A7 Housing Plan

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

A7.1 Goals and Policies

Goal 1: Regional Collaboration	**Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.**

Policy 1.1 Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development	**Provide an adequate supply and range of housing types to meet the diverse needs of residents.**

Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options	**Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.**

Policy 3.1 Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.

Policy 3.2 Support the Housing Authority of Tulare County (HATC) by promoting Housing Choice Voucher (HCV) opportunities.

Policy 3.3 Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).

Policy 3.4 Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

Policy 3.5 Promote home ownership for lower- and moderate- income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

Policy 3.6 Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation	**Maintain and improve the city's existing housing stock.**

Policy 4.1 Preserve existing residential neighborhoods by promoting balanced design and architecture.

Policy 4.2 Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

Policy 4.3 Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs	**Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.**

Policy 5.1 Assist in local and regional efforts that address the housing needs of special needs residents.

Policy 5.2 Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

Policy 5.3 Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development	**Utilize energy conservation and sustainable measures for new and rehabilitated housing.**

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing	**Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.**

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

A7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Transit opportunities and access near new and established residential areas
- Environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

Specific Actions, Objectives and Timelines	▪ Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness. ▪ Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba. ▫ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. ▪ Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs. ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the county.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▪ Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.

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

For the 6th cycle Housing Element, Dinuba has been assigned a RHNA of 1,588 units, including:

- Very Low-Income: 387 units
- Low-Income: 238 units
- Moderate-Income: 238 units
- Above Moderate-Income: 695 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of March 2024, the City has identified capacity for 316 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also anticipates the construction of eight ~~(8)~~ ADUs over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 1,264 units (387 very low-income, 238 low-income, 238 moderate-income, and 401 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. However, existing zoning for some of these properties may not be adequate to facilitate housing development. Under existing zoning, the City would have a shortfall of site capacity by 619 units (454 lower-income and 165 moderate income units).

To fully accommodate the remaining RHNA, the City has identified several sites that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass 50 acres and can accommodate a total of 643 lower-income units and 360 moderate-income units for a total of 1,003 units (see Table A4-7in Housing Resources Section).

Government Code Section 65583.2 requires local governments to identify sites with appropriate zoning and development standards to accommodate their RHNA. Local governments may identify sites that will be rezoned to accommodate residential development in order to meet their RHNA. The timing of rezoning required as part of the jurisdiction's site inventory is regulated by Government Code §65583c)(1)(A), which requires that local jurisdictions that have not adopted a Housing Element certified by HCD by the statutory deadline (December 31, 2023), such as Dinuba, have one year after the deadline to complete rezoning (December 31, 2024). Housing Plan Program 2 describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Section 65583(c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent

residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

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

Pursuant to SB 1087, as the City's water and sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

The Site Inventory identifies large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower--income households. ~~To facilitate the development of these large sites, the City will:~~This program contains actions to facilitate the development of affordable housing on those sites, including incentives and technical assistance from the City, site planning tools, phased development, and outreach to property owners.

~~Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.~~

~~Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.~~

~~Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.~~

~~Promote the development of large sites at the densities and affordability levels identified within the housing element.~~

~~Allow the development in phases within 8 years of the Housing Element planning period.~~

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,264 units and specifically a RHNA shortfall of 619 units (454 lower-income and 165 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Facilitate the development of large sites with affordable housing: ▫ Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered

	development, allowing flexibility for the transferring of densities within the property. ▫ Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices. ~~Promote the development of large sites at the densities and affordability levels identified within the housing element.~~ ▫ Allow the development in phases within ~~8 years of~~ the Housing Element planning period. ▫ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the Site Inventory. ▫ By the end of 2027, if development of housing affordable to lower-income households (as assumed in the inventory) is not feasible on these large sites or sites are not parceled at appropriate sizes (e.g., one to 10 acres), within six months (by July 2028) the City will identify additional incentives and planning tools or alternative strategies if necessary to ensure adequate capacity at appropriate sizes for the RHNA. ▪ Annually meet with property owners and interested developers to pursue housing development in the city. ▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By 2026, complete update to water master plans. ▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). ▪ Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department Division, pursuant to Government Code Section 65589.7. In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City's site inventory for lower-income RHNA are subject to by-right approval exempt from CEQA and subject only

to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households ~~and no subdivision is proposed~~:

- Reuse Sites (No Rezoning Required):
- Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government's review shall not require:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table A4-9 in Appendix A4, *Housing Resources*.

Specific Actions, Objectives and Timelines	Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. The zoning code will be amended to address the by-right approval requirements for lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (i.e., without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program 4: Replacement Housing

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

Specific Actions, Objectives and Timelines	Concurrent with Housing Element adoption, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Replace all units as required pursuant to AB 1397.

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City's second dwelling ordinance does not presently comply with all current provisions of housing legislation. Dinuba will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	▪ Amend the Zoning Code for compliance with state law by July 2025. ▪ Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Update ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website.

	▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Northeast, Northwest, and Southwest Dinuba.
AFFH Outcomes	▪ Support the development of at least 16 ADUs citywide, and at least ~~five~~ 10 ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	Include the following Zoning Code Amendments by the end of 2025, unless otherwise indicated: ▪ **Development Impact Fees:** Review and revise the City's development impact fees to be competitive with other cities in the same county. ▪ **Parking Standards:** Revise parking requirements related to studios and one-bedroom multifamily units, and affordable multifamily units, to require no more than one space per unit. ▪ **Open Space and Park Requirements:** Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types and reduce the amount of open space required to provide options for housing developers to meet the needs of their intended users. ▪ **Density Bonus:** Revise the zoning code to be consistent with state density bonus legislation and provide additional density bonuses under the criteria set forth by AB 1287. ▪ Manufactured homes: Revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones. ▪ **ADUs:** Revise the Zoning Code for compliance with state law. ▪ **Multi-Family:** Concurrent with Housing Element adoption, amend the Zoning Code provisions for RM districts to prohibit single-family uses. ▪ **Residential Care Facilities:** Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▪ **Emergency Shelters:** Concurrent with the Housing Element adoption, amend Zoning Code to address recent changes:

- Revise the emergency shelter definition in the Zoning Code to increase the limit of persons for emergency shelters in the C-2 zone and increase the maximum stay requirements to be consistent with State law.
- Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care as well as ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339.

- **Low Barrier Navigation Centers (LBNC):** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Amend Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses.
- **Farmworker Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 and 17021.8), which requires that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located.
- **Employee Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met).
- **Supportive Housing:** Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multi-family uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit stop, no minimum parking can be required.
- **Single-Room Occupancy (SRO) Housing:** Define SRO housing and revise the Zoning Code to allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards.
- **Reasonable Accommodation:** Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements.
- **Objective Design Standards:** Revise the City's Residential Design Guidelines ~~, Residential Design Guidelines~~ (adopted June 2023) ~~and~~

	~~Landscape Design Guidelines~~ to remove the guideline for multifamily development to "integrate architectural elements and building articulation that is similar to the surrounding neighborhood" and revise findings for discretionary permits to be objective. ▪ **Site Plan Review:** Amend the Zoning Code to remove the provision that site plan review applications can be referred to the Planning Commission by the Planning Director. ▪ **SB 35 and SB 330 Procedures:** Concurrent with the Housing Element adoption, amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▪ **Building Code:** Adopt by reference the most current edition of the California Building Code.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 20 units for special needs populations during the planning period.

Program 7: Transparency in Government

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

Specific Actions, Objectives and Timelines	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document by July 2026~~5~~.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
AFFH	Outreach and Education
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	▪ Outreach and Education
AFFH Geographic Targeting	Citywide

AFFH Outcomes	N/A

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as pedestrian and mobility improvements.

Also refer to Program 5 with actions for ADUs.

Specific Actions, Objectives and Timelines	
	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist affordable housing developments. ▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers by 2026. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 2025, revise the Density Bonus Ordinance in compliance with state law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2026~~5~~. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). Review General Plan,

	Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services. ▪ Residential Development Standards for Religious Facilities: SB 4 (Housing on Higher Education Institution and Religious Institution Sites), effective in January 2024, ensures that churches, faith institutions, and nonprofit colleges are able to build affordable housing on their land without having to go through an expensive and difficult rezoning and discretionary approval process. AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. AB 1851 applies only to religious facility properties in residential zones or nonresidential zones that also allow residential uses. Establishing standards for residential uses on religious facilities sites could provide opportunities for housing in a variety of locations throughout the City, providing mobility options for residents. To promote these opportunities, the City would create an outreach and technical advisory program that would consist of: ▫ Conducting a workshop in 2027 and 2029 to explain SB 4, AB 1851 and how it can apply to religious facility properties in Dinuba. ▫ Invite religious facility owners and local nonprofit developers to participate. ▫ Provide informational materials on the development process. ▫ City staff will provide technical assistance to religious facility property owners to assist with the project entitlements. ▫ Review the General Plan and applicable zoning regulations, and revise as necessary, to facilitate affordable housing on religious facility sites.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate and high resource census tracts, including Downtown and Southwest Dinuba.
AFFH Outcomes	▪ Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline.

	▪ Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty. ▪ Increase housing mobility options in Dinuba through the use of ADUs and SB-4 implementation. Facilitate the development of five units on religious institution sites.

Program 9: Preservation of At-Risk Housing

The City has 768 housing units that are deed-restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Preserve all 768 affordable housing units.

Program 10: Housing Preservation and Rehabilitation

More than 51 percent of the housing stock in Dinuba is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2026~~5~~ to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by July 2026~~5~~. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Downtown/ Southeast Dinuba and Southwest Dinuba
AFFH Outcomes	▪ Assist with at least 12 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the HATC offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program (sometimes referred to as "Section 8 Housing") is a federal program offered through the United States Department of Housing and Urban Development (HUD) that provides financial assistance to very low-income, elderly, and disabled households. The HATC receives funds directly from HUD and facilitates the HCV Program in Tulare County. Under the HCV Program, participants are free to choose housing that meets the requirements of the program. Participants receive a fixed subsidy, which is paid directly to the landlord by the HATC, and the remaining rent is paid by the participant. In most cases, there is a five-year time limit to this type of rental assistance because the fixed subsidy is designed to help families stabilize their housing costs in order to achieve self-sufficiency and save for other housing opportunities. The HATC maintains a list of rental units in Dinuba in which the landlord has indicated they are willing to participate in the HCV Program. As of December 2023, there are several rental complexes in the city currently accepting applications (https://www.hatc.net/unit-referral-

listing.php?city=DINUBA). Furthermore, in 2020, the State passed SB 222 and SB 329 that identify public assistance as a legitimate source of income for housing payments. Landlords are no longer permitted to reject HCV recipients.

- **Public Housing:** Provides rental assistance to low -income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with the HATC to obtain HCVs and provide the community with information about the HATC's other available programs. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including the Downpayment Assistance program and Home Ownership Education program.

Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons with special needs (including persons with disabilities, seniors and low income persons).

Specific Actions, Objectives and Timelines	▪ Assist 122 Dinuba households through HCVs ▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs. ▪ Expand program awareness and participation to low-income households throughout the city. ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period. ▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ~~▪~~ Identify potential programs to aid low- and moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority of Tulare County (HATC)~~Housing Authority~~, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. ▫ In collaboration with ~~the Tulare County Housing Authority~~HATC, organize one workshop for landlords on the HCV program at least

	twice during the planning period, for a total of two workshops during the planning period. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027. ▪ Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing. ▪ Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households. ▪ Beginning in 2025 and annually thereafter, work with developers to pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested. ▪ The City, County, and Tulare area collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers. ▪ Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator, provide outreach to persons experiencing homelessness including connections with available resources.
Primary Responsible Departments	Planning Department

Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba
AFFH Outcomes	▪ Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline

Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines

- Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba.
- Every other year, apply for available grants to help implement measures within the Revitalization Plan for South El Monte Neighborhood beyond what is scheduled in the CIP.
- Continue with the construction of Well 21 to help meet the future water demands in Dinuba.
- Annually coordinate with the Public Works Department to review the City's Capital Improvement ~~Projects~~ Plan (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities~~, including~~. In particular, the City should ensure that the CIP includes the following measures: ~~:~~.
  - Annual CIP funding for city sidewalk improvements and ADA ramp improvements area include underserved areas.
  - ~~That the annual CIP funding for city sidewalk improvements and ADA ramp improvements area included in underserved areas~~
  - ~~As part of the annual CIP program updates,~~Thatmeasures from the Revitalization Plan for the South El Monte Neighborhood (Downtown and Southeast Dinuba) and the Active Transportation Plan.~~evaluate public improvement needs in Downtown and Southeast Dinuba and~~ Measures from the Revitalization Plan for the South El Monte Neighborhood (Downtown and Southeast Dinuba) and the Active Transportation Plan prioritize improvements on sites that accommodate the City's lower-income RHNA.
  - ~~That the scheduled (2022-2026) downtown improvements will assist with attracting new commercial opportunities.~~
  - ~~The sScheduled (2022-2026) shade structure project at Delgado and Roosevelt parks.~~
  - ~~2023 Circulation Element policies that call for: Pedestrian Priority Corridors, Complete Streets identified in the 2023 Circulation Element are included (El Monte Way, Alta Avenue and Kamm Avenue).~~
  - Scheduled (2022-2026) shade structure project at Delgado and Roosevelt parks.

	▫ 2023 Circulation Element policies that call for: Pedestrian Priority Corridors, Complete Streets identified in the 2023 Circulation Element are included (El Monte Way, Alta Avenue and Kamm Avenue) ▪ At least annually collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba. ▪ On an ongoing basis, connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office. ▪ Starting in 2025 and annually thereafter, partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities. ▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba. ▪ Annually work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews. ▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba. ▪ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period. ▪ At least every other year, coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Implement Environmental Justice policies adopted as part of General Plan Update in August 2023 to address pollution burden in Downtown and Southeast Dinuba. ▪ By 2025, complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing

AFFH Outcomes	▪ ~~Complete 5 CIP projects during the planning period.~~Implement five minor and five major recommended infrastructure actions from the Revitalization Plan for the South El Monte Neighborhood by the end of the planning period. ▪ Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period. ▪ Complete Well 21 project

Program 13: Energy Conservation

The City provides referrals to local programs for homeowners and developers including energy savings programs; federal tax credit programs; savings for energy efficient commercial designs; and technical assistance, green building program coordination and cash incentives for multi-family units.

Specific Actions, Objectives and Timelines	▪ Annually, update energy conservation programs on the City website. Also provide information to homeowners and developers during the project application process. Provide information to homeowners during Code Enforcement cases. ▪ When available, pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities
Primary Responsible Departments	Community Development Department
Funding Sources	General Fund
Relevant Policies	6.1, 6.2
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Citywide with emphasis on Downtown and Southeast Dinuba.
AFFH Outcomes	Refer 5 low-income households to energy conservation programs annually. Refer developer energy conservation programs to all multi-family projects proposed during the planning period.

Program 14: Fair Housing Outreach and Enforcement

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

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

The HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD's Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2026~~5~~. ▪ Utilize the Technical Advisory Committee at TCAG to c~~C~~oordinate ~~on~~with ~~TCAG to offering~~to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. Please also refer to Program 1, Regional Collaboration. ▪ Continue to provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. Starting in 2025, provide annual trainings to City staff on engaging with the homeless population. ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	Downtown and Southeast Dinuba
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period. ▪ Distribute printed educational materials to at least 75 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Downtown and Southeast Dinuba.

A7.3 AFFH Actions Summary

Government Code §8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 1~~3~~: Fair Housing Outreach and Enforcement	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: ▫ Release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 202~~6~~5. ▪ Utilize the Technical Advisory Committee at TCAG to ~~C~~coordinate ~~with TCAG to~~on offer~~ing~~ outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. Please also refer to Program 1, Regional Collaboration. ▪ Provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Beginning 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints.	2024-2032 Starting 2025, then ongoing January 2025	Citywide with emphasis on Downtown and Southeast Dinuba	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period. Distribute printed educational materials to at least 75 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Downtown and Southeast Dinuba.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign. ▪ Beginning 2025, provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. ▪ By the end of 2028, conduct outreach to homeless individuals to identify needs of the city's homeless population and connect individuals with available resources and services. ▪ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. Initiate discussions with TCaT and the Fresno County Rural Transit Agency by the end of 2026. If feasible, implement by the end of 2027. ▪ Collaborate with TCAG and other jurisdictions to pursue regional, state, and federal funding opportunities for disadvantaged communities, such as the California Strategic Growth Council grant programs, EPA Environmental Justice Grants, and Greenhouse Gas Reduction Fund.	By the end of 2028 Initiate by the end of 2026, implement by the end of 2027.		
Housing Mobility				
Program 1: Regional Collaboration	▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. ▪ Collaborate with TCaT and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba.	2024-2032 Annually Study by 2026, implementation by 2028	Downtown and Southeast Dinuba	Annually pursue funding opportunities for regional housing issues. Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.
Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss	▪ Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory.	Beginning in 2025	South Dinuba	Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ Beginning in 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.	July 2025 Beginning in 2025 December 2025 January 2026 January 2026/ January 2027	Northeast, Northwest, and Southwest Dinuba	Support the development of at least 16 ADUs citywide with at least ~~five~~ 10 ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 11: Lower Income and Special Needs Housing	▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs. ▪ Expand program awareness and participation to low-income households throughout the city. ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period. ▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.	Annually January 2025, then annually 2024-2032 July 2025/ December 2025 By January 2025, then ongoing	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba	Assist 122 Dinuba households through HCVs Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.	January 2026/ January 2027		
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027.	Beginning 2025 and annually thereafter		
	▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.	Annually		
	▪ The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers.			
	▪ Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator, provide outreach to persons experiencing homelessness including connections with available resources.			
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Concurrent with adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,283 units and specifically a RHNA shortfall of 381 units (216 lower income and 165 moderate income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved.	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
	▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.			
	▪ By 2026, complete update to water and sewer master plans.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087) ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the city.			
Program 3: By Right Approval	▪ Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. Lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
Program 6: Zoning Code Amendments	▪ Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	By the end of 2025 or concurrent with Housing Element adoption (see Program 6)	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.
Program 7: Transparency in Government	▪ Evaluate the City's compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document.	December 2025 By July 2026~~5~~	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 8: Facilitating Affordable Housing Development	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space. ▪ Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 31, 2025, revise the Density Bonus Ordinance in compliance with State law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. ▪ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2026~~5~~.	Starting in 2025 and annually thereafter December 31, 2025 Starting 2025 August 2025	Citywide with emphasis on moderate and high resource census tract including Downtown and Southwest Dinuba.	Increase the percent of the city's housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty. Increase housing mobility options in Dinuba through the use of ADUs~~,~~ and SB4 implementation.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401).	January 2026/ January 2027		
	▪ 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.	In 2025, then as funding becomes available		
	▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services			
	▪ Residential Development Standards for Religious Facilities: SB 4 (Housing on Higher Education Institution and Religious Institution Sites), effective in January 2024, ensures that churches, faith institutions, and nonprofit colleges are able to build affordable housing on their land without having to go through an expensive and difficult rezoning and discretionary approval process. AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. AB 1851 applies only to religious facility properties in residential			Facilitate the development of five units on religious institution sites.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	zones or nonresidential zones that also allow residential uses. Establishing standards for residential uses on religious facilities sites could provide opportunities for housing in a variety of locations throughout the City, providing mobility options for residents. To promote these opportunities, the City would create an outreach and technical advisory program that would consist of: ▪ Conducting a workshop in 2027 and 2029 to explain SB 4, AB 1851 and how it can apply to religious facility properties in Dinuba. ▫ Invite religious facility owners and local nonprofit developers to participate ▫ Provide informational materials on the development process ▪ City staff will provide technical assistance to religious facility property owners to assist with the project entitlements. ▪ Review the General Plan and applicable zoning regulations, and revise as necessary, to facilitate affordable housing on religious facility sites. -			
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.	2024-2032 December 2026/ December 2027	Downtown and Southeast Dinuba	Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.
	▪ Invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.	Annually	Citywide with emphasis on Downtown and Southeast Dinuba	Utilize monthly TCAG TAC meetings to identify at least one resource-sharing effort or planning strategy annually.
Program 10: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program.	Annually By July 2026~~5~~ By 2026~~5~~	Downtown/ Southeast Dinuba and Southwest Dinuba	Assist with at least 12 rehabilitation projects over 8 years.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City's website by July 2026~~5~~.	By July 2026~~5~~		
Program 12: Community and Economic Development	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Dinuba. ▪ Every other year, apply for available grants to help implement measures within the Revitalization Plan for South El Monte Neighborhood beyond what is scheduled in the CIP. ▪ Continue with the construction of Well 21 to help meet the future water demands in Dinuba. ▪ Annually coordinate with the Public Works Department to review the City's Capital Improvement ~~Projects~~ Plan(CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities, in particular the City should ensure that the CIP includes the following measure: ▪ Annual CIP funding for city sidewalk improvements and ADA ramp improvements area include underserved areas. ▪ Measures from the Revitalization Plan for the South El Monte Neighborhood (Downtown and Southeast Dinuba) and the Active Transportation Plan prioritize improvements on sites that accommodate the City's lower-income RHNA. ▪ The scheduled (2022-2026) downtown improvements will attract new businesses. ▪ The scheduled (2022-2026) shade structure project at Delgado and Roosevelt parks. ▪ 2023 Circulation Element policies that call for: Pedestrian Priority Corridors, Complete Streets identified in the 2023 Circulation Element are included (El Monte Way, Alta Avenue and Kamm Avenue).~~ ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City's lower income RHNA.~~	Annually Annually Annually By the end of 2026 By 2026	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing	~~Complete 5 CIP projects during the planning period.~~ Implement five minor and five major recommended infrastructure actions from the Revitalization Plan for the South El Monte Neighborhood by the end of the planning period. Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period. Complete Well 21 project

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ At least annually, collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba. ▫ Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office. ▫ Partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities. ▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba. ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews.	At least every other year		
	▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba. ▫ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period.	Beginning in 2025 and every two years thereafter By the end of 2025		
	▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites. ▪ Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	sources of pollution. Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines. ▪ Complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. The Plan is expected to be completed by the end of 2024. ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.			
Program 13: Energy Conservation	▪ Annually, update energy conservation programs on the City website. Also provide information to homeowners and developers during the project application process. Provide information to homeowners during Code Enforcement cases. ▪ When available, pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities	Annually	Citywide with emphasis on Downtown and Southeast Dinuba	Refer 5 low-income households to energy conservation programs annually. Refer developer energy conservation programs to all multi-family projects proposed during the planning period.
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	▪ Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness.	Starting in 2025 and annually thereafter	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Dinuba.
Program 4: Replacement Housing	▪ Amend the Zoning Code to address the replacement housing requirements.	Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 9: Preservation of At-Risk Housing	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.	Annually	Citywide	Preserve all 768 affordable housing units.

A7.4 Quantified Objectives

Dinuba has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table A7-1 below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table A7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	178	3	256
Very Low	209	3	256
Low	238	3	256
Moderate	268	3	0
Above Moderate	401	0	0
Total	**1,588**	**12**	**768**

This page left intentionally blank.