G7 Housing Plan

This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in Woodlake.

G7.1 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.

G7.2 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
- Identify transit opportunities and access near new and established residential areas
- Develop 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~~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, ~~P~~partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Collaborate with Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (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. ▪ Coordinate with TCaT and TCAG to ensure that actions from the Coordinated Human Services Transportation Plan correspond with the priority areas identified in the City's Active Transportation Plan. ~~to prepare a study on transit and active transportation needs for Woodlake residents and identify actions to address those needs, focusing on connecting residents to employment centers to increase the percentage of residents commuting by public transit or active transportation by five percent by December 2031 with 2020 data as baseline.~~ ▪ 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. ▪ . ~~▪ Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.~~ ▪ ~~Hold at least two community workshops by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Implement at least two active transportation projects by the end of the planning period.~~
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/Southeast and Southwest Woodlake
AFFH Outcomes	▪ Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline. ▪ Improve CalEnviroScreen scores by 10 percent citywide by December 2031.

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Woodlake has been assigned a RHNA of 492 units, including:

- Very Low-Income: 73 units
- Low-Income: 47 units
- Moderate-Income: 103 units
- Above Moderate-Income: 267 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The City has identified capacity for 626 units through ten projects under construction, approved, or permitted, that will be available during the planning period. Accounting for these units (~~136 very low, 259~~ nine low~~, 142 moderate,~~ and ~~89~~ 617 above moderate-income), the City has a remaining RHNA of ~~178~~ 216 units (~~all above~~ 113 low-income and 103 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. All sites identified to meet the City's RHNA are zoned for residential uses and would not require rezoning. The sites identified can accommodate an additional ~~412~~ 379 units, including ~~90~~ 144 ~~lower~~ lower-income units, ~~62~~ 167 ~~moderate~~ moderate-income units, and ~~266~~ 68 above moderate-income units.

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 Woodlake is the provider of water and sewer services within the city limits. The City confirms that adequate water and sewer services are available to fully accommodate the RHNA.

The City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects pursuant to SB 1087.

Specific Actions, Objectives and Timelines	▪ Facilitate the development of 492 units over 8 years (75 very low-income, 47 low-income, 103 moderate-income, and 267 above moderate-income units). ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing and 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. ▪ By December 31, 2024, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By December 31, 2026, complete update to Water and Sewer Master Plans. ▪ Concurrent with the adoption of the Housing Element, ~~By December 31, 2024~~, adopt a policy to prioritize allocation of water and sewer services to affordable housing projects (SB 1087). ▪ 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	N/A

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 G4-47 in Chapter G4, *Housing Resources*.

Specific Actions, Objectives and Timelines	▪ At the time of the Housing Element adoption, ~~By December 31, 2024~~ and, ~~,~~ concurrent with the 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~~ Zoning ~~code~~ Ordinance 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 and annexation sites, 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. ▪ By 2026, bring item to City Council to consider expanding the scope of streamlining, including: ▫ For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI.
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	Northeast and Southeast Woodlake
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	▪ ~~By December 31, 2024~~ Concurrent with the adoption of the Housing Element, 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	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City's ADU ordinance permits second dwelling units in all residential zoning districts. 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	▪ By ~~December 31, 2024~~July 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). Include links to the ADU assistance program offered through Self-Help Enterprises. ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast and Northwest Woodlake. ▫ Conduct two 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 and Northwest Woodlake, by ~~December~~July 202~~6~~5. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by ~~January~~July 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by ~~January~~July 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 report 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 and Northwest Woodlake

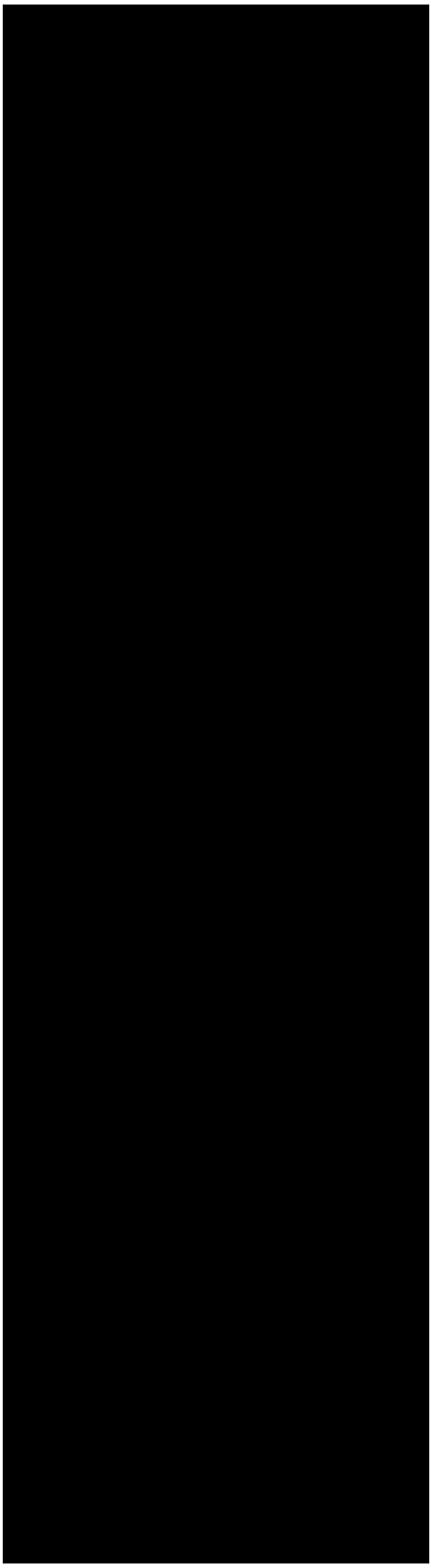
AFFH Outcomes	▪ Support the development of at least five ADUs in Northeast and Northwest Woodlake during the planning period.

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:~~December 31, 2024~~:
  - **Development Standards**: Concurrent with Housing Element adoption, ~~R~~review and revise the City's development standards (including parking and height), particularly in relation to higher density affordable housing.
    - In conjunction with a General Plan Amendment, amend the Zoning Code to remove the persons per acre restrictions for each land use designation.
    - Revise parking requirements related to one-bedroom multifamily units and affordable multifamily units, to require no more than one space per unit.
  - **SB 35 and SB 330 Procedures**: Concurrent with Housing Element adoption, ~~E~~establish written procedures for the processing of SB 35 and SB 330 projects pursuant to ~~State~~ state law.
  - **Manufactured Housing:** Amend the Zoning Code to permit manufactured homes that are built on permanent foundation in the same manner and in the same zones as conventional single-family dwellings.
  - **Transitional and Supportive Housing (SB 745):** Amend the Zoning ~~Ordinance~~ Code to ensure that transitional and supportive housing is permitted as a residential use in all zones where multifamily housing is permitted, including the R-M, R-H, MU, and C-N zones. and is similarly permitted and only subject to the same standards of the same type in the same zone.
  - **Supportive Housing (AB 2162):** Amend the Zoning Code to permit supportive housing by-right in the C-N zone to comply with AB 2162, whereby certain supportive housing meeting specific criteria are to be permitted by right in all zones where multifamily housing is also permitted (including nonresidential zones). For such supportive housing locating within half-mile from transit, no minimum parking can be required.
  - **Employee Housing**: Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6), 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).
  - ~~**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 be allowed a streamlined review process (if certain criteria are met).~~
- **Residential Care Facilities:** Amend the Zoning Code to allow all group homes and care facilities by-right in all residential zones, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. Amend the Group Homes parking standard to reflect parking standards for the applicable residential type in the applicable zone.
- **Density Bonus:** Amend the Zoning Code 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.
- **Accessory Dwelling Units:** Review and amend the Zoning Code if needed to comply with state law.
- **Site Plan Review:** review and revise the Site Plan review process and findings related to residential development to remove subjective language and provide objectivity and approval certainty. Specifically, remove or revise the Administrative Use Permit (AUP) finding "The use to be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located" and the Conditional Use Permit (CUP) findings "The proposed use would not impair the integrity and character of the zoning district in which it is to be located" and "The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located."
- **Single Room Occupancy (SRO) Housing**: Establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards.
- **Emergency Shelters:** revise the Zoning Code related to emergency shelters to comply with state law.
  - Revise to expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care and ensure zones that allow emergency shelters ministerially also allow residential uses, in compliance with AB 2339.
  - Review and revise the Zoning Code to remove emergency shelters as a permitted use in the I and PF zones to comply with state law requiring that all zoning designations that allow emergency shelters ministerially also allow residential uses. Low Barrier Navigation Centers: Revise the Zoning Code to allow emergency shelters by-right in the C-N zone to comply with state law

	requiring low barrier navigation centers be permitted in all mixed-use and nonresidential zones where multifamily housing is permitted. – Review and revise the Zoning Code to comply with AB 2339 (parking requirements for emergency shelters).
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 5 units for special needs populations during the planning period.

Program 7: 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, potentially 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	▪ Continue to work with Self-Help Enterprises on constructing single-family homes that are affordable to low- and moderate-income households. ▪ 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 31, 2024, 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 by allowing improvements to be negotiated. ▪ 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.

	▫ Lot consolidation to allow for increased density in the RM2 and RM3 properties. ▪ 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~~ July 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 in northern Woodlake. 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. ▫ Beginning in 2025, and annually thereafter, ~~A~~apply for state and federal funds ~~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 50 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, prioritizing sites 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 resource census tracts.
AFFH Outcomes	▪ Increase the percent of the city's housing stock that is multifamily from 23 percent to 26 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in northern and southern Woodlake based on median income level and percent of households in poverty. ▪ Partner with nonprofit housing developers to support the entitlement of at least 50 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, prioritizing sites near public transit and services.

Program 8: Transparency in the Development Process

Analysis in the Housing Constraints chapter of this Housing Element reviewed the City's planning process, timelines, and fees. The following actions will reduce potential governmental constraints for the development of housing, including affordable housing. Additionally, updating the City's website will help residents and developers locate and access information on planning and building resources and requesting reasonable accommodation.

Specific Actions, Objectives and Timelines	▪ By December 2025, the City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) make changes as necessary. ▪ By December 2025, review planning and development fees and revise fees to be competitive with other cities in the county. ▪ By December 2025, provide a link to its Reasonable Accommodations policy on the Housing page of the City website and provide guidance for those seeking assistance, including contact information for City staff responsible for accepting applications for reasonable accommodation. ▪ Beginning in December 2025, and every subsequent two years during the planning period, monitor the effects of short-term rentals. If it is determined that regulation of short-term rentals is needed, an ordinance shall be adopted during the planning period. ▪ Update the City's website to provide clear links to planning and building resources, applications, and checklists.
Primary Responsible Departments	Planning & Development Department
Funding Sources	General Fund
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	Outreach and Education
AFFH Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 9: Preservation of At-Risk Housing

The City has 356 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 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.

	▪ Depending on funding availability, provide information about ~~funding~~financial resources to property owners to promote continued affordability.
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 affordable housing units and ensure proper noticing procedures during the Notice of Intent period. ~~.~~

Program 10: Housing Preservation and Rehabilitation

More than 43 percent of the housing stock in Woodlake is more than 40 years old. The City's Code Enforcement Division estimates that approximately 20 units require major rehabilitation and fewer than five units citywide are beyond the point of repair. Concentrated areas of substandard housing in the city are in Southeast and Southwest Woodlake. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships, including annually applying for CDBG funds. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including 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. Assist with ~~5~~ eight~~8~~ rehabilitation projects over ~~8~~ the eight-year planning period~~s~~. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases, particularly ~~to~~for ~~,~~property owners of ~~lower income~~ affordable units. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▫ Publish resources on homeowner rehabilitation assistance on the City's website by 2026. ▫ Apply for CDBG funding for the Local Rehabilitation Program by 2025 to serve at least ~~8~~5 households by the end of the planning period. ▪ 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	South Woodlake
AFFH Outcomes	▪ Assist with ~~5~~8 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

The City will continue to work with the Housing Authority of Tulare County (HATC) to obtain HCVs and provide the community information about 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 a Downpayment Assistance program and Home Ownership Education program. HATC offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program 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 Woodlake in which the landlord has indicated willing participation in the HCV Program. As of April 2024, there are several rental complexes in the city currently accepting applications.[1] Furthermore, in 2020, the State passed SB 222 and SB 329 that identifies 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.

To assist in the development of housing to meet the needs of extremely low-, very low- and low-income households, the City will continue implementation of:

- **First-time Homebuyer Program:** The City applies for Community Development Block Grants for first time homebuyers and housing rehab projects for those who qualify. The City also continues to apply for HOME investment grants for community housing for those who qualify. The City partners with Self-Help Enterprises to oversee applicant qualifications.
- **Affordable Housing:** The City was granted a Permanent Local Housing Allocation in fiscal year 2020-2021. With this funding the City is working to add nine new affordable housing units.
- **Housing Loan Program:** The City supports developers in the area that have partnered with the USDA for their Single-Family Housing Guarantee Loan Program. This funding has resulted in, or is planned for, the development of 165 units.

Specific Actions, Objectives and Timelines	
	▪ Assist 25 Woodlake households through HCVs. ▪ Work with HATC and California Rural Legal Assistance (CRLA) and/or other organizations to provide free counseling services to assist homeowners in preserving homeownership and foreclosure counseling. ▪ Starting in 2025, work with outside agencies to establish utility assistance programs when funding is available. (also see Program 1, Regional Collaboration). ▪ Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council

[1] https://www.hatc.net/unit-referral-listing.php?city=WOODLAKE

[redacted]

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 December 2024. Apply for feasible funding opportunities by ~~December~~July-2025.
- Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City's website by July ~~January~~ 2025.
- Support awareness of moderate-income homeownership, such as Homes for Heroes and other moderate-income loan opportunities. Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by December 2024. Advertise programs on the City's website by July 2025.Connect low-income residents with housing assistance resources, including the HCV program.
  - Add information on the HCV Program to the City's website by ~~January~~ July 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.
  - Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in South Woodlake.
- Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator, provide outreach to persons experiencing homelessness including connections with available resources.
- 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 and regional 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 non-profit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. This can include site identification and providing technical assistance on funding applications. ▪ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. This should include annual coordination with the Tulare County Resource Management Agency and the Tulare County Agricultural Committee to determine if any sites in or adjacent to Woodlake can be included in the County's farmworker housing initiatives. ▪ 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. ▪ Targeting 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; South Woodlake
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. ▪ Encourage the development of 10 affordable units for farmworkers.

Program 12: Homebuyer Assistance Program

The City of Woodlake's Homebuyer Assistance Program administered by Self-Help Enterprises 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.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises on the Homebuyer Assistance Program. Assist two extremely low-income, five low-income and five moderate-income homebuyers. ▪ Annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.
Primary Responsible Departments	Community Development Department

Funding Sources	State and Federal Funds
Relevant Policies	3.5
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide, with a focus on areas of high segregation and poverty.
AFFH Outcomes	▪ Assist five low-income and five moderate-income homebuyers during the planning period.

Program 13: Infill Development, Design, and Infrastructure

The City will promote infill development and related design and infrastructure standards, including providing assistance for project design for infill housing/re-development projects and prioritizing housing infrastructure assistance for infill development projects.

Specific Actions, Objectives and Timelines	▪ Provide technical and financial assistance for project design (e.g. site planning, engineering, and/or preliminary architectural services) and infrastructure improvements (e.g. cost-sharing and/or fee waivers) for infill housing/re-development projects and developments that promote land or energy conservation. ▪ Prioritize housing infrastructure assistance for development projects which: 1) improve the infrastructure connectivity and/or capacity in infill areas; or 2) housing development projects that promote land or energy conservation by creating a Priority Housing Sites List to highlight opportunity sites for affordable housing development near public transit and existing or planned services.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.4, 2.5, 2.6
AFFH Themes	Housing Mobility New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 14: 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.

Upon adoption, the City of Woodlake will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

Specific Actions, Objectives and Timelines	Implement actions following the timelines below: ▪ 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. ▪ Continue the construction of the West Sequoia Multimodal Improvement Project, which is part of the City's Active Transportation Safety Enhancement Plan. This project includes developing a 0.79-mile active transportation network along West Sequia Avenue between North Valenca Boulevard and Mulberry Street. A 0.49-mile stretch of this network will have ADA-compliant pedestrian and bicycle facilities. ▪ Annually, coordinate with the Public Works Department to ensure priorities from the adopted City's Active Transportation Safety Enhancement Plan, including street improvements for ADA compliance and Safe Routes to School, are incorporated into the annual CIP. Continue to complete projects, such as the Stormwater Phase II project, that benefits Southwest Woodlake. ~~▪ Develop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and walkability throughout the city. Work with the Public Works Department to develop and prioritize a list of pedestrian infrastructure improvements, with emphasis on safe routes to schools, by December 2025. Use this list to prioritize CIP and associated funding.~~

- By December 2026, coordinate with Public Works to ensure that the Kaweah Storm Drain Improvements Project has begun in order to mitigate reoccurring flooding issues in the Northwest quadrant of the city.
- Complete the Clean California Beautification and Connectivity and Improvement Project, which adds recreation amenities in the southeast quadrant of the city.
- By the end of 2025, ~~R~~rejoin the Tulare County Economic Development Office to collaborate on attracting businesses and jobs to Woodlake.
- By the end of 2025 and bi-annually, ~~C~~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 during the planning period.
- Partner with the Tulare County Economic Development Office to host at least one event annually to community members to advertise available programs for local business owners.
- Expand awareness of available employment assistance and job training programs.
- Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Tulare County Economic Development Office and Community Services Employment Training (CSET).
- Partner with the local employment organizations to connect Woodlake residents with job opportunities and workforce training program opportunities.
- Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Woodlake.
- Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews.
- Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Woodlake. Include the Public Works Department so that projects can be prioritized in the annual CIP.
- Create a report on planning and infrastructure needs for business development by July ~~January~~ 2025 and present report to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period.
- ~~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 update in FY 25-26, establish a minimum spending target (75 percent) and report the percentage of CIP budget committed to Southeast and Southwest Woodlake sites that can accommodate lower-income housing.
- Starting in 2025 and bi-annually, ~~C~~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 the city and create an action plan to reduce pollution burden and addressing proper remediation plans for cleanup sites and hazardous waste sites.

	▪ By January 2026, collaborate with Self-Help Enterprises to determine feasibility of establishing a Flooding Emergency Fund program for low-income residents impacted by flooding. ▪ ~~Regularly~~ Starting in 2025 and bi-annually, 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 by 2026 with metrics and timelines. ▪ Implement place-based infrastructure for Northeast and Northwest Woodlake (areas of high segregation and poverty): ▪ Implement infrastructure improvements (curb/gutter/sidewalks, bike lanes, cross walks with street lighting, safe routes to school) for Castlerock Elementary and westbound on E Wuchumna Ave and E Sierra Ave towards Woodlake Valley Middle School/Woodlake Union High School by the end of 2027. ▪ Construct a bus pullout or boarding island at the corner of E Wuchumna Ave and Castle Street to connect to regional transit service by the end of 2027. ▪ Implement place-based infrastructure for Southwest Woodlake: ▪ Implement street and curb infrastructure improvements for the neighborhoods of Riverside Drive/Lenox Avenue/Hermosa Avenue in Southeast Woodlake by the end of 2027. ▪ Construct a bus pullout or boarding island at the corner of Hermosa Drive and South Valencia Boulevard by the end of 2027.
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	Northeast and Northwest Woodlake, Southwest Woodlake
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period. ▪ Connect at least five existing or potential business owners with resources during the planning period. ▪ Bring in two new businesses during the planning period. ▪ Improve CalEnviroScreen scores citywide by December 2031.

Program 15: Fair Housing Outreach and Enforcement

The City of Woodlake works with HATC to provide fair housing information and resources to residents and housing providers. Woodlake works with HATC to provide a local Fair Housing Information Program which includes distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

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.

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	Unless otherwise indicated, these actions shall begin in 2025 and be implemented annually: ▪ 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 and promote fair housing services in the community.
	▪ Distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish.
	▪ Collaborate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance.
	  ▫ Hold at least one fair housing workshop annually for residents about housing rights and resources, materials in English and Spanish, starting in 2025.
	  ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The 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 July 2025 ~~January 2025~~.
	▪ Provide Spanish translation services for all City-led workshops and outreach events. Retain contact information for translation services, schedule translators as needed in future events and document how many residents utilized the service. Include this information in the City's Annual Progress Reports (APRs).
	▪ Utilize the Technical Advisory Committee at TCAG to ~~C~~coordinate ~~with TCAG to~~ on offering outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Woodlake to provide information on housing services and programs in 2025. Please also refer to Program 1, Regional Collaboration.
	▪ 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~~by July 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 water conservation measures 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	Southeast and Southwest Woodlake
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period. ▪ Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Southeast and Southwest Woodlake

G7.3 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 15~~6~~: Fair Housing Outreach and Enforcement	Unless otherwise indicated, these actions shall begin in 2025 and be implemented annually: ▪ 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 and promote fair housing services in the community. ▪ Distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Hold at least one fair housing workshop annually for residents about housing rights and resources, materials in English and Spanish, starting in 2025. ▪ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The 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 July~~January~~ 2025. ▪ Provide Spanish translation services for all City-led workshops and outreach events. Retain contact information for translation services, schedule translators as needed in future events and document how many residents utilized the service. Include this information in the APRs. ▪ Utilize the Technical Advisory Committee at TCAG to coordinate with them about offering ~~Coordinate with TCAG to offer~~ outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Woodlake to provide information on housing services and programs in 2025. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility	Annually ~~January~~Starting in 2025	Citywide with emphasis on Southeast and Southwest Woodlake	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period. Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Southeast and Southwest Woodlake.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	with state and federal fair housing laws. Publish fair housing guide with ADU applications ~~on or before January~~by July 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 water conservation measures through a social media campaign.			
Housing Mobility				
Program 1: Regional Collaboration	Participate in regional meetings related to housing and homelessness issues to pursue funding and coordination opportunities.	Starting in 2025, annually~~2024-2032~~	N/A	Annually pursue funding opportunities for regional housing issues.
Program 5: Accessory Dwelling Units	▪ Facilitate the production of ADUs through promotional efforts and incentives outlined in Program 5. ▪ Conduct two 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 and Northwest Woodlake, by December 2025. ▪ Develop an ADU application checklist and publish the checklist on the City's website by ~~January~~July 2025. ▪ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by ~~January~~ July 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. ▪ 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	See individual actions for timelines~~2024-2032~~ ~~December 2025~~ ~~January 2025~~ ~~January 2026~~	Northeast and Northwest Woodlake (areas of high segregation and poverty)	Support the development of at least five ADUs in Northeast and Northwest Woodlake during the planning period.
Program 11: Lower Income and Special Needs Housing	▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community.	Begin in 2025 and update annually (unless indicated in individual	Citywide; South Woodlake;	Expand the use of HCVs in the city by 10 percent by December 2030,

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Starting in 2025, work with outside agencies to establish utility assistance programs when funding is available. (also see Program 1, Regional Collaboration). ▪ Over the 8-year planning period, subsequent to 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 December 2024. Apply for feasible funding opportunities by December 2025. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City's website by January 2025. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by December 2024. Apply for feasible funding opportunities by ~~December~~July~~-~~2025. ▪ Add information on the HCV Program to the City's website by ~~January~~ July 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. ▪ Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in South Woodlake. ▪ Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator, provide outreach to persons experiencing homelessness including connections with available resources. ▪ 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.	action measure. ~~.Annually~~ ~~January/~~ ~~December 2025~~	Homeless outreach to include the following locations: W. Naranjo Boulevard east of South Blair Road within the citrus fields; south end of the city at the St. Johns River underneath the Valencia Boulevard bridge.	using 2023 data as baseline. Encourage the development of 10 affordable units for farmworkers.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ 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 and regional 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 non-profit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. This can include site identification and providing technical assistance on funding applications. ▪ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. This should include annual coordination with the Tulare County Resource Management Agency and the Tulare County Agricultural Committee to determine if any sites in or adjacent to Woodlake can be included in the County's farmworker housing initiatives. ▪ 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. ▪ Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.			
Program 12: Homebuyer Assistance Program	▪ Coordinate with Self-Help Enterprises on the Homebuyer Assistance Program. ▪ Annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.	Annually	Citywide with a focus on areas of high segregation and poverty	Assist two extremely low-income, 5 low-income and 5 moderate-income homebuyers during the planning period
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing and 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. ▪ ~~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 updates to the Water and Sewer Master Plans. ▪ By December 31, 202~~4~~5, adopt a policy to prioritize allocation of water and sewer services to affordable housing projects (SB 1087). ▪ 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	~~2024-2032 December 31, 2024~~ See individual actions for timelines	Citywide	Facilitate the development of 492 units over 8 years (75 very low-income, 47 low-income, 103 moderate-income, and 267 above moderate-income units).
Program 3: By Right Approval	▪ At the time of Housing Element adoption and ~~C~~concurrent with the Development Code update to provide adequate sites for the RHNA, update the Development Code to address the by-right approval requirements	~~December 31, 2024~~ See individual actions for timelines	Citywide	Facilitate the development of 492 units over 8 years (75 very low-income, 47

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Consider expanding the scope of streamlining, including: ▫ For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI.			low-income, 103 moderate-income, and 267 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.	See individual actions for timelines~~December 31, 2024~~	Citywide	Facilitate the development of 5 units for special needs populations during the planning period.
Program 7: Facilitating Affordable Housing Development	▪ 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. ▪ 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 regulatory concessions and incentives. ▪ Continue to work with Self-Help Enterprises on constructing single-family homes that are affordable to low- and moderate-income households. ▪ 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 by July 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.	Annually See individual actions for timelines ~~December 31, 2024~~ ~~December 2025~~ ~~January 2027~~	Citywide with emphasis on moderate resource census tracts.	Increase the percent of the city's housing stock that is multifamily from 23 percent to 26 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in northern and southern Woodlake based on median income level and percent of households in poverty. Partner with nonprofit housing developers to support the entitlement of at least 50 subsidized housing units

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Beginning in 2025, and annually thereafter, ~~A~~apply for state and federal funds ~~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.			affordable to extremely low-, very low-, and low-income households in the city during the planning period, prioritizing sites near public transit and services.
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ Collaborate with Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (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. ▪ Coordinate with TCaT and TCAG to ensure that actions from the Coordinated Human Services Transportation Plan correspond with the priority areas identified in the City's Active Transportation Plan. ▪ 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. ~~▪ Collaborate with Visalia Transit, TCaT, and/or TCAG to prepare a study on transit and active transportation needs for Woodlake residents and identify actions to address those needs, focusing on connecting residents to employment centers.~~ ~~▪ Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.~~	See individual actions for timelines~~January 2026/28~~ ~~December 2026/27~~	Citywide with emphasis on southern Woodlake	Implement at least two active transportation projects by the end of the planning period. Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ ~~Hold at least two community workshops in by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027.~~			
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~~,~~ particularly to property owners of lower income units. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. Publish resources on homeowner rehabilitation assistance on the City's website by 2026 and apply for CDBG funding for the Local Rehabilitation Program by 2025 to serve at least 8~~5~~ households by the end of the planning period. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.	Annually January 2025/26	South Woodlake	Assist with ~~5~~8 rehabilitation projects over 8 years.
Program 14: Community and Economic Development	▪ ~~Develop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and walkability throughout the city. Work with the Public Works Department to develop and prioritize a list of pedestrian infrastructure improvements, with emphasis on safe routes to schools, by December 2025. Use this list to prioritize CIP and associated funding.~~ Implement actions following the timelines below: ▪ 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. ▪ Continue the construction of the West Sequoia Multimodal Improvement Project, which is part of the City's Active Transportation Safety Enhancement Plan. This project includes developing a 0.79-mile active transportation network along West Sequia Avenue between North Valenca Boulevard and Mulberry Street. A 0.49-mile stretch of this network will have ADA-compliant pedestrian and bicycle facilities. ▪ Annually, coordinate with the Public Works Department to ensure priorities from the adopted City's Active Transportation Safety Enhancement Plan, including street improvements for ADA compliance	~~December 2025~~ ~~Annually~~ ~~December 2027~~See individual actions for timelines	Northeast and Northwest Woodlake (disadvantaged community and area of high segregation and poverty), Southeast Woodlake, Southwest Woodlake	Complete five CIP projects during the planning period. Connect at least five existing or potential business owners with resources during the planning period. Bring in two new businesses during the planning period. Improve CalEnviroScreen scores citywide by December 2031.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	and Safe Routes to School, are incorporated. Into the annual CIP. Continue to complete projects, such as the Stormwater Phase II project, that benefits Southwest Woodlake. ▪ By December 2026, coordinate with Public Works to ensure that the Kaweah Storm Drain Improvements Project has begun in order to mitigate reoccurring flooding issues in the Northwest quadrant of the city. ▪ Complete the Clean California Beautification and Connectivity and Improvement Project, which adds recreation amenities in the southeast quadrant of the city. ▪ By the end of 2025, ~~R~~rejoin the Tulare County Economic Development Office to collaborate on attracting businesses and jobs to Woodlake. ▪ By the end of 2025 and bi-annually, 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 during the planning period. ▪ Partner with the Tulare County Economic Development Office to host at least one event annually to community members to advertise available programs for local business owners. ▪ Expand awareness of available employment assistance and job training programs. ▪ Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Tulare County Economic Development Office and Community Services Employment Training (CSET). ▪ Partner with the local employment organizations to connect Woodlake residents with job opportunities and workforce training program opportunities. ▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Woodlake. ▪ Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Woodlake. ▪ Create a report on planning and infrastructure needs for business development by ~~January~~ July 2025 and present report to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period. ▪ 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 update in FY 25-26, establish a minimum spending target (75 percent) and report the percentage of CIP budget committed to Southeast and Southwest Woodlake sites that can accommodate lower-income housing. ▪ Starting in 2025, and bi-annually, ~~C~~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 the city and create an action plan to reduce pollution burden and addressing proper remediation plans for cleanup sites and hazardous waste sites. ▪ By January 2026, collaborate with Self-Help Enterprises to determine feasibility of establishing a Flooding Emergency Fund program for low-income residents impacted by flooding. ▪ ~~Regular~~ Starting in 2025 and bi-annually ~~y~~ 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 by 2026 with metrics and timelines. ▪ Implement place-based infrastructure for Northeast and Northwest Woodlake outlined in Program 14. ▪ Implement place-based infrastructure for Southwest Woodlake outlined in Program 14. ▪ Implement infrastructure improvements (curb/gutter/sidewalks, bike lanes, cross walks with street lighting, safe routes to school) for Castlerock Elementary and westbound on E Wuchumna Ave and E			

Program	Specific Commitment			Timeline	Geographic Targeting	Eight-Year Metrics
	Sierra Ave towards Woodlake Valley Middle School/Woodlake Union High School by the end of 2027. ▪ Construct a bus pullout or boarding island at the corner of E Wuchumna Ave and Castle Street to connect to regional transit service by the end of 2027.					
Tenant Protection and Anti-displacement						
Program 1: Regional Collaboration	Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.			~~2024-2032~~Starting in 2025 and annually	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Woodlake.
Program 4: Replacement Housing	▪ Amend the Zoning Code to address the replacement housing requirements.			Concurrent with Housing Element adoption ~~December 31, 2024~~	N/A	Replace all units as required pursuant to AB 1397.
Program 5: Accessory Dwelling Units	▪ Facilitate the production of ADUs through promotional efforts and incentives outlined in Program 5. ▪ Conduct two 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 and Northwest Woodlake, by December 2025. ▪ Develop an ADU application checklist and publish the checklist on the City's website by July 2025. ▪ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by July 2025.	See individual actions for timelines	Northeast and Northwest Woodlake (areas of high segregation and poverty)	Support the development of at least five ADUs in Northeast and Northwest Woodlake during the planning period.		

Program	Specific Commitment			Timeline	Geographic Targeting	Eight-Year Metrics
	▪ 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. ▪ 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					
Program 7: Facilitating Affordable Housing Development	▪ 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.	Annually See individual actions for timelines	Citywide with emphasis on moderate resource census tracts.	Increase the percent of the city's housing stock that is multifamily from 23 percent to 26 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in northern and southern Woodlake based on median income level and percent of		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ 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 regulatory concessions and incentives. ▪ Continue to work with Self-Help Enterprises on constructing single-family homes that are affordable to low- and moderate-income households. ▪ 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 by July 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. ▪ Beginning in 2025, and annually thereafter, apply for state and federal funds and annually thereafter to	households in poverty. Partner with nonprofit housing developers to support the entitlement of at least 50 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, prioritizing sites near public transit and services.		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs.			
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 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. ▪ Depending on funding availability, provide information about funding resources to property owners to promote continued affordability.	Annually	Citywide	Preserve all 356 existing affordable housing units in Woodlake and ensure proper noticing procedures during the Notice of Intent period.
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. Annually January 2025/26 South Woodlake ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases, particularly to property owners of lower income units. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. Publish resources on homeowner rehabilitation assistance on the City's website by 2026 and apply for CDBG funding for the Local Rehabilitation	Assist with 8 rehabilitation projects over 8 years.		

Program	Specific Commitment			Timeline	Geographic Targeting	Eight-Year Metrics
	Program by 2025 to serve at least 8 households by the end of the planning period. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.					
Program 11: Lower Income and Special Needs Housing	▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▪ Starting in 2025, work with outside agencies to establish utility assistance programs when funding is available. (also see Program 1, Regional Collaboration). ▪ Over the 8-year planning period, subsequent to 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 December 2024. Apply for feasible funding opportunities by December 2025. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City's website by January 2025. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by December 2024. Apply for	Begin in 2025 and update annually (unless indicated in individual action measure.	Citywide; South Woodlake; Homeless outreach to include the following locations: W. Naranjo Boulevard east of South Blair Road within the citrus fields; south end of the city at the St. Johns River underneath the Valencia Boulevard bridge.	Expand the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline. Encourage the development of 10 affordable units for farmworkers.		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	feasible funding opportunities by July2025. ▪ Add information on the HCV Program to the City's website by July 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. ▪ Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in South Woodlake. ▪ Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator, provide outreach to persons experiencing homelessness including connections with available resources. ▪ 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			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	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 and regional 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 non-profit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. This can include site identification and providing technical assistance on funding applications.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. This should include annual coordination with the Tulare County Resource Management Agency and the Tulare County Agricultural Committee to determine if any sites in or adjacent to Woodlake can be included in the County's farmworker housing initiatives. ▪ 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. ▪ Targeting 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.			
Program 12: Homebuyer Assistance Program	▪ Coordinate with Self-Help Enterprises on the Homebuyer Assistance Program. ▪ Annually monitor funding resources available at the State and Federal levels	Annually	Citywide with a focus on areas of high segregation and poverty	Assist two extremely low-income, 5 low-income and 5 moderate-income

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	and pursue, as appropriate, to provide homebuyer assistance.	homebuyers during the planning period		

G7.4 Quantified Objectives

Woodlake 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 G7-1~~Table G7-1~~ below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table G7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	390	0	118
Very Low	36	0	118~~0~~
Low	47	~~5~~8	118~~0~~
Moderate	103	0	0
Above Moderate	267	0	0
Total	**492**	~~**5**~~**8**	**356 (none at risk)**

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