5. In making their determination, the director shall consider and, when appropriate, make findings consistent with Section 17.55.070. In making these findings, the director shall determine that approvals will be consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to zoning, fire, police, building and health codes.

6. In reaching a determination with regard to a site plan review, the director shall state those conditions which he has determined are necessary to protect the public health, safety and general welfare of the community and those conditions as may

be required by the city municipal code or any federal, state or other local law, rule, regulation or court decision in accordance with this section.

7. All conditions of site plan approval shall be fully complied with prior to the issuance of any certificate of occupancy. It is unlawful for any person to construct, occupy or maintain any building, facility or site without fully complying with all of the conditions of site plan approval or any other applicable requirement of this chapter.

8. The director's decision shall be final unless appealed to the planning commission. Appeals shall be processed in accordance with Chapter 17.63 (Appeals).

9. When, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. The referral shall be placed on the agenda of the next available planning commission meeting following the director's decision.

10. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the director, with one copy mailed to the applicant and one copy filed with the building official.

11. Revisions by the applicant to an approved site plan shall be resubmitted in the manner required for drawings first submitted. Minor modifications, as determined by the director, shall be approved as a change to the site plan. Any other change shall be processed as an original filing.

17.55.070 Report and Findings

In making their decision, the director shall prepare a report on the site plan/design review permit application based on their analysis of the project and also recommendations of the Design Review Committee. This report shall be forwarded to the applicant and their agent. The findings shall include the following:

a. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.

b. That the design of buildings and other improvements complies with applicable Design Guidelines for the zone in which the project is located.

c. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health,

safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.

d. That the proposed use will not have a significant impact on the environment, or that any significant impacts have been acknowledged.

e. That the proposed use will comply with applicable provisions contained in this Ordinance.

f. That the proposed use is consistent with the Dinuba General Plan.

g. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.

17.55.080 Street Dedication and Improvements

In addition to the conditions detailed in the Director's resolution, changes in the neighborhood that would result from traffic generated by the development undergoing site plan/design review may require land dedication and/or street improvements. Should the Director find that approval of the proposed development combined with existing traffic in and near the subject property warrant road improvements along the subject property, the Commission may require conditions as follows:

a. The applicant shall dedicate necessary right-of-way along the subject property adequate to facilitate the installation of roadway improvements consistent with Dinuba's Circulation Element and Improvements Manual.

b. The applicant shall install roadway improvements, including curbs, gutters, sidewalks and street paveout, along the subject property that are consistent with Dinuba's Circulation Element and Improvements Manual. These improvements may extend off site for purposes of ensuring safe traffic circulation, effective storm drainage, or pedestrian safety.

c. The applicant shall install non-roadway improvements within the roadway right-of-way, including street signs, street lights, street trees and bus stops.

All improvements shall be constructed and installed to city standards and shall be installed at the time of development. Where it is determined by the Director that it is impractical to install certain or all improvements at the time of development, an agreement to make such improvements may be accepted in lieu thereof. In the event of such an arrangement, the applicant shall enter into an agreement with Dinuba for the installment of improvements before a building permit is issued. The applicant shall deposit money with the City of Dinuba or post a bond with the City in the amount determined by the City Engineer to guarantee the installation of said improvements.

17.55.090 Building Permit

Before a building permit shall be issued for any building or structure proposed as part of a site plan/design review, the Chief Building Official shall find that the proposed building location and size, facilities and improvements are in conformance with the site plan/design review and conditions approved by the Community Development Director.

17.55.100 Lapse of Site Plan

Site plan/design review approval shall lapse and shall become void one year following the date on which it was approved unless, prior to expiration of one year, a building permit has been issued by the Chief Building Official and construction has commenced. Alternatively, the applicant may request a one-year extension of the Site Plan by submitting a letter to the Community Development Director that justifies the extension. Extensions may be requested up to three times.

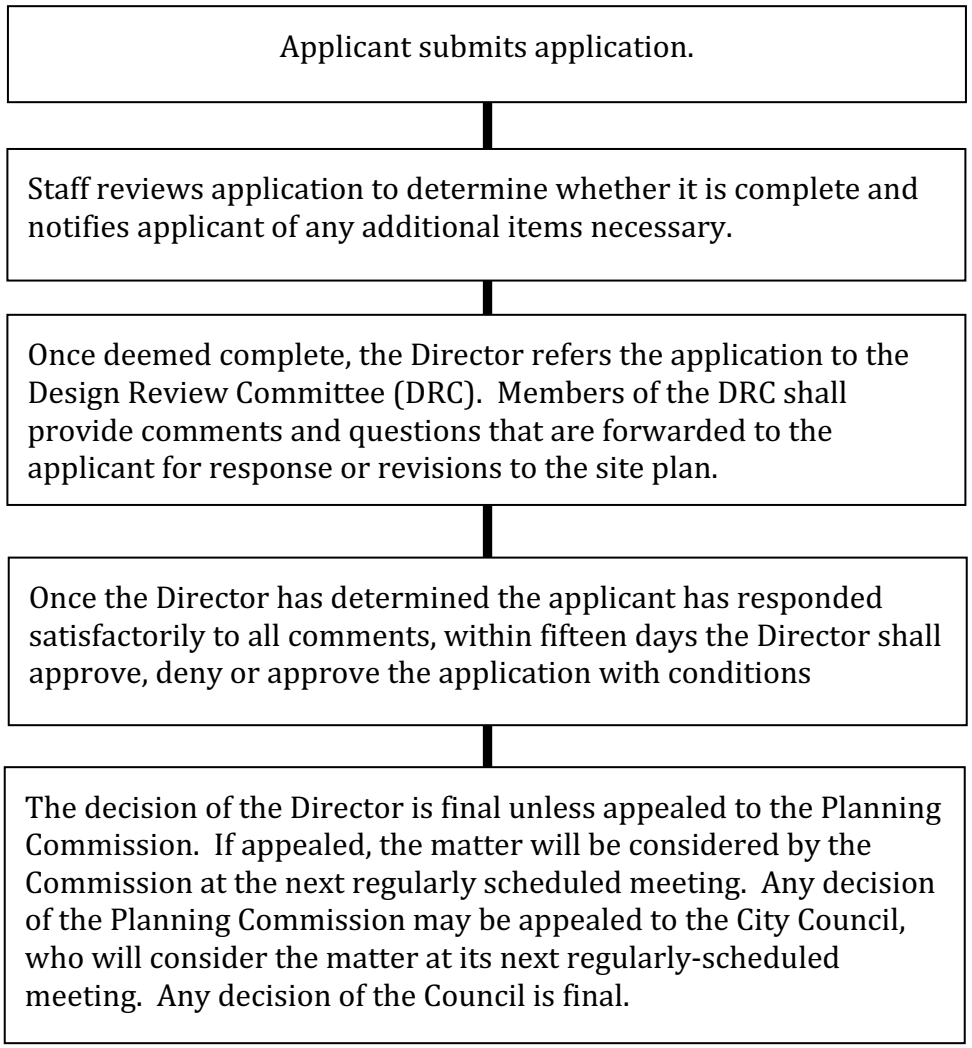
17.55.110 Revocation

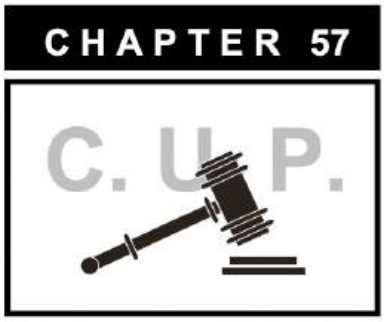
Upon violation of any conditions of an approved site plan, said site plan may be revoked and building permits associated with an approved site plan shall be suspended. Within 30 days of the revocation and suspension, the City Council shall consider the matter. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the City Council may revoke the site plan and/or building permit and take action as may be necessary to ensure compliance.

17.55.120 Site Plan to Run With the Land

A site plan shall run with the land and shall continue to be valid upon change of ownership of the property or building which was the subject of a site plan application.

Exhibit 55-1: ***Site Plan Review Process***





Conditional Use Permits

Sections

17.57.010 Purpose
17.57.020 Application and Fee
17.57.030 Hearings and Notice
17.57.040 Review and Public Hearing Notice
17.57.050 Report and Findings
17.57.060 Action of the Planning Commission
17.57.070 Conditions
17.57.080 Lapse of Conditional Use Permit
17.57.090 Extension of Conditional Use Permit
17.57.100 Revocation
17.57.110 New Application
17.57.120 Use Permit to Run with the Land
17.57.130 Preexisting Conditional Use Permits
17.57.140 Temporary Conditional Use Permits

17.57.010 Purpose

The purpose of this chapter is to establish procedures for processing Conditional Use Permits and temporary use permits. Certain uses listed in districts in this Ordinance are permitted subject to receiving a Conditional Use Permit. Because of their unusual characteristics, or unique area in which they are proposed, these uses require special consideration so that they may be located properly with respect to the purpose and objectives of this Ordinance and with respect to their effects on surrounding properties.

17.57.020 Application and Fee

An application for a Conditional Use Permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.57.030 Hearings and Notice

Upon receipt of a Conditional Use Permit application and making a determination that the application is complete and meets City standards, the Planning Department shall prepare a notice for a public hearing consistent with the requirements contained in Section 17.5 (Public Hearings). The application shall include the following information:

a. Name and address of applicant.

b. Statement that the applicant is the owner of the property, or is the authorized agent of the owner.

c. A site plan, drawn to scale, which shall show the following:

1. Lot and building dimensions.

2. All buildings and structures: location, size, height, and proposed use.

3. Yards and space between buildings.

4. Walls and fences; location, height and materials.

5. Off-street parking and loading: Location, number of spaces, dimensions of spaces, and internal circulation pattern, consistent with standards contained in Section 17.49 (Parking and Loading).

6. Access: pedestrian, vehicular and service. Points of ingress and egress.

7. Signs: location, size, height, and type of illumination, consistent with standards contained in Section 17.51 (Signs and Advertising).

8. Lighting: location and general nature.

9. Street dedication and improvements.

10. Landscaping and irrigation: location and type, consistent with standards contained in Section 17.47 (Landscaping and Irrigation).

d. Where new construction or significant remodeling is proposed, preliminary floor plans and front, side and rear elevations of the proposed structures.

17.57.040 Review and Public Hearing Notice

Upon receipt the Planning Director shall review the application and determine whether it is complete, and shall notify the applicant of any discrepancies or additional information required to properly analyze the request. The Planning Director shall also make a determination regarding any review of potential environmental impacts associated with the project, as required by the California Environmental Quality Act.

The Planning Director shall then make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission, including a recommendation as to the action to be taken by the Planning Commission and a statement supporting such recommendations.

17.57.050 Report and Findings

The Planning Department shall prepare a report on the Conditional Use Permit application that provides a recommendation based on the following findings.

a. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purpose of district in which the subject site is located.

b. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity.

c. That the proposed use will not have a significant impact on the environment, or that any significant impacts will be mitigated or acknowledged.

d. That the proposed use will comply with applicable provisions contained in this Ordinance.

e. That the proposed use is consistent with the Dinuba General Plan.

f. That the site for the proposed site is adequate in size, shape and location to accommodate the use the district for which it is proposed.

17.57.060 Action of the Planning Commission

The Planning Commission shall conduct a public hearing for the proposed Conditional Use Permit, consistent with the procedure established in Chapter 17.5 (Public Hearings). Following the public hearing, the Planning Commission shall take action on the Conditional Use Permit. The Commission can approve, approve with conditions or deny the Conditional Use Permit based on the finding listed above. The Commission's decision is final unless appealed to the City Council, consistent with the procedure established in Chapter 17.63 (Appeals).

Within 10 days of adopting a resolution on the Conditional Use Permit, the Commission shall transmit a copy of its resolution to the applicant.

17.57.070 Conditions

The Planning Commission can approve a Conditional Use Permit subject to conditions. Conditions may involve the operation of the use, maintenance of the property or specific aspects associated with the development, including storage and display of goods, grading, surface and drainage improvements; vehicular ingress and egress; parking and loading; landscaping and irrigation and maintenance thereof; regulation of light, vibration, odors, and noise; appearance of buildings, grounds, signs, and other structures; street dedication and improvements; and hours of operation. In cases where certain improvements may be phased over time, Dinuba may request a bond or monetary deposit to ensure faithful performance on the part of the applicant. The value of the bond or deposit shall be determined by the City Engineer.

Conditions set forth for a Conditional Use Permit can only be required in order to achieve the purpose and objectives of this Ordinance. Conditions which require dedication of land for a purpose not reasonably related to the use of the property shall be prohibited.

17.57.080 Lapse of Conditional Use Permit

A Conditional Use Permit shall lapse and become void one year from the date it became effective, unless by conditions of the use permit a greater time is allowed, or unless a building permit is issued by the Chief Building Official and construction on the use has commenced.

17.57.090 Extension of Conditional Use Permit

A Conditional Use Permit for which no building permit or business license has been issued may be renewed in increments of one year, not to exceed three one-year extensions; provided, that prior to the one-year expiration, an application for renewal is filed with the Planning Department. The Planning Commission by resolution may approve, approve with conditions or deny the renewal application.

17.57.100 Revocation

Where the City finds that a use operating under a Conditional Use Permit is not complying with the conditions of that use permit, the operation of the use shall be suspended. Within 60 days of the suspension, the Planning Commission shall hold a public hearing on the Conditional Use Permit. Based on a report from the Planning Department, findings contained in Section 17.57.050 of this Chapter, and testimony from the public, the Commission may revoke the Conditional Use Permit with conditions that may be necessary to assure compliance with the purpose and objectives of this Ordinance. The Commission's decision shall be final unless appealed to the City Council consistent with the requirements contained in Chapter 17.63 (Appeals).

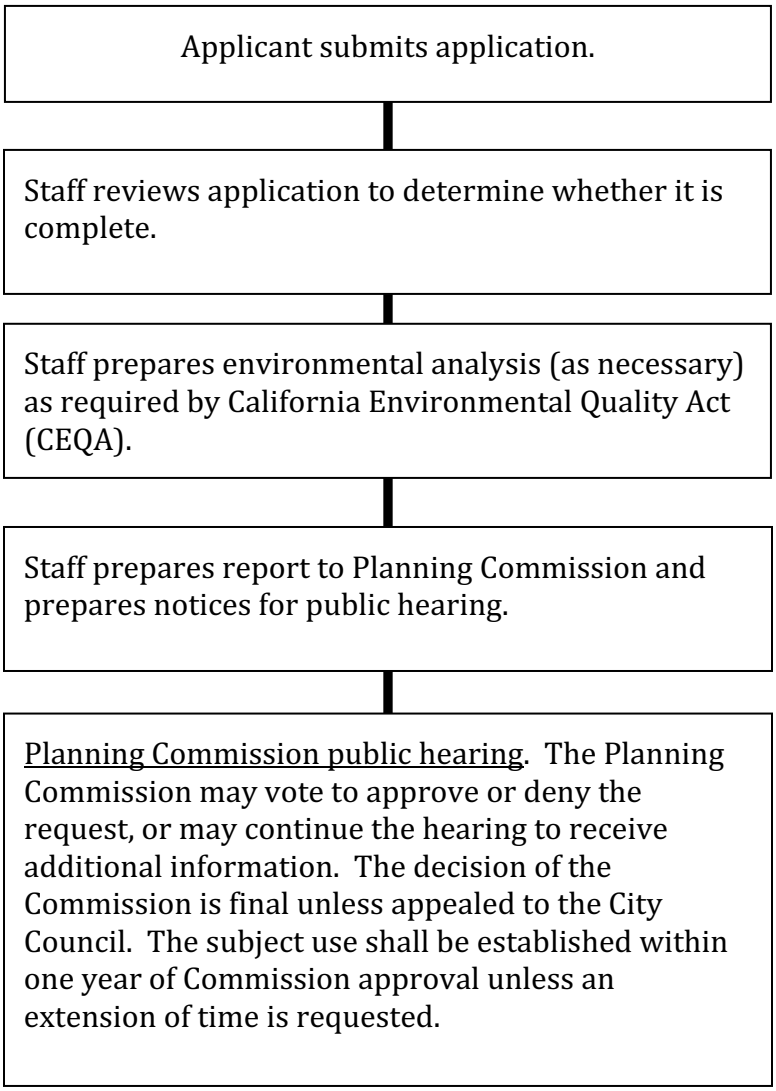
17.57.110 New Application

Following the denial or revocation of a Conditional Use Permit, no application for the same or substantially the same Conditional Use Permit shall be filed within one year of the date of denial or revocation.

17.57.120 Use Permit to Run with the Land

A Conditional Use Permit shall run with the land and shall continue to be valid upon change of ownership of the property or structure that was the subject of the use permit application.

Exhibit 57-1: *Conditional Use Permit Process*



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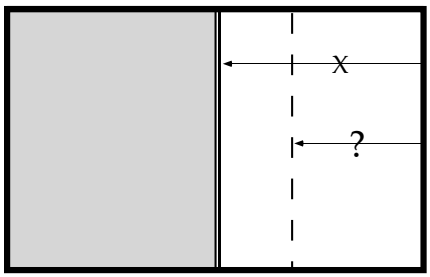

Variances, Minor Deviations and Reasonable Accommodations

Sections

17.59.010	**Purpose**
17.59.020	**Variances - Applicability**
17.59.030	**Variances - Application and Fee**
17.59.040	**Variances - Hearings and Notice**
17.59.050	**Variances - Report and Findings**
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17.59.220	**Reasonable Accommodations - Action of Planning Director**
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17.59.010 Purpose

The purpose of this chapter is to establish procedures for processing applications for variances, minor deviations and reasonable accommodations requests. Variances are addressed in Sections 17.59.020 through 17.59.120; Minor Deviations are addressed in Sections 17.59.130 through 17.59.180, and Reasonable Accommodations are addressed in Sections 17.59.190 through 17.59.230.

17.59.020 Variances - Applicability

The Planning Commission may grant a variance from district regulations, including setbacks, lot dimensions, height of structures, lot coverage, parking and loading standards, and sign regulations, but shall not apply to types of uses.

17.59.0300 Variances - Application and Fee

An application for a variance shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.59.040 Variances - Hearings and Notice

Upon receipt of a variance application, the Planning Department shall prepare a notice for a public hearing consistent with the requirements contained in Chapter 17.5 (Public Hearings).

17.59.050 Variances - Report and Findings

The Planning Department shall prepare a report on the variance application. The Department shall provide a recommendation based on the following findings, which are pursuant to California Government Code Section 65906.

a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications;

b. That granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought;

c. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;

d. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located;

e. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

f. That granting the variance will not be inconsistent with the General Plan.

17.59.0600 Variances - Action of the Planning Commission

Following the public hearing, the Planning Commission shall take action on the variance. The Commission can approve, approve with conditions or deny the variance based on the finding listed above. To approve a variance, the Commission shall find that all of the above findings are true. The Commission's decision shall be final unless appealed to the City Council consistent with the requirements contained in Chapter 17.63 (Appeals).

Within 10 days of adopting a resolution on the variance, the Commission shall transmit a copy of its resolution to the person that filed the variance application.

17.59.070 Variances - Conditions

The Planning Commission can approve a variance subject to conditions. Such conditions will assure that the approved variance shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.

17.59.080 Variances - Appeal to City Council

Upon an appeal of the Planning Commission's action, the City Council shall hold a public hearing and take action by resolution on the variance. The Council shall consider the Commission's decision, the claims contained in the appeal, and the findings contained in Section 17.59.5 of this chapter. The Council can approve, approve with modifications or deny the decision of the Planning Commission. The decision of the Council shall be final. The variance shall become effective three days following the date of Council approval. Within 10 days of adopting a resolution on the variance, the Council shall transmit a copy of its resolution to the person who filed the variance application.

17.59.090 Variances - Lapse of Variance

A variance shall lapse and become void one year from the date it became effective, unless conditions of the variance allow a greater time, or unless a building permit is issued by the Chief Building Official and construction has commenced on the use that is the subject of the variance.

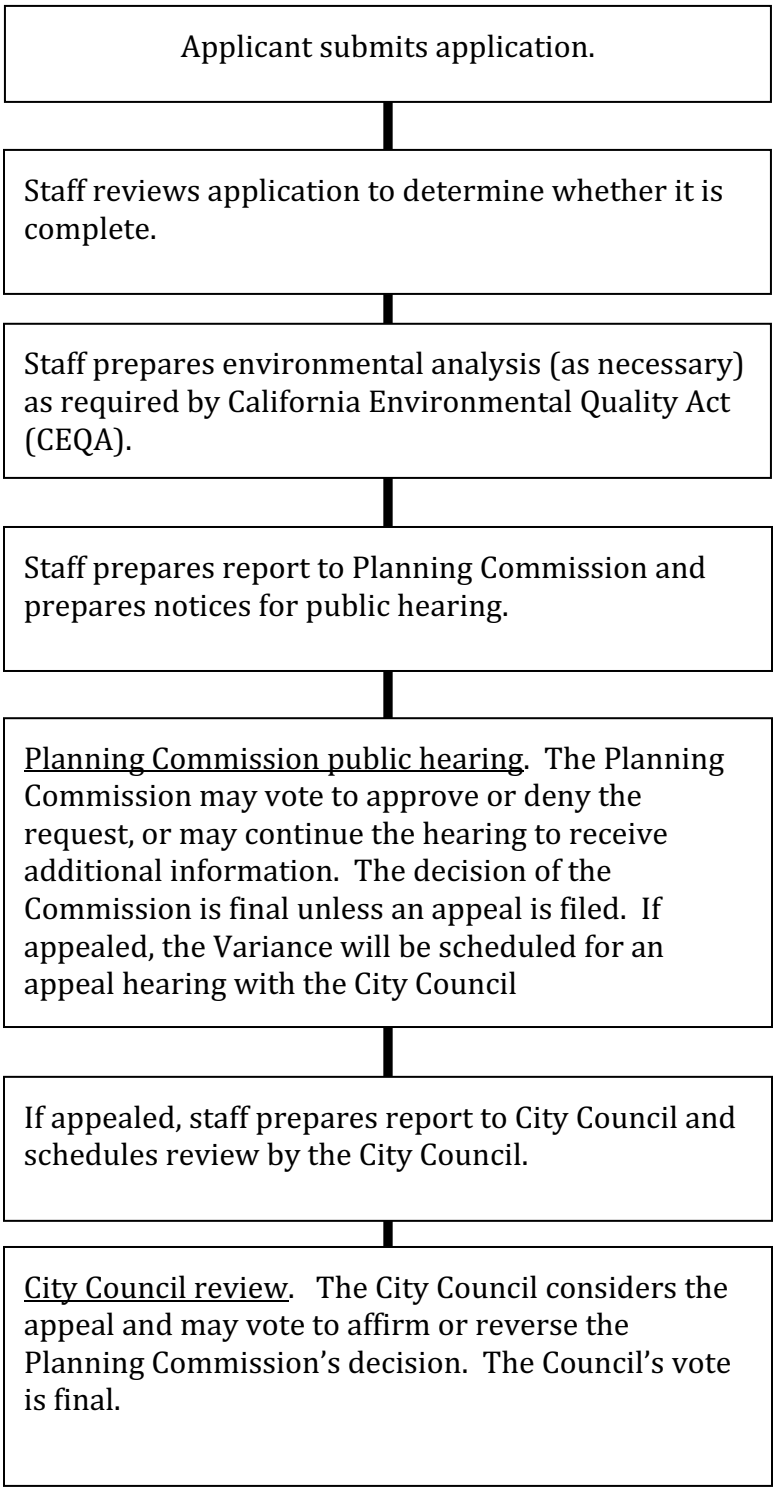
17.59.100 Variances - New Application

Following the denial or revocation of a variance, no application for the same or substantially the same variance shall be filed within one year of the date of denial or revocation.

17.59.110 Variances - Variance to Run With the Land

A variance shall run with the land and shall continue to be valid upon change of ownership of the property or structure which was the subject of the variance application.

Exhibit 59-1: *Variance Process*



17.59.120 Minor Deviations - Purpose

The purpose of this chapter is to provide a mechanism whereby minor deviations from district regulations can be granted by the Planning Director. A minor deviation may be granted for up to 20 percent for zoning standards identified in Section 17.59.130. Any minor deviation that exceeds the deviation percentage explained above shall be processed as a variance consistent with the regulations detailed in the requirements for Variances in this chapter.

Minor deviations shall only be granted when practical difficulties, unnecessary hardships and conditions inconsistent with the purpose and objectives of this Ordinance may result from the strict application of certain provisions of this Ordinance. The granting of a minor deviation and its associated conditions shall not constitute a special privilege inconsistent with the limitations on other properties in vicinity and in other like districts in Dinuba.

17.59.130 Minor Deviations - Applicability

The Planning Director may grant a minor deviation from district regulations for the following:

a. Reduction of lot area, lot dimensions, space between buildings, yard space, setback requirements, or population density requirements by not more than twenty (20) percent.

b. Increase of lot coverage or height limitations by not more than twenty (20) percent.

c. Permission to repair or remodel a nonconforming structure if the work will bring the structure and the subsequent use into greater conformity with the property development standards of the zoning district in which the structure is located.

17.59.140 Minor Deviations - Application and Fee

An application for a minor deviation shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.59.150 Minor Deviations - Report and Findings

The Planning Director shall prepare a report on the minor deviation application and shall review the following findings with regard to a minor deviation.

a. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings or unclear property lines, where the strict application of this Ordinance deprives such property rights possessed by other properties in the same vicinity or other properties that have the same district classification;

b. That granting a minor deviation is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or other properties that have the same district classification;

c. That granting the minor deviation will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and district in which the property is located; and

d. That granting the minor deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the property is located.

17.59.160 Minor Deviations - Action of the Planning Director

Minor deviations may be processed as an administrative matter by the Planning Director. Following a review of a minor deviation application and the findings listed above, the Planning Director may take action on the minor deviation. The Planning Director can approve, approve with conditions or deny the minor deviation based on the findings listed above. Following a decision by the Planning Director, an administrative resolution shall be prepared that outlines the findings and conditions of the decision.

The Director's decision shall be final unless appealed to the Planning Commission consistent with the requirements contained in Chapter 17.63 (Appeals). Within 10 days of approving the minor deviation, the Director shall transmit a copy of the administrative resolution to the person that filed the minor deviation application.

17.59.170 Minor Deviations - Conditions

The Director can approve a minor deviation subject to conditions. Conditions will assure that the approved minor deviations shall not constitute a grant of a special privilege

inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.

17.59.180 Reasonable Accommodations - Purpose

It is the policy of the City of Dinuba, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter called "fair housing laws"), to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. This ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

17.59.190 Reasonable Accommodations - Applicability

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

A request for reasonable accommodation may be made by an individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

17.59.200 Reasonable Accommodations - Application and Fee

Any eligible person as defined in Section 17.59.190 may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures. An application for reasonable accommodation shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

17.59.210 Reasonable Accommodations - Action of Planning Director

The Planning Director shall prepare a report on the reasonable accommodation application. Reasonable accommodation applications shall be processed as an administrative matter. The Planning Director can approve, approve with conditions or deny the application based on the findings listed below. Following a decision by the Planning Director, an administrative resolution shall be prepared that outlines the findings and conditions of the decision. The decision shall be made within 30 days of receiving the application. The written decision of the Planning Director shall be final unless appealed to the Planning Commission consistent with the requirements contained in Section 17.63 (Appeals). The Planning Director shall render a decision based on the following findings.

a. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

c. Whether the requested accommodation would impose an undue financial or administrative burden on the City and;

d. Whether the requested accommodation would require a fundamental alteration in the nature of the City's land use and zoning or building program.

e. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with these findings including the following:

    1. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval;

    2. Removal of the improvements, where removal could not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists;

    3. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;

    4. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists;

5. Measures to reduce the impact on surrounding uses;

6. Measures in consideration of the physical attributes of the property and structures;

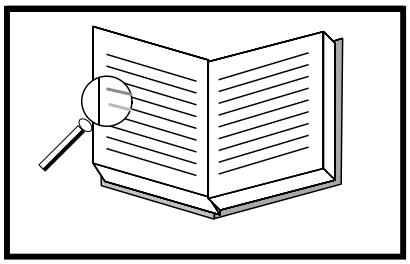
7. Other reasonable accommodations that may provide an equivalent level of benefit and that will not result in an encroachment into required setbacks, exceed the maximum height, lot coverage, or floor area ratio requirement specified for the zone district; and

8. Other conditions necessary to protect the public health, safety, and welfare.

17.59.220 Reasonable Accommodations - Appeal to the Planning Commission

Upon an appeal of the Planning Director's decision, the Planning Commission shall take action by resolution on the reasonable accommodation application. The Commission shall consider the Planning Director's decision, the claims contained in the appeal, and the findings contained in Section 17.59.210 of this chapter. The Commission can approve, approve with modifications or deny the recommendation of the Planning Director. The decision of the Commission shall be final. The decision shall become effective three days following the date of the Commission's approval at which time the applicant may secure a building permit for the accommodation under consideration.

CHAPTER 61



Non-Conforming Uses and Structures)

Sections

17.61.010 Purpose
17.61.020 Definitions
17.61.030 Continuation, Maintenance and Abandonment
17.61.040 Restoration of Damaged Structure

17.61.010 Purpose

The purpose of this chapter is to prevent the expansion of non-conforming uses and structures, to the maximum extent possible, to establish criteria under which they may be continued or possibly expanded and to provide for the modification or removal of these non-conforming uses and structures in a fair, defensible and timely manner. The general purpose is to facilitate the fair transition of properties with non-conforming uses to those with uses that conform with the site's zoning.

17.61.020 Definitions

a. A non-conforming use is a use of a structure or land that was lawfully established and maintained prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the use regulations for the district in which it is located.

b. A non-conforming structure is a structure that was lawfully erected prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the standards of coverage, setbacks, height, or distance between structures prescribed in the regulations for the district in which the structure is located.

17.61.030 Continuation, Maintenance and Abandonment

a. A use legally occupying a structure or a site on the effective date of the zoning ordinance or amendments thereto, which does not conform with the use regulations for the district in which the use is located shall be deemed a legal, non-conforming use and may be continued, except as otherwise provided in this chapter.

b. A structure legally occupying a site on the effective date of the zoning ordinance or amendments thereto which does not conform with the standards of coverage, setbacks, height, or distances between structures prescribed in the regulations for the district in which the structure is located shall be deemed a legal, non-conforming structure and may be continued, except as otherwise provided in this chapter.

c. A sign or outdoor advertising structure legally occupying a site on the effective date of the zoning ordinance or amendments thereto which does not conform with the standards for message content, location, size, height, placement, lighting, or movement prescribed in Chapter 17.51 (Signs and Advertising) for the district in which it is located shall be deemed to be non-conforming and may be continued, except as otherwise provided in this chapter.

d. Routine maintenance and repairs may be performed on a non-conforming site, a non-conforming structure or a non-conforming sign or outdoor advertising structure. Improvements in the design or appearance of these non-conforming features may be made so long as the discrepancy between the existing conditions of the use, structure, sign, or advertising structure and the current district standards is not increased.

e. Alterations and additions to uses that are non-conforming shall be prohibited unless required by law or unless the moving, altering, or enlargement will result in the elimination of the non-conforming use.

f. Alterations and additions to structures, signs and outdoor advertising structures shall be prohibited unless required by law or unless the moving, altering or enlargement will result in the elimination of the non-conforming structure, sign, or outdoor advertising structure.

g. Whenever a non-conforming use, structure, sign, or outdoor advertising structure has been abandoned, discontinued, or changed to a conforming use for a continuous period of 90 days, the non-conforming use shall not be reestablished and the non-conforming structure, sign or outdoor advertising structure shall be removed.

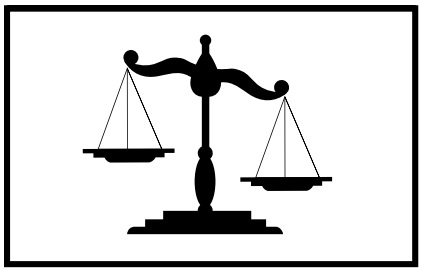
h. Nothing in this chapter shall be construed or applied so as to require the termination, discontinuance, or removal or so as to prevent the expansion, modernization, replacement, maintenance, alteration, reconstruction or rebuilding and continued use of a public building or public utility buildings, structures, equipment, and facilities.

17.61.040 Restoration of Damaged Structure

a. Whenever a non-conforming use, structure, sign or outdoor advertising structure is destroyed by fire or other calamity or by an act of God or by the public enemy, the use, structure or sign shall not be replaced, unless the cost of such reconstruction, repairing or rebuilding does not exceed seventy-five percent (75%) of the reasonable replacement value of the building immediately prior to the damage, as determined by a qualified appraiser, provided that restoration is started within three months of the act of destruction and is completed within one year from the time of the event.

b. Whenever a non-conforming use, structure, sign, or outdoor advertising structure is destroyed by fire, or other calamity, or by an act of God or by the public enemy to the extent that more than seventy-five percent (75%) of the value of the use, structure, sign or outdoor advertising structure is destroyed as determined by the Chief Building Official, the feature shall be voluntarily razed, shall be required by law to be razed or shall be restored to conformity with the regulations for the district in which the feature is located. A non-conforming use shall not be resumed.

CHAPTER 63



Appeals

Sections

17.63.010 Who May Appeal
17.63.020 Appeal Requirements
17.63.030 Effect of Appeal
17.63.040 Public Notice and Hearing
17.63.050 Decision on Appeal
17.63.060 Appeals by the Planning Director
17.63.070 New Appeal
17.63.080 Reconsideration

17.63.010 Who May Appeal

Any person dissatisfied with a decision of the Planning Director or Planning Commission on a planning application may appeal the decision. The decision of the Planning Director can be appealed to the Planning Commission, and the Planning Commission's decision to the City Council, unless otherwise not allowed by this Ordinance.

17.63.020 Appeal Requirements

An appeal of a decision by the Planning Director or Planning Commission shall be completed by filing a letter with the City Clerk no later than 10 days after the day on which the decision was made. The appeal shall state the name of the person appealing the decision, the decision that is being appealed and the reasons for the appeal, including any error, abuse or discretion or a decision that is not supported by the findings in the record.

17.63.030 Effect of Appeal

The filing of an appeal shall have the effect of staying the issuance of any permit or procedure until such time as the matter on appeal is resolved.

17.63.040 Public Notice and Hearing

Upon receipt of an appeal by the City Clerk, a public hearing shall be held within 45 days of the receipt of the appeal. The public hearing notice for the appeal shall comply with the notice requirements detailed in Chapter 17.5 (Public Hearings).

17.63.050 Decision on Appeal

The Planning Commission or City Council shall hold a public hearing on the matter that is under appeal. The appellate body shall affirm, modify or reverse the decision under appeal. At the discretion of the appellate body, the public hearing may be continued.

17.63.060 Appeals by the Planning Director

The Planning Director may appeal a decision of the Planning Commission to the City Council if the Director finds that:

a. The action of the Planning Commission constitutes new policies for the City.

b. The action is contrary to established City policy.

c. The action will have a significant fiscal impact on the City.

d. The action is not in compliance with City zoning or subdivision ordinances.

e. The action is inconsistent with the Dinuba General Plan.

17.63.070 New Appeal

When an appeal has been denied by an appellate body, no new application for the same or substantially same application shall be filed with the City for 12 months following the final decision on the appeal.

17.63.080 Reconsideration

If the appellate body determines that more complete information or additional facts on the matter previously appealed become evident, the affected party may request reconsideration of the appeal. All costs associated with the reconsideration shall be borne by the applicant. A new public hearing notice will processed consistent with Chapter 17.5 (Public Hearings).

CHAPTER 65

Enforcement

Sections

17.65.010 Purpose
17.65.020 Administration
17.65.030 Code Enforcement
17.65.040 Violation - Declared public nuisances and actions.
17.65.050 Violation – Procedure
17.65.060 Right of Entry

17.65.010 Purpose

The purpose of this chapter is to provide a mechanism for enforcing the provisions of this Ordinance. Further, to ensure that Dinuba's planning efforts are achieved and that the public health, safety and welfare is protected.

17.65.020 Administration

All department heads, officials or other employees of the City that are vested with the authority to issue and permit, license or certificate shall enforce the provisions of this Ordinance and shall not issue any permits, licenses or certificates for uses, buildings or structures that are in conflict with this Ordinance. Any permit, license or certificate issued in conflict with this Ordinance, intentionally or otherwise, shall be null and void.

17.65.030 Code Enforcement

The Planning Director and Code Enforcement Officer, or other person authorized by the City Manager, shall be authorized to enforce provisions of this Ordinance and to issue citations and make arrests pursuant to Section 836.5 of the California Penal Code.

17.65.040 Violation—Declared public nuisances and actions.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title and any use of land, buildings or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and the same are hereby declared to be unlawful and a public nuisance.

The building official shall immediately initiate all necessary legal proceedings for the abatement, removal and enjoinment thereof in the manner provided by law and shall take such other steps as may be necessary to accomplish these ends, and may apply to a court of competent jurisdiction to grant such relief as will remove and abate the structure or use and restrain or enjoin the person, firm or corporation or an organization from erecting, moving, altering or enlarging the structure or using the site contrary to the provisions of this title. The remedies prescribed by this section are cumulative and nonexclusive.

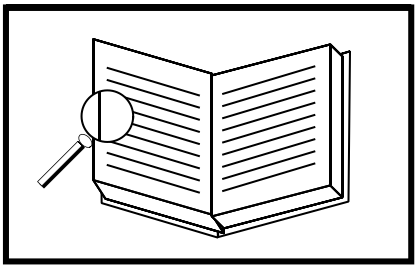
17.65.050 Violation – Procedure

Any person, firm, corporation or organization found in violation of any provisions of this title shall be notified and cited in accordance with the provisions of Chapter 14.52 (Substandard Housing, Unsafe Structures and Unsafe Use of Property—Nuisances).

17.65.060 Right of Entry

In the discharge of enforcement duties authorized persons shall have the right to enter any site, building or structure for the purpose of investigation and inspection. Such right of entry shall be exercised only at reasonable hours and only with the consent of the owner or tenant unless a written order from the Court has been issued.

CHAPTER 67



Definitions

Sections

17.67.010 Purpose
17.67.020 Objectives
17.67.030 Definitions

17.67.010 Purpose

Unless the text of this ordinance states otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words and phrases used in this ordinance shall be defined in Section 25-67.3 of this chapter.

17.67.020 Objectives

The objectives of this chapter are as follows:

A. Provide coherent and consistent explanation of the terms used in the Ordinance.

B. Avoid misinterpretation of the regulations, procedures, and standards as put forth in the Ordinance.

C. Introduce a common vocabulary to facilitate communication regarding the Ordinance.

17.67.030 Definitions

It is noted that individual chapters within this Zoning Ordinance may have definitions within the chapter that pertain to that particular subject matter. Individual chapters with definitions include the following

- Accessory Dwelling Units
- Adult Entertainment
- Landscaping and Irrigation
- Recycling/Buyback Centers
- Signs and Advertising
- Wireless Telecommunication Equipment

"Abutting" shall mean two or more parcels sharing a common boundary of at least one point.

"Abandoned" shall mean to cease or suspend from developing or maintaining a building or use for a stated period of time.

"Access" shall mean safe, adequate, and usable ingress or egress to a property or use.

"Accessory Dwelling Unit" – see Section 17.45.090 for definitions pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units.

"Accessory Structure" shall mean a structure containing no kitchen or bathroom and located upon the same lot or parcel as the principal use or structure to which it is an accessory. The structure is customary, incidental, and subordinate to the use of the principal building, or the principal use of the land. All accessory structures shall be constructed with, or subsequent to, the construction of the principal structure or activation of the principal use.

"Adult Day Program" shall mean any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

Adult Entertainment (see Section 17.45.110 for definitions pertaining to adult entertainment).

"Agricultural Accessory Structures" means those uses and structures customarily incidental and subordinate to the agricultural use of the land, including: barns, storage sheds, corrals, pens, fences, windmills, watering and feed troughs; the storage and use of farm implements, irrigation, and crop-protection equipment; the storage and use of fuels for heating buildings and operating farm equipment or appliances; water and waste water

treatment facilities and systems for private uses and structures which are determined by the Planning Director to be necessary, customary, and incidental to the agricultural use of the lot or parcel. Agricultural accessory uses shall not include construction equipment storage yards.

“Agricultural Operations” means the cultivation and tillage of soil, dairying, the production, irrigation frost protection, cultivation, growing, harvesting, and processing of any agricultural commodity, including timber, viticulture, agriculture, horticulture, the raising of livestock, fur-bearing animals, fish, or poultry, and any commercial practices incidental to, or in conjunction with, such agricultural operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

“Alley” shall mean a public way permanently reserved as a secondary means of vehicular access to abutting property.

"Amendment" shall mean a change in the working, context, or substance of this chapter, an addition or deletion or a change in the district boundaries or classifications upon the zoning map.

“Ancillary Use” shall mean a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

“Animal Hospital” shall mean a facility where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment; the ancillary use of the premises as a kennel or a place where animals or pets are boarded for remuneration.

“Annexation” shall mean the incorporation of a land area into an existing incorporated community with a resulting change in the boundaries of that community.

“Antenna” shall mean any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or receiving of electromagnetic radio frequency waves, including antennas or towers used for transmitting or receiving television, radio, citizen’s band or cellular phone communication. An antenna can be affixed to or supported by a roof or exterior wall of a building or other structure or an antenna can be ground mounted, which is supported by a platform, framework, pole, or other structural system that is affixed to or placed directly on or in the ground. This definition also means associated equipment including, but not limited to cabling, generators, fans, air conditioning units, electrical panels, equipment shelters, equipment cabinets, equipment buildings, pedestals, meters, vaults, splice boxes, and surface location markers.

"Applicant" shall mean a person who is required to file an application for a permit under this section.

“Arcade” shall mean a place of business having four (4) more amusement machines.

“Area of Shallow Flooding” shall mean an area designated AO or VO AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one foot to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Assessor" shall mean the county assessor of the County of Tulare.

“Automated Teller Machine” (ATM) shall mean a computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

“Awning” shall mean a roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a door or window from the elements.

“Bar/Tavern” shall mean a business where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include adult entertainment businesses.

“Base Flood” shall mean a flood having a one percent chance of being equaled or exceeded in any given year (also called the “100-Year Flood”). Base flood is the term used throughout this ordinance.

“Basement” shall mean any area of the building having its floor subgraded - i.e., below ground level on all sides.

“Bed And Breakfast Inn” (B&B) means a single-family dwelling which is predominantly residential in character, containing three to six guest rooms offering overnight accommodations for rent, wherein a breakfast meal is customarily included in the lodging rate.

“Block” shall mean the properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land or water course.

“Boarding, rooming, lodging house” means a building where lodging and/or meals are provided for compensation for between seven and fifteen persons (not including residential care homes).

“Body piercing shop” means an establishment providing body piercing services, which means any method of puncturing the skin of a person by an aid of needles or other instrument designed or used to puncture the skin for the purpose of inserting jewelry or

other objects in or through the human body. Body piercing services shall not include: (A) ear piercing services where said services are not the primary source of business; and/or (B) the use of needles for legally authorized medical procedures by a licensed acupuncturist, a certified doctor, and/or a registered nurse.

"Breezeway" shall mean a roofed passageway, open on at least two (2) sides, where the roof is structurally integrated with the main building. A fence or wall not exceeding six (6) feet in height may be permitted on one side of said breezeway.

“Buildable Area” shall mean the area of a lot remaining after the minimum yard and open space requirements of the zone district have been met.

“Building” shall mean any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels or property of any kind.

“Building Face” shall mean the exterior surface of any building, regardless of frontage.

"Building, height of" shall mean the vertical distance measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

“Building Permit” shall mean the written permission from the City of Dinuba for the construction, repair, alteration, or addition to a structure.

“Bulletin Board” shall mean a permanently constructed sign containing a surface area that may have interchangeable letters, words, or numerals displaying the name of the institution, events conducted upon and/or services offered upon such premises.

"Caretakers residence" shall mean a single-family residence on the same property with, or on abutting property owned by the owner of, an open space, commercial or manufacturing use, which residence is occupied by one (1) or more persons charged with the care or protection of facilities used in such open space, commercial or manufacturing use, and which residence is provided to the occupant as compensation for such services and for which he does not pay money or other things of value other than his services.

"Carport" shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage. See also “Carport, Portable”.

“Carport, Portable” shall mean a portable attached or detached accessory structure used as a roof covering to protect vehicles or shelter goods and which may or may not be fixed to the ground and which is not designed or intended to be permanently affixed on a lot. Such accessory structures may be erected by the use of poles, ropes, stakes, or a

combination of these items. Roof coverings may be constructed of various materials such as canvas, vinyl, metal sheeting or similar materials.

“Cell Tower” – see Section 17.45.200 for terms related to cell towers and wireless communication.

"Cemetery" shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

“Child care facility” means a facility, other than a home, which provides regular care, protection and supervision to children for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Child care home” means a home in which the occupant provides regular care, protection and supervision to twelve or fewer children, inclusive, including children who reside at the home, if any, for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Church” shall mean a building, together with its accessory buildings and uses, where persons regularly assemble for worship and which building, together with its accessory buildings, and uses, is maintained and controlled by a religious body organized to sustain public worship.

"City" shall mean the City of Dinuba.

"City manager" shall mean the city manager of the City of Dinuba.

“Club, Lodge, Or Private Meeting Hall” shall mean a permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Combining Districts” (Overlay Districts) means zones or geographical areas in Dinuba that may require special regulations or treatment due to unique features, resources or hazards. These districts may be combined with any district identified in this Ordinance.

“Commercial Accessory Structures” means uses and structures incidental and subordinate to the commercial use of the land including: equipment storage areas, trash storage areas and bins; vending machines; required loading and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds, statues, sculptures, paintings, and other works of art; radio and television antennas, private satellite dish antennas; the

storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; sales offices, showrooms and administrative offices; permitted signs; the storage and use of commercial fleet vehicles as part of the principal use; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the commercial use of the land.

“Commercial Recreation Facility – Outdoor” Means facilities for various outdoor recreational activities, where a fee is charged for use. Examples include: amusement and theme parks; fairgrounds; go-cart tracks; golf driving ranges; miniature golf courses; roller skating, hockey, skateboarding; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

"Commission" and "planning commission" shall mean the planning commission of the City of Dinuba.

“Communications Equipment Building” shall mean a building housing electrical and mechanical equipment necessary for the conduct of a public communication business with or without personnel.

“Conditional Use” shall mean a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Ordinance and authorized by the Planning Commission.

“Convalescent Hospital Or Nursing Home” shall mean any place, structure, or institution providing for skilled nursing and allied professional health care, or for chronic or convalescent care for one or more persons, exclusive of relatives, in which nursing, dietary or other personal services are rendered to convalescents, invalids, or aged persons, who, by reason of advanced age, chronic illness, or physical infirmity are unable to properly care for themselves, but not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided.

“Convenience Store” shall mean a retail establishment with not more than four thousand five hundred square feet of gross floor area, offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, usually for off-site consumption.

"Council" and "city council" shall mean the city council of the City of Dinuba.

"Corner cut-off" shall mean the provision for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, or private driveways.

"County" shall mean the County of Tulare.

"County recorder" shall mean the county recorder of the County of Tulare.

"Day" shall mean calendar day.

“Day Care” means facilities that provide nonmedical care and supervision of adults or minor children for periods of less than twenty-four hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. “Child day care center” means a commercial or nonprofit child day care facility designed and approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

2. “Large family day care home” means as provided by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for seven to fourteen children, inclusive, including children under the age of ten years who reside in the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.

3. “Small family day care home” means as provided by Health and Safety Code Section 1596.78, a home that provides family day care for eight or fewer children, including children under the age of ten years who reside in the home.

4. “Adult day care facility” means a day care facility providing care and supervision for adult clients.

“Dedication” shall mean the setting aside of land for a particular purpose, including roadway, park, or bikepath improvements; utility easements; or access routes for the public.

“Density” shall mean the number of families, individuals, dwelling units , or housing structures per unit of land.

“Density Bonus” shall mean an increase in units of up to 35 percent over the otherwise maximum allowable residential density under the Ordinance or Dinuba’s Land Use Element of the General Plan (see Government Code Section 65915).

“Developer Incentives” means:

1. Reduce or eliminate standards contained in the Subdivision Ordinance or the City of Dinuba Standards and Specifications Manual

2. Reduce or eliminate Ordinance requirements, including open space, lot size, setback, or parking standards.

3. Reduce or eliminate any design requirements exceeding Uniform Building Code specifications.

“Development” shall mean any man-made changes to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Development Agreement” shall mean a contract duly executed and legally binding between the City of Dinuba and a developer that delineates the terms and conditions agreed upon by the two parties.

“Disabled Person” means a person who has a medical, physical, or mental condition that limits a major life activity, as those terms are defined in California Government Code section 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons, or an authorized representative of a disabled person. The term disabled person does not include a person who is currently using illegal substances, unless he or she has a separate disability.

“Disability” shall mean an individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

"Drive-in restaurant" shall mean any building or structure in which food and drink are prepared for service to customers within such structure or occupying vehicles outside of such structures and including self-service restaurants for take-out food.

“Drive-Through Facility” shall mean a commercial facility where vehicles line up for service at definite spots and where customers are served from a window or similar feature without leaving their vehicles.

"Driveway" shall mean any vehicular access to an off-street parking or loading facility.

“Duplex” shall mean a structure on a single lot containing two dwelling units, each of which is totally separated from the other by a common wall that extends from ground to roof.

“Dwelling” shall mean a structure or portion thereof designed for or occupied for residential purposes whether for one family, several families, roomers or boarders, but for purposes of this definition specifically not to include automobile trailers, hotels, motels, labor camps, tents, railroad cars, converted, transit vehicles, mobile homes or any type of temporary structure.

“Dwelling, Multiple-Family” shall mean a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family.

“Dwelling, Single-Family” shall mean a building containing one dwelling unit. “Single-family dwelling” shall not include trailers, mobile homes or residential manufactured housing.

"Easement" shall mean a space on a lot or parcel of land reserved for or used for public uses.

“Electric Distribution Substation” shall mean an assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general consumer use.

“Electric Transmission Substation” shall mean an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at very high voltage from its source of generation by means of a network of high voltage lines, and where, by a means of transformers, said high voltage is transformed to a lower subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies or electric distribution substations for transformation to still lower voltages for distribution to smaller individual users.

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of 180 days or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter may include various related uses including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

"Employee housing" shall mean housing as described, defined, and regulated by the Employee Housing Act, Section 17021.5. of the California Health and Safety Code. Employee housing for up to six unrelated persons per dwelling is permitted in the R-1 (Single Family Residential) zone, and in the RM (Multiple Family Residential) zones, subject to density standards of the particular zone. In the UR (Urban Reserve) zone, employee housing is permitted for up to twelve (12) units or thirty-six (36) beds. Employee housing is permitted subject to the issuance of a permit by the State of California Department of Housing and Community Development as provided in California Health and Safety Code Sections 17021.5 and 17030. The permit shall be

prominently displayed in the housing unit and shall be provided to any peace officer, City inspector or State inspector, upon demand. Employee housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences.

"Essential service" shall mean the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supplying, or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, but not including buildings reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions, or for the public health or safety or general welfare.

“Exceptional Structure” shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance. Exceptional structures should be considered for nomination to the National Register of Historic Places.

“Extremely Low Income Household” means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 60 percent of the Tulare County median income.

“Façade” shall mean the exterior wall of a building exposed to pubic view or that wall viewed by persons not within the building.

“Fair Housing Laws” means (1) the federal Fair Housing Act (42 U.S.C. section 3601 and following) and (2) the California Fair Employment and Housing Act (Government Code section 12955 and following), including amendments to them.

“Family” means one person or two or more individuals living together sharing household responsibilities and activities, which may include, sharing expenses, chores, eating evening meals together and participating in recreational activities and having close social, economic and psychological commitments to each other.

“Farmworker Housing” (Employee Housing Act, Section 17021.6): Means housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this title. Farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural

uses shall include agricultural employees who do not work on the property where the farmworker housing is located.

“Farming” see Agricultural Operations

"Federal" shall mean the Government of the United States of America.

"Fence" shall mean any structural device forming a physical barrier which is so constructed that not less than fifty (50) percent of the vertical surface is open to permit the transmission of light, air, and vision through said surface in a horizontal plane. (For board or other solid barriers, see "Wall.").

“Flooding” shall mean a general and temporary condition or partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Boundary And Floodway Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the floodway.

“Flood Hazard Boundary Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated the areas of flood hazards.

“Flood Insurance Rates Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the risk of premium zones applicable to the community.

“Floodplain” or “Flood-Prone Area” shall mean any land area susceptible to being inundated by water from any source.

“Floodway” shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Floor Area, Gross” shall mean a sum of the gross horizontal areas, in square feet, of the floors of a building, including interior balconies and mezzanines, but not including the horizontal area occupied by any wall, inner court or shaft enclosure.

“Foster Family Home” shall mean any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian.

“Garage, Private” shall mean an accessory structure or a portion of a main structure used only for the storage of self-propelled passenger vehicles or trailers by families residing upon the premises.

“Garage, Repair” shall mean a commercial structure or part thereof other than a private garage where motor vehicles are repaired or painted.

“Garage sale” is defined as a sale, offer to sell, or holding for the purpose of selling, conducted by any person or persons, of household furnishings, goods or other tangible personal property, conducted in a noncommercial garage, yard, patio, driveway or on any portion of the premises in a residential property.

“Garage, Storage” shall mean a structure or part thereof used for the storage, parking or servicing of motor vehicles, but not for the repair thereof.

"Grade" shall mean the gradient, the rate of incline or decline expressed as a percent. For example, a rise of twenty five (25) feet in a horizontal distance of one hundred (100) feet would be expressed as a grade of twenty five (25) percent. (See also "Slope")

“Grading” shall mean any stripping, cutting, filling or stockpiling of soil.

“Hazardous waste” means waste, or a combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

A. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness.

B. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed.

"Hedge" shall mean a plant or series of plants, shrubs, or other landscaped material, so arranged as to form a physical barrier or enclosure.

“Historic Preservation” shall mean the protection, rehabilitation, and restoration of districts, sites, structures, buildings and artifacts significant in American history, architecture, archaeology or culture.

“Historical Structure” shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance.

“Hookah bar” means any facility or location whose business operation, whether as its primary use or as an accessory use, is denoted by smoking specially made tobacco through one or more pipes (commonly known as hookah, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke.

“Home Occupation” shall mean any use conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part; which creates no additional vehicular or pedestrian traffic, requires no additional parking space, generates no noises audible beyond the site, causes no radio or television interference; where no persons are employed other than domestic help, and no mechanical equipment is used other than that necessary for domestic purposes; no materials, equipment and/or supplies are stored outdoors other than such storage normally associated with the residential use of the property. For purposes of this definition, the storage of a vehicle of not more than one (1) ton capacity shall be deemed as normally associated with residential use the property.

“Homemade foods business” shall mean a business conducted out of a residence where the occupants of the dwelling prepare and package certain types of food, operated in compliance with California Homemade Foods Act (as codified in Government Code section 51035), and the following City standards:

(a) There shall be no employment of help outside the residents of the dwelling, except for one full time employee.

(b) All food preparation in conjunction with a homemade food business must take place in the residence’s existing kitchen.

(c) Prior to granting of a city business license the applicant shall obtain a permit from the Tulare County Environmental Health Department. The City business license shall not be effective until that permit or approval is obtained, and shall automatically expire if the other required permit or approval expires, is disapproved or is revoked.

(d) A copy of the Tulare County Environmental Health Department permit to operate shall be provided to the city planning department within ten working days of the issuance of that permit or approval.

“Homeless Shelter” shall mean a church, public building, or quasi-public facility that provides emergency or temporary shelter to homeless individuals and/or groups. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services. Also referred to as emergency housing.

"Hospital" shall mean any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons and including sanitariums, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

“Hotel” shall mean a structure or portion thereof in which there are individual guest rooms or suites, usually occupied on a transient basis, where lodging with or without meals is provided for compensation.

"Household pets" shall mean animals, birds, or fowl ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine, or ruminant animals, pigs, predatory wild animals, chickens, ducks, geese, turkeys, game birds and fowl which normally constitute an agricultural use (except pigeons, which shall be deemed household pets). The keeping of household pets or other animals is lawful only in those districts where the use is listed as a permitted use or when any household pets are kept as an accessory use to lawfully maintained residences in other districts. The keeping of any animal not herein described as a household pet shall not be deemed an accessory residential use.

“Immediate Family” Immediate family shall include spouse, parent or step-parent, brother or step-brother or half-brother, sister or step-sister or half-sister, child or step-child, or grandparents.

“Industrial Accessory Structures” means hose uses and structures incidental and subordinate to the industrial use of the land including: loading and unloading facilities and equipment, parking areas and shipping terminals; water and waste water treatment facilities and systems; incidental services swishes cafeterias; storage facilities and garages, sales office, showrooms, and administrative offices; radio and television antennas, private satellite dish antennas; the storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; the storage of fully operative fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the industrial use of the land.

“Institution” shall mean all governmental, religious, and charitable organizations.

“Junk Yard” shall mean a site or portion of a site which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, house wrecking yards, used lumber yards and the like; excepting a site where such uses are conducted with a completely enclosed structure and excepting a motor vehicle wrecking yard as defined in this section. An establishment for the sale, purchase or storage of used cars or salvaged machinery in operable condition and the processing of used or salvage materials as part of a manufacturing operation shall not be deemed a junk yard.

“Labor Camp”. See “Farm Labor Housing”.

“Landscaping”. See Chapter 17.47 for terms related to landscaping and irrigation.

“Liquor store” means a retail establishment designed and operated for the primary purpose of selling alcohol. Food stores and convenience markets for which sales of food comprise the majority of gross sales, but also sell alcohol, shall not be considered as a liquor store.

"Loading space" shall mean an off-street space or berth on the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley or other appropriate means of ingress and egress.

“Lodge Or Club” means an association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized to render a service carried on as a business.

“Lot, Corner” (see Exhibit 67-1 for illustration of lot types) shall mean a site bounded by two (2) or more adjacent street lines which have an angle of intersection of not more than one hundred thirty five degrees (135˚).

“Lot, Coverage” shall mean the portion of the lot covered by buildings and structures.

“Lot, Interior” (see Exhibit 67-1 for illustration of lot types) shall mean a lot other than a corner lot.

“Lot, Through” (see Exhibit 67-1 for illustration of lot types) shall mean a lot that fronts onto two parallel streets.

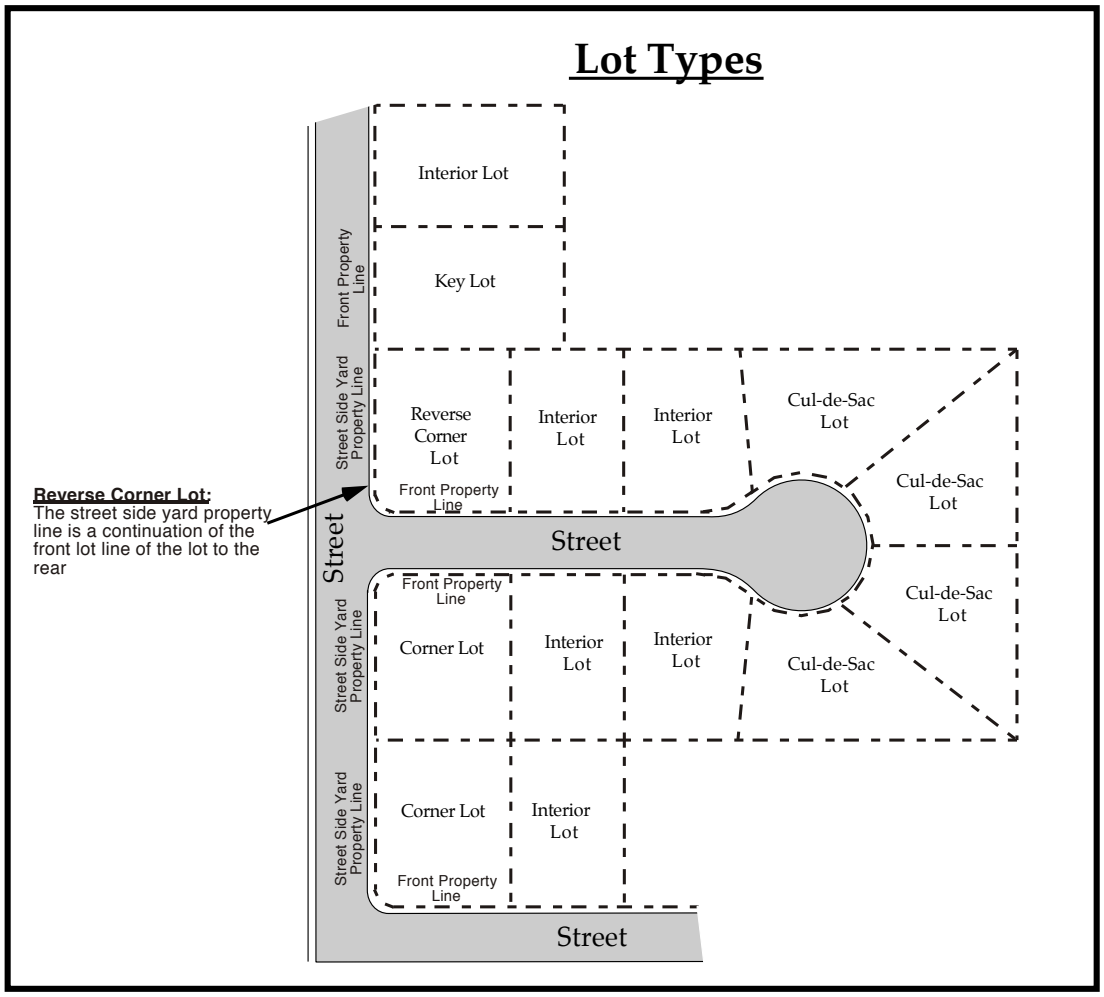
“Lot, Key” (see Exhibit 67-1 for illustration of lot types) shall mean the first lot to the rear of a reversed corner lot whether or not separated by an alley.

“Lot, Flag” shall mean a lot that typically does not front onto a public street but whose access to a public street is provided by a narrow strip of land upon which an easement for vehicular movement is provided.

“Lot, Reversed Corner” (see Exhibit 67-1 for illustration of lot types) shall mean a corner lot whose side street line is substantially a continuation of the front lot line of the first lot to its rear.

“Lot Line, Front” shall mean the property line dividing a lot from a street. On a corner lot the shorter street frontage shall be considered the front lot line.

Exhibit 67-1: ***Typical Lot Types***



"Lot Line, Rear" shall mean the property line opposite the front lot line.

"Lot Line, Side" shall mean any lot lines other than front lot lines or rear lot lines.

"Low Barrier Navigation Centers (LBNC) shall mean a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing.

"Manufactured home" means:

1. A structure, transportable in one or more sections, which is eight body feet or more in width, and is at least forty body feet or more in length, in traveling mode, or, when erected on site, is three hundred twenty or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities;

2. A living unit built to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, constructed after June 15, 1976.

"Manufacturing" shall mean a process that involves and/or produces basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause impacts on surrounding land uses or the community. Also manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community.

"Massage Establishments" means any establishments wherein massage is given engaged in or carried on or permitted to be given, where the body is rubbed or there is any manipulation of the body or similar procedure given by a certified massage therapist.

"Mean Sea Level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"Medical Buildings" means clinics or offices for doctors, dentists, oculists, chiropractors, osteopaths, chiropodists, or similar practitioners of the healing arts; including accessory laboratories and a prescription pharmacy but not including offices for veterinarians.

"Minor Deviation" shall mean a reduction of a zoning standard by up to 20% that can be processed administratively.

"Mixed Use Project" shall mean a project that combines both commercial and residential uses, where the residential component is typically located above or behind the commercial.

"Mobile Home" shall mean a structure, transportable in one or more sections that is built on a permanent chassis and is designed to be used as a single-family dwelling unit with or without a foundation. Mobile Home does not include a recreational vehicle, travel trailer, commercial coach, or factory-built home.

"Mobilehome Park" shall mean a, area or parcel of land where three or more mobilehomes or mobilehome sites are rented or leased or held out for rent or lease for human habitation. Mobilehome parks may contain accessory facilities: including recreation facilities; meeting rooms; parking lots for boats, recreational vehicles, and other vehicles; administrative offices and other accessory structures associated with mobilehome parks.

"Motel" shall mean a structure or portion thereof or a group of attached or detached structures containing individual guest rooms, suites or dwelling units, usually occupied on a transient basis and usually with garage attached or parking space located in proximity to each unit, where lodging is provided for compensation.

"Motor Vehicle Wrecking Yard" shall mean a site or portion of a site on which the dismantling or wrecking of vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence on a site of two (2) or more motor vehicles which have not been capable of operating under their own power for thirty days or more or, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a motor vehicle wrecking yard.

"Noise" means any undesired audible sound.

"Non-Conforming, Use" shall mean a non-conforming use is a use of a structure or land that was lawfully established and maintained prior to the adoption of the Dinuba Zoning Ordinance but which, does not conform with the current use regulations for the district in which it is located.

"Non-Conforming, Structure" shall mean a non-conforming structure is a structure that was lawfully erected prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the standards of coverage, setbacks, height or distance between structures prescribed in the regulations for the district in which the structure is located.

"Nuisance" shall mean an interference with the enjoyment and use of property.

"Nursery School" shall mean the use of a site or portion of a site for an organized program devoted to the education or day care of five (5) or more pre-elementary school age children other than those residing of the site.

"Nursing Home" shall mean a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescent, invalids, or aged persons not including persons suffering from contagious or mental diseases, alcoholism or drug addiction and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home.

"Occupancy use permit" means a permit issued to verify the proposed use complies with the provisions of the zoning ordinance.

"Off-sale liquor establishment" means any establishment which has obtained or is required to obtain an Alcoholic Beverage Control board license Type 20 (off-sale beer and wine) or Type 21 (off-sale general) and/or is selling alcoholic beverages in an open

or a closed container for consumption off the premises. Typical off-sale liquor establishments may include but are not limited to the following: food markets, supermarkets, drugstores, liquor stores, bars and convenience markets.

“Open Space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designed or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

“Overlay Zone” shall mean a zone applied in combination with other zone districts in order to impose additional restrictions or to allow greater variety than is possible with the underlying zone.

“Parcel Map” shall mean the division of a lot, tract or parcel of land into four or fewer lots or parcels of land for sale, lease or financing. Commercial and industrial parcel maps may contain more than four lots.

“Permitted Use” shall mean any use or activity allowed in a zoning district and subject to the development standards applicable to that zoning district.

“Pitch” (or peak) shall mean the highest point as in the highest point of a roof.

"Planned unit development" shall mean a residential, commercial, or industrial development which is designed and built as a planned unit pursuant to the provisions of the "PUD", Planned Unit Development zone, Chapter 17.41 (Planned Unit Development overlay zone).

“Plat” shall mean a map representing a tract of land, showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

"Police Chief" shall mean the Police Chief of the City of Dinuba or his or her designee.

“Porch” shall mean a roofed open area, which may be glazed.

“Pre-Zoning” means to delineate the zoning of an unincorporated territory prior to annexation by the City.

“Public Hearing” shall mean a meeting announced and advertised in advance and open to the public, with the public given an opportunity to testify and participate.

“Railroad Right-Of-Way” shall mean a strip of land for the accommodation of main line or branch line railroad tracks, switching equipment and signals, but not including lands on which stations, offices, storage buildings, spur tracks, sidings, section gang and other employee housing, yards or other uses are located.

“Reasonable Accommodation” means providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include such things as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City’s land use and zoning program.

“Recreational Area” means an active play area, including sport fields, school yards, picnic grounds or other areas where sport, outdoor or recreational activities take place.

“Recreational Vehicle” shall mean a motor home, travel trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational purposes with a living area less than 220 square feet.

Recycling” – see Section 17.45.080 for terms related to recycling and recycling facilities.

“Residential Care Facility” means a State licensed community care facility, or similar facility determined by the director, for 24-hour non-medical care, meals, support, and maintenance services to children, the elderly, and adults with intellectual and physical disabilities. This included facilities for the elderly, adult residential care facilities, and group homes including small family homes.

"Restaurant" shall mean any building or structure in which food and drinks are prepared for service to customers within such structure.

“Rest Home” shall mean a residential facility for six or more elderly or infirm persons, all of whom are independently mobile and do not require confinement or regular nursing or medical care on the premises. Rest home differs from a “convalescent hospital” in that it is expected to provide comfort, safety, social participation, and the maintenance of health and activity, but does not provide skilled nursing care for the ill.

"Retail store" shall mean a business selling goods, wares, or merchandise directly to the ultimate consumer.

“Rezone” means to change the zoning classification on a parcel of land from one zone district to another.

“Revocation” means to rescind a planning decision made by the Planning Director, Planning Commission or City Council, based on findings that supported non-compliance of certain conditions of approval.

“Right-Of-Way” shall mean a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

"Roof line" shall mean the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or minor raised portions of the roof.

"Room" shall mean an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.

“Satellite Dish Antenna” shall mean a satellite earth station consisting of a receiving component of a disc or similar configuration whose purpose is to receive television signals from orbiting satellites or other sources and a low-noise amplifier whose purpose is to magnify television signals.

"School" means any public or private educational facility including, but not limited to nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.

"Secondhand store" shall mean a retail business which sells used merchandise.

“Senior citizens’ housing development” means a development containing dwellings specifically designed for and occupied by persons sixty-two years of age or older and limited to such occupancy for the actual lifetime of the building, either by the requirements of state or federal programs for housing for the elderly or in accordance with standards established by resolution of the planning commission and/or the city council.

“Service Station” shall mean a facility which supplies gasoline and diesel fuel to motor vehicles, and including grease racks or elevators, wash racks or pits, tire repairs, battery servicing and repairing, ignition service, sales of motor vehicle accessories and other customary services for automobiles, but excluding painting and body work.

“Senior Household” means those units that have at least one person occupying the residential unit that is at least 55 years of age or older.

“Setback Line” means that line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

“Setback”: See “Yard, Front”, “Yard, Rear”, or “Yard, Side”.

“Sewer” means any pipe or conduit used to collect and carry away sewage from the generating source to the waste water treatment facility.

"Shall" is mandatory; and "may" is permissive.

“Shooting ranges, indoor” means a facility specifically designed for firearms practice within an enclosed building. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

“Shooting ranges, outdoor” means an outdoor facility specifically designed for firearms practice with a required backstop and other safety features to catch bullets. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

"Shopping center" means a group of two or more commercial uses planned and designed to function as an integral unit on a single parcel of contiguous parcels and which utilize common off-street parking and access, landscaping, loading facilities and points of ingress and egress.

“Sign” See Chapter 17.51 (Signs and Advertising) for definitions related to signs and advertising.

“Single Room Occupancy Unit” shall mean a facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 400 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

“Site” shall mean a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.

“Site Area” shall mean the total horizontal area included within the property lines of a site.

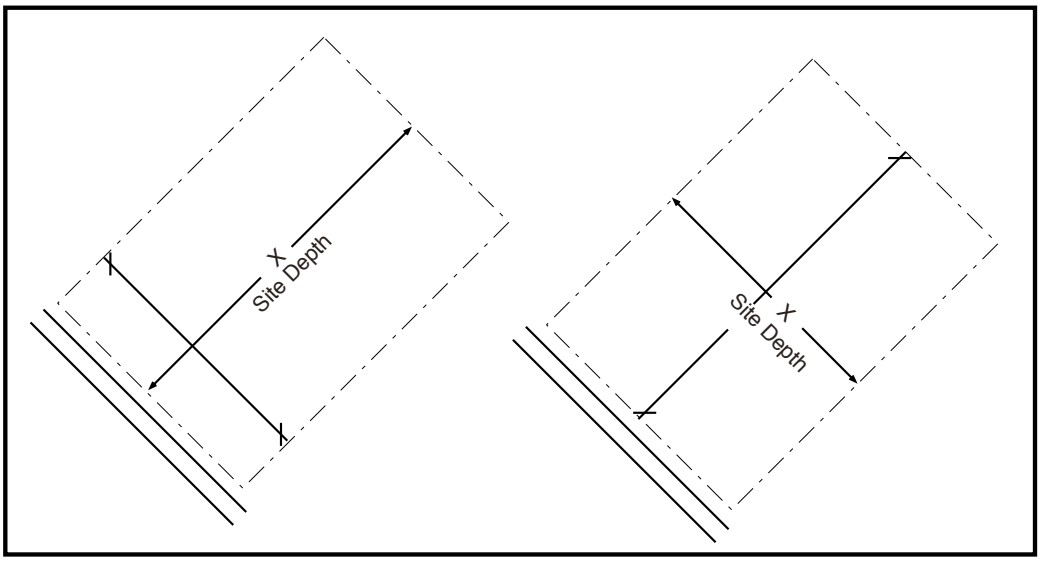
"Site plan" shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the uses proposed for a specific parcel of land. See Chapter 17.55 (Site Plan Review) for requirements.

"Site plan review" shall mean the review by the commission or its authorized agent of a site plan and other studies to assist the commission or agent to determine the manner in which the applicant intends to make use of his property.

“Site Depth” (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the front and rear property lines of a site measured along a line midway between the front side property line.

“Site Width” (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.

Exhibit 67-2: ***Site Width and Depth***



"Slope" shall mean a natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of one hundred (100) feet with a rise of fifty (50) feet would be expressed as a 2:1 slope. (See also "grade" and "top and toe of slope.")

“Social Rehabilitation Facility” means any residential facility that provides social rehabilitation services for no longer than 18 months in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling.

“Solar electricity generating plant” means a facility that generates electricity from the sun, primarily for commercial purposes.

“Solar energy system” means a solar collector, solar energy device, or structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating, or for generation of electricity that will be used primarily by the persons and structures on the site.

“Specific Plan” shall mean a plan for a designated area within the city, based on the general plan, but containing more detailed regulations and programs as provided in Section 65450 and following of the California Government Code.

“Stable” shall mean a detached accessory structure including but not limited to a corral or paddock for the keeping of one (1) or more horses owned by the occupants of the premises, and which are not kept for remuneration, hire or sale.

"State" shall mean the State of California.

“Stock Yard” means an enclosed area where animals are temporarily held for concentrated feeding or display preliminary to slaughtering, shipping or resale.

“Storm Water Runoff” means water flowing from impervious surfaces and entering Dinuba’s storm water drainage system, which is a series of curbs and gutter, drop inlets, storm drainage pipes, basins and waterways.

"Story" shall mean a space in a building between the surface of any floor and the surface of the floor next above, or if there be no floor above, then the space between such floor and the ceiling or roof above.

“Street” shall mean a thoroughfare, dedicated as such or acquired for public use as such, other than an alley, which affords the principal means of access to abutting land.

“Street, Arterial” shall mean a street with signals at important intersections and stop signs on side streets, and which collects and distributes traffic to and from collector streets.

“Street, Collector” shall mean a street that collects traffic from local streets and connects with minor and major arterials.

“Street, Cul-De-Sac” shall mean a street with a single common ingress and egress and with a turnaround at the end; non-through streets that serve local neighborhoods.

“Street, Dead End” shall mean a street with a single common ingress and egress.

“Street, Local” shall mean a street designed to provide vehicular access to abutting property and to discourage through traffic; narrow streets that serve local neighborhoods.

“Street property line” means that property line common to the street right-of-way or access easement.

"Structural alteration" shall mean any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls, or similar components.

“Structure” means any object constructed, installed, or placed on real property by man, including, but not limited to buildings, towers, smokestacks, and overhead lines.

“Structure, Accessory” shall mean a detached subordinate structure located on the same site with the main structure or main use, the use of which is customarily incidental to that of the main structure or the main use of the land.

“Structure, Main” shall mean a structure housing the principal use of site or functioning as the principal use.

"Structure, temporary" shall mean a structure which is readily movable and used or intended to be used for a period not to exceed ninety (90) consecutive days.

“Subdivision” means the division of a lot, tract or parcel of land into five or more lots or parcels of land for sale, lease or financing.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or;

2. Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 (of the Health and Safety code) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. This housing may include apartments, single-room occupancy residences or single-family homes.

"Swimming pool" shall mean any permanent structure containing a body of water intended for recreational uses, and shall include wading pools.

“Target Households” means Very low income, low income, or senior citizen households.

“Tent Revival” shall mean a religious meeting or series of meetings which are often evangelistic in nature and are conducted within a non-permanent structure such as, but not limited to, a collapsible shelter of canvas or other material stretched and sustained by poles.

“Transitional Housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

“Travel Trailer” shall mean a vehicle other than a motor vehicle, which is designed or used for human habitation and which may be moved upon a public highway without a permit or chauffer’s license or both, without violating any provision of the California Vehicle Code.

"Truck service station" shall mean an occupancy which provides especially for the servicing of trucks, with incidental operations similar to those permitted for "automobile service station."

“Use” shall mean the purpose for which land or structures thereon is designed, arranged or intended to be occupied or used or for which it is occupied, maintained, rented or leased.

“Utility Pole” means any pole or tower owned by any utility company that is primarily used to support wires or cables necessary to the provision of electrical or other utility services regulated by the California Public Utilities Commission.

“Vacancy Rate” means the number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of housing units.

“Variance” means permission to deviate from the literal requirements of the development standards of a zone district.

“Very Low-Income Household” means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 50 percent of the Tulare County median income.

“Veterinary Clinics, Animal Hospitals, And Kennels” means office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.

"Warehousing" shall mean a building or buildings used for the storage of goods, of any type, when such building or buildings contain more than five hundred (500) square feet of storage space, and where no retail operation is conducted. Also see "wholesaling."

“Watercourse” shall mean a lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

“Wireless Communication” – see Section 17.45.200 for terms related to cell towers and wireless communication.

“Yard” means an open space on the same site as a structure other than a court unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

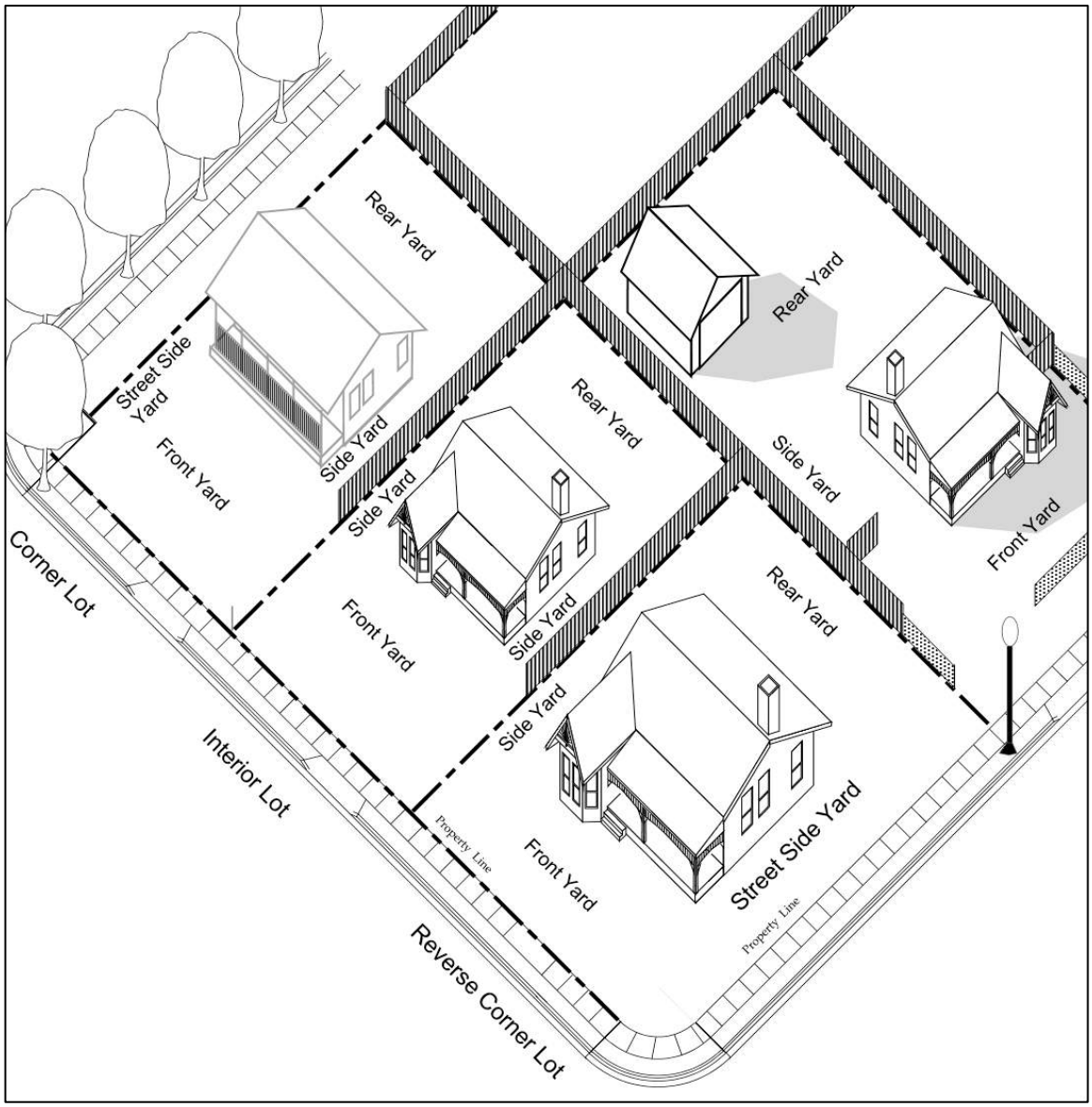
“Yard, Front” (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the site or lot between the front lot line and the nearest line or point of the main structure.

“Yard, Rear” (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the side of a lot between the rear lot line and the nearest line or point of the main structure.

“Yard, Side” (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the main structure.

“Zoning” means the division of a municipality into districts, and the regulation within those districts of the height, appearance, and bulk of buildings and structures; the area of a lot which may be occupied and the size of required open spaces; the density of population; and the use or buildings and land for commercial, agricultural, industrial, residential or other purposes. The term “zoning” shall be synonymous with the term “classification” and the term “zone” shall be synonymous with the term “district”.

Exhibit 67-3: ***Yard Types***



Planning Commission Staff Report

Department: PLANNING August 5, 2025

To: Planning Commission

From: Schoettler Karl, City Planner

By:

Subject: Application 2025-06 (Variance)

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1159 (Attachment “A”).

EXECUTIVE SUMMARY:

A request for approval of a Variance for reduced yard setbacks for two proposed Accessory Dwelling Units on the lot at 220 S. P Street.

OUTSTANDING ISSUES:

None

DISCUSSION:

The applicant has submitted a request for a Variance to approve the construction of two Accessory Dwelling Units (ADU’s) with reduced setbacks on a lot located at 220 S. P Street (the southeast corner of P and Kern Streets (as shown in Attachment “B” (Location Map) and Attachment “C” (Aerial Photo)).

The subject parcel is zoned “RM-3” (Multi-Family Residential). This zone allows the establishment of multi-family dwellings at a density of one unit per 3,000 square feet. State law also now requires cities to allow Accessory Dwelling Units (on lots zoned for multi-family dwellings) at a rate of at least two ADU’s (up to 25% of the permitted density of the site). This allows the applicant to establish at least two ADU’s on the lot (which is what they are proposing).

The applicant’s site plan is shown in Attachment “D”. This shows the existing house (toward the south end of the street) and the two proposed ADU’s on the northern third of the lot. Both ADU’s are proposed to contain 591 square feet, including two bedrooms, a single restroom and living room/kitchen. The units will share a common wall.

It should also be noted that according to the State’s ADU laws, the City also cannot require on-site parking for the ADU’s, because the site is within one half mile of the City’s transit center

(this site is specifically about 0.35 mile from the transit center).

The applicant is requesting Variances for two setbacks, as follows:

1. The required setback along Kern Street is 15 feet; the proposed setback for the nearest ADU is 10 feet along Kern Street. Therefore the applicant is requesting a 5 foot setback reduction along Kern Street.

2. The required setback along the P Street frontage is 10 feet; the applicant is requesting approval for a 5 foot setback along P Street. Therefore the applicant is requesting a 5 foot setback reduction along P Street. This setback is consistent with that of the existing house on the lot.

Findings

In order to grant a Variance, Section 17.59.050 of the Dinuba Municipal Code requires the Planning Commission must be able to make six findings contained in that section of the code. A review and analysis of these findings are as follows:

That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications;

Analysis: The subject parcel is only 37-1/2 feet wide, whereas the current requirement for lots in the RM-3 zone is 65 feet. This narrow width makes it difficult to develop the site while meeting setback requirements.

b. That granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought;

Analysis: The site is within an older neighborhood with many substandard lots (in terms of size) and some dwellings with reduced yard setbacks. In this sense, other property owners have benefited from reduced zoning standards in able to develop their property.

c. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;

Analysis: There is no evidence that granting the variance will be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located. The proposed ADU's will be required to comply with current building code standards.

d. That granting the variance does not constitute a special privilege inconsistent with the

limitations upon other properties in the vicinity and district in which such property is located;

Analysis: As noted above, the parcel is within an older neighborhood with a number of lots and buildings constructed with setbacks less than required by the current code. From this perspective, granting the Variance as requested would not necessarily constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located

e. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

Analysis: The proposed use (Accessory Dwelling Units) is permitted by the zoning of the site and by State law.

f. That granting the variance will not be inconsistent with the General Plan.

Analysis: The General Plan designates the site "Medium High Density Residential". This designation is intended to promote the development of multi-family housing and the "RM-3" zone is consistent with this designation. The General Plan does not address setbacks directly, but does (by extension) indicate that the City will consider variance requests, when warranted, as established in the Zoning Ordinance.

Conclusion

There are several issues that come together to make the requested Variance worth considering. These include:

- The site is in an older neighborhood with a number of parcels with setbacks that are not to current code – this sets a precedent;
- The subject parcel is small and difficult to develop;
- State laws requires cities to permit Accessory Dwelling Units by right.

Staff would normally likely recommend denial of this type of Variance but with the factors cited above (especially State laws that require cities to allow ADU's) there may be "wiggle room" for the Planning Commission to make the findings to grant the Variance.

If the Variance is denied, the applicant can still build the ADU's; they would simply need to be reduced in size.

BACKGROUND INFORMATION

APPLICANT: Beatrice Pacheco

LOCATION: 220 S. P Street

ASSESSOR PARCEL NUMBER: 017-193-016
SITE SIZE: The subject parcel is 100 feet deep and 37.5 feet wide, containing 3,750 square feet.

ZONING: “RM-3” (Multi-Family Residential (one dwelling per 3,000 square feet))
GENERAL PLAN: “Medium-High Density Residential”
EXISTING LAND USE: There is an existing single family dwelling on the site containing approximately 678 square feet

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Single Family Residential	“RM-3” (Multi-Family Residential)	“Medium-High Density Residential”
South	Single Family Residential	“RM-3” (Multi-Family Residential)	“Medium-High Density Residential”
East	Single Family Residential	“RM-3” (Multi-Family Residential)	“Medium-High Density Residential”
West	Single Family Residential	“RM-3” (Multi-Family Residential)	“Medium-High Density Residential”

FISCAL IMPACT:

None.

PUBLIC HEARING:

A public hearing notice was published in the Mid Valley Times and mailed to property owners within 300 feet of the site, and occupants within 100 feet of the site.

ATTACHMENTS:

1. A. PC Reso Yanez Var 8-5-25
2. B. Location Map
3. C. Aerial Photo
4. D. Site Plan

ATTACHMENT "A"

RESOLUTION NO 1159

BEFORE THE PLANNING COMMISSION
CITY OF DINUBA, COUNTY OF TULARE
STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA CONCERNING APPLICATION 2025-06 (A REQUEST FOR A VARIANCE REGARDING YARD SETBACKS ASSOCIATED WITH THE ESTABLISHMENT OF PROPOSED ACCESSORY DWELLING UNITS) ON THE LOT AT 220 S. P STREET

WHEREAS, an application was filed by Beatrice Yanez, 1295 Mondavi Ave. Tulare, CA 93274 for a Variance to allow reduced yard setbacks associated with the establishment of two proposed Accessory Dwelling Units at 220 S. P Street. The Assessor Parcel Number is 017-193-016; and

WHEREAS, the subject site is zoned "RM-3" (Multi-Family Residential) which allows the establishment of multi-family dwellings and also Accessory Dwelling Units, subject to zoning standards, including setback requirements; and

WHEREAS, the applicant is proposing to establish two Accessory Dwelling Units on the site with reduced setbacks along Kern Street and along P Street, as follows:

1. The required yard setback along Kern Street is 15 feet; the proposed setback for the nearest ADU is 10 feet along Kern Street. Therefore the applicant is requesting a 5 foot setback reduction along Kern Street.

2. The required yard setback along the P Street frontage is 10 feet; the applicant is requesting approval for a 5 foot setback along P Street. Therefore the applicant is requesting a 5 foot setback reduction along P Street.

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission hearing and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA) (Section 15305 of the CEQA Guidelines), and

WHEREAS, the Planning Commission held a public hearing on this Variance request and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications;

b. That granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought;

c. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;

d. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located;

e. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

f. That granting the variance will not be inconsistent with the General Plan.

PASSED, APPROVED and ADOPTED this 5th day of August, 2025 by the following vote:

AYES:

NOES:

ABSENT:

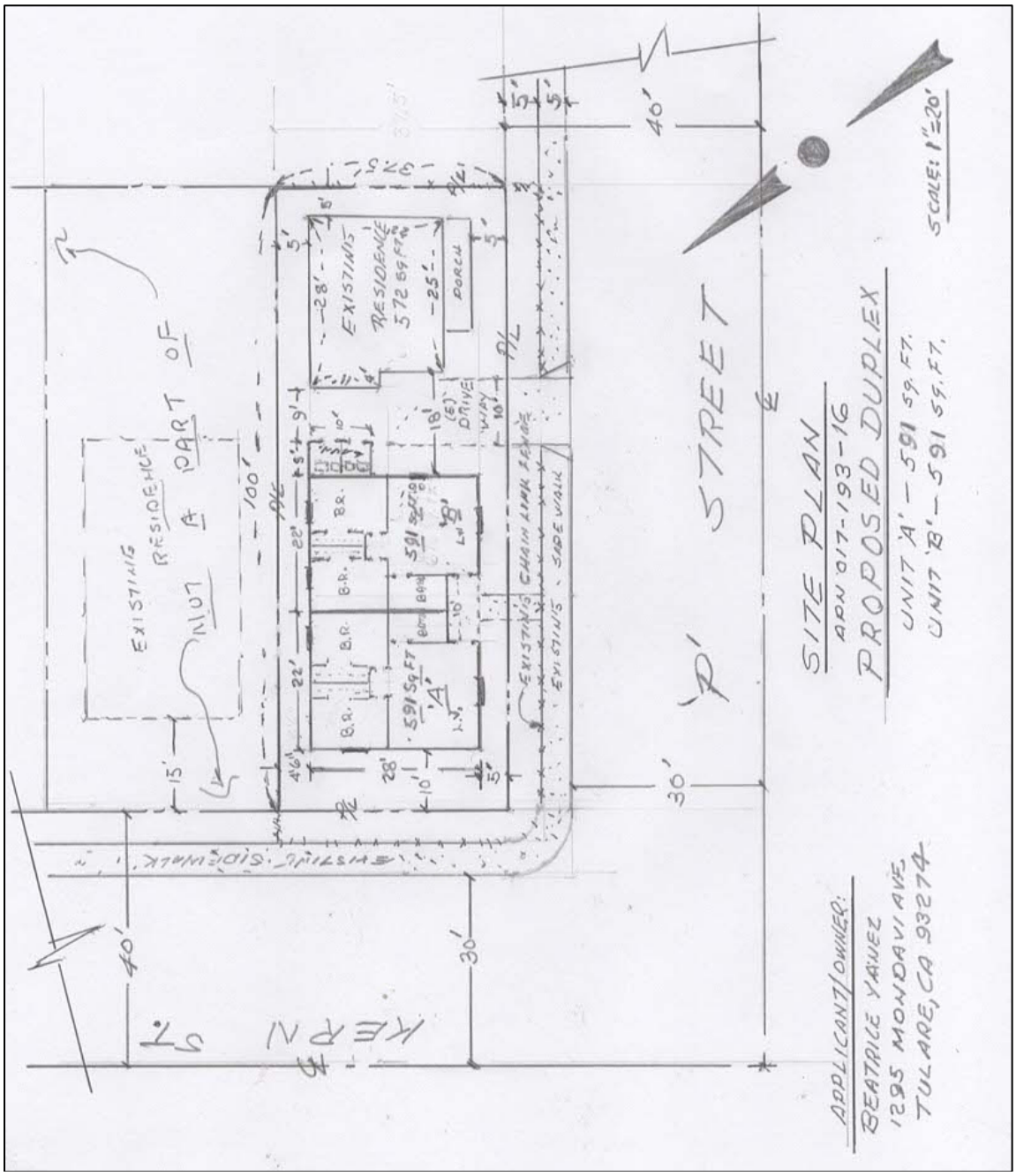
ABSTAIN:

ATTEST:

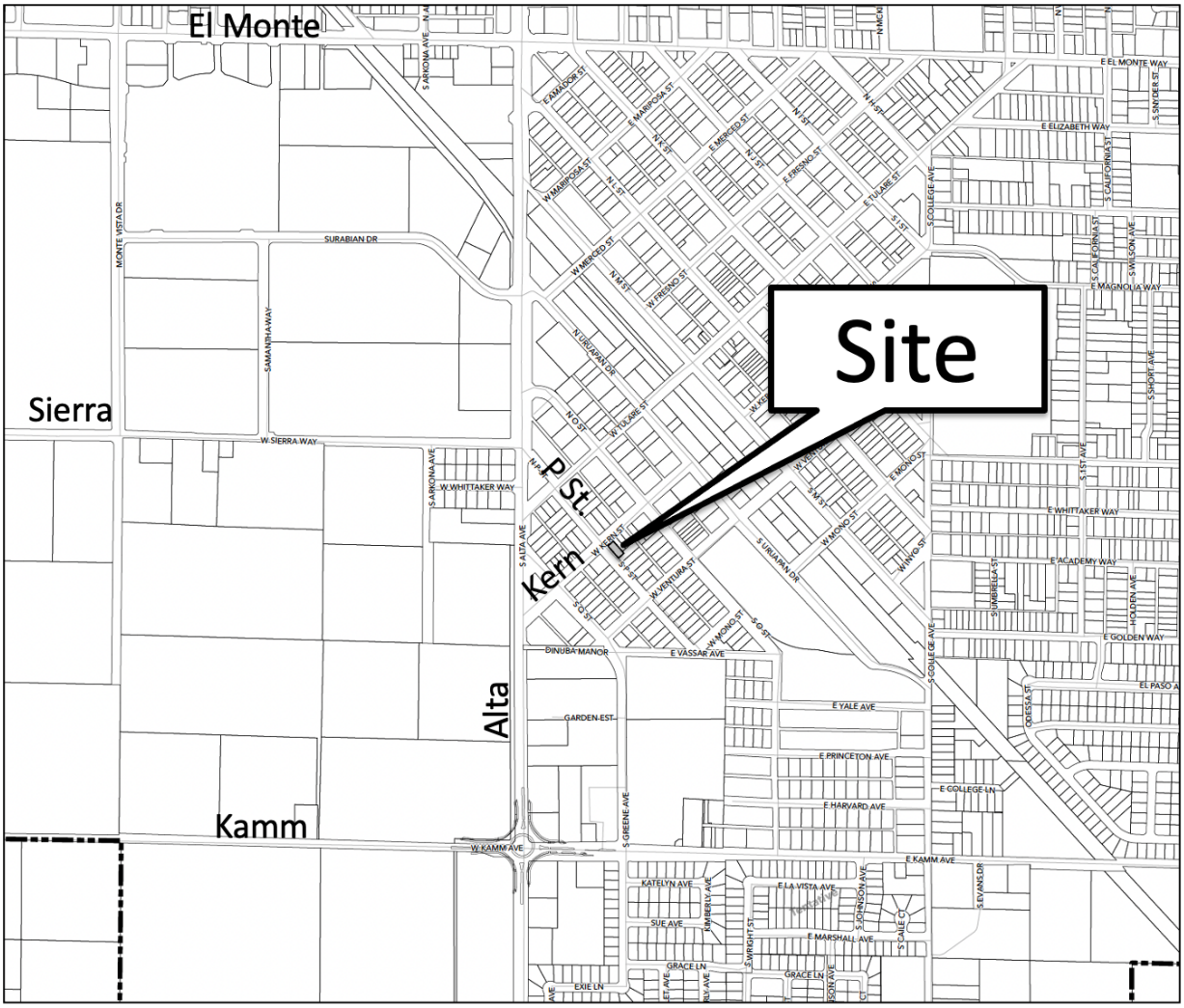
_____

Lesli Vasquez, Secretary
Dinuba Planning Commission

Exhibit "A" (Proposed Site Plan)



Attachment "B": Location Map



Attachment "C": Aerial Photo

Attachment "D": Site Plan