Table of Contents

F7 Housing Plan 7-1
F7.1 Goals and Policies 7-1
F7.2 Implementing Programs 7-3
F7.3 AFFH Actions Summary 7-25
F7.4 Quantified Objectives 7-47

Tables

Table F7-1 Quantified Objectives 2023-2031 7-47

F7 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 Tulare.

F7.1 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 Tulare County Housing Authority (TCHA) 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.

F7.2 Implementing Programs

Program 1: Regional Collaboration

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

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

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

Specific Actions, Objectives and Timelines	▪ Starting in ~~2025~~2026, 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 in coordination with nonprofits and local community-based organizations. ▪ Starting in ~~2025~~2026, at least annually, partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Collaborate with Tulare County Area Transit (TCaT) and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low-income individuals. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. ▪ Starting in 2026~~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. ▪ Prepare a study on transit and active transportation needs for Tulare residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare. ▪ Collaborate with the Tulare County Regional Transit Agency (TCRTA) and TCAG to prepare a transit needs study by January 2026 to identify potential actions and how they can be coordinated with the County's Coordinated Human Services Transportation Plan. ▪ Hold at least two community workshops in Northeast, Northwest, South, Southeast, and Southeast Tulare by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Implement at least two active transportation projects in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare by the end of the planning period.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	▪ Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline. ▪ Implement at least two active transportation projects in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare by the end of the planning period for increased multi-modal transportation options.

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

For the 6th cycle Housing Element, Tulare has been assigned a RHNA of 4,749 units, including:

- Very Low Income: 1,435 units
- Low Income: 884 units
- Moderate Income: 677 units
- Above Moderate Income: 1,753 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The City has 84 units through a permitted project (East Bardsley Apartments) that will be available during the RHNA projection period. The City also anticipates the construction of 40 Accessory Dwelling Units (ADUs) over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 4,625 units (1,435 very low-income, 884 low-income, 677 moderate-income, and 1,629 above moderate-income units) that the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant opportunity sites with potential for development, redevelopment, or adaptive reuse of existing uses over the next eight years. These sites are located throughout Tulare. The majority of the sites are vacant, while eight sites are currently used for agricultural purposes.

However, the opportunity sites identified are not adequate to fully accommodate the remaining RHNA. Under existing zoning, the City can accommodate 4,443 units (1,797 very low, 830 low, 1,816 moderate, and 4,443 above moderate-income units), leaving a shortfall of site capacity by 522 lower income units. Based on an average density of 22 units per acre, at least 10 acres of rezoning will be needed in addition to the annexation sites identified.

To fully accommodate the remaining RHNA, the City will pursue the following strategies:

- **Annexed Sites:** Three properties, totaling approximately 222 acres, were annexed during the 6th cycle planning period and are now located within the City's boundaries. The City is working with the property owners of these sites to facilitate development, including on a portion of land that will be zoned R-M-4, High Density Residential and permits by-right development of an estimated 477 lower-income units. Applications for subdivision maps are expected in 2025 and 2026, with construction anticipated between 2026-2031.
- **Rezone Site:** The City has identified one site for rezoning. This site is located in Northeast Tulare and will be rezoned to facilitate additional residential development. This site will be rezoned from low density residential (maximum of 6.22 du/ac) to high density residential (maximum of 29.04 dwelling units per acre). The total acreage on this parcel is 15 acres, but only 10 of the acres will be rezoned and will accommodate an estimated 217 lower income units.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code §65583c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code §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.

These strategies will provide a total of 694 potential lower income units, thereby exceeding the 522-unit shortfall in lower income RHNA for the City.

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

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

Specific Actions, Objectives and Timelines	▪ Facilitate the development of 789 units over 8 years (1,435 very low-income, 884 low-income, 677 moderate-income, and 1,629 above moderate-income units). ▪ To fully accommodate the RHNA shortfall of 522 lower income units: ▫ Concurrent with Housing Element adoption, complete the rezone the three annexation parcels (222 acres on three sites) to include low-, medium-, and high-density residential zoning, Including by-right for developments in which 20 percent or more of the units are affordable to lower-income households. ▫ Concurrent with Housing Element adoption, complete the rezone/upzone of the properties as outlined above and detailed in the Housing Resources section of this Housing Element. As part of the rezoning/upzoning, establish appropriate development standards (including parking, height, setback, lot coverage, FAR, etc.) to ensure maximum allowable densities at the respective zones can be achieved. 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 the end of June 202~~6~~7, if the development is not projected to occur in a timely manner to allow construction during the 6th cycle Housing Element planning period, the City will identify alternative sites for rezoning to maintain adequate sites to accommodate the RHNA by ~~July~~December 2027. ▪ 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. ▪ Concurrent with Housing Element adoption, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ~~▪ By July 1, 2025, complete updates to water and sewer master plans.~~ ▪ By December 31, 2027, adopt a policy to prioritize allocation of water and sewer services to affordable housing projects (SB 1087).
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City's site inventory for lower income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households ~~and no subdivision is proposed~~:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning.

By-right shall mean the local government's review shall not require:

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

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

A total of 14 parcels are subject to by-right approval pursuant to state law and are identified in Table F4.1-10 in Chapter F4.1, *Housing Resources*.

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, 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 and annexation sites, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. ▪ Consider expanding the scope of streamlining, including: ▫ For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and/or ▫ 100 percent affordable projects on any Housing Element sites.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Northeast Tulare and Citywide
AFFH Outcomes	N/A

Program 4: Replacement Housing

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

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, amend the Zoning Code to address the replacement housing requirements. ▪ By the end of 2026, conduct a feasibility analysis to explore expanding local replacement housing requirements to include units lost more than five years prior to development and those not currently protected under state law, to further preserve affordability and prevent displacement. If determined to be feasible, adopt zoning changes by June 2027.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. Currently ADUs in Tulare are permitted by-right in the R-A, R-1, and PD zoning districts and conditionally permitted in the R-M district.

Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including ADU construction and repair assistance.

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 in compliance with state ADU laws by July ~~2025~~2026. ▪ Beginning in January ~~2025~~ 2026 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, South, and Southeast Tulare: ▫ 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, South, and Southeast Tulare, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process: ▫ Develop an ADU application checklist and publish the checklist on the City's website by January 2026. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by January 2026. ▫ 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, South, and Southeast Tulare
AFFH Outcomes	▪ Support the development of at least 10 ADUs in Northeast, South, and Southeast Tulare 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~~2026, unless otherwise indicated: ▪ **Development Standards:** Concurrent with Housing Element adoption, Review and revise the City's following development standards, particularly in relation to higher density affordable housing: ▫ Increase the maximum site coverage percentage for the R-M-4 zone from 50 percent to 60 percent. ▫ Amend parking requirements for studios and one-bedroom multifamily units and affordable multifamily units. The requirement shall be no more than one space per unit. ▪ **Objective Design Standards:** Revise the findings in the City's Residential Design Guidelines for multifamily housing to be objective, removing the requirement for multiple-family infill housing to be compatible in appearance with existing residences. ▪ **SB 35 and SB 330 Procedures:** Concurrent with the Housing Element adoption, revise the Zoning Code to address updates to state law and create a written procedure for SB 35 and SB 330. ▪ **Manufactured Homes:** Amend the Zoning Code to allow for manufactured housing in the same zones and same restrictions as single-family homes. ▪ **Single-Room Occupancy (SRO) Housing:** Revise the Zoning Code to add a definition of SROs and allow the development of SROs in 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. ▪ **Transitional and Supportive Housing (AB 2162):** Revise the Zoning Code to permit Permanent Supportive Housing without discretionary action in zones that permit multifamily housing and comply with Government Code section 65621, including but not limited to, processing and parking requirements for projects located within half-mile from transit. In addition, revise the Zoning Code, as appropriate, to permit transitional/supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. ▪ **Emergency Shelters:** Revise the Zoning Code for emergency shelters for more than 13 persons in the R-M and/or C-4 zones without a Conditional Use Permit (CUP), and revise requirements for parking at emergency shelters to comply with AB 2339. Also make the following changes to comply with recent state law changes: ▫ Expand the definition of emergency shelters per AB 2339 to include interim housing options such as navigation centers, bridge housing, and respite and recuperative care. ▪ **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. Revise the Zoning Code to address the provision of LBNC. ▪ **Farmworker:** 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 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 17021.6), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met). ▪ **Definition of "Family":** Revise the Zoning Code definition of "family" to mean all persons, related and unrelated, who occupy a single housing unit. ▪ **Group Homes:** Concurrent with the Housing Element adoption, amend the Zoning Code to remove the CUP requirement for group homes for seven or more persons in all residential zones similar to other residential uses of the same type in the same zone. In addition, the parking requirements for group homes with seven or more persons shall be reviewed.by December ~~2025~~2026.
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: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, potentially waiving development fees and streamlining the application process. The City will monitor the State Department of Housing and Community Development's website for Notices of Funding Ability (NOFA) and, where appropriate, coordinate with developers to submit applications for HOME funds, tax credits and other financial assistance programs for construction of houses affordable to lower-income households.

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 other pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	▪ Starting in ~~2025~~2026, 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 (please also refer to Regional Collaboration Program above). ▪ By December 31, 2026~~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 2026~~2025~~, facilitate the development of affordable housing by allowing improvements to be negotiated. ▪ Proactively build relationships with the building community, including nonprofits, and establish an array of regulatory and financial tools to assist residential development with a nonprofit, including utilizing local trust funds and other local financial resources, donating land, supporting funding applications, assisting entitlements, and expediting permit processing (please also refer to Regional Collaboration Program above). ▪ By December 31, 2026~~2025~~, expand on the minimum requirements of state density bonus law by offering additional density bonuses, incentives. and concessions. ▪ By 2028, adopt a land-banking program for future development of housing affordable to lower- and moderate-income households. A land-banking program could include the use of Community Development Block Grant funds to purchase sites as well as city- and county-owned sites. ▪ By July 2026, establish impact fees based on square footage to appropriately charge for the level of impacts based on the size of the house or housing types (i.e. ADU, single-room occupancy, multifamily, single-family). For example, a sewer impact of an ADU is less than for a 5,000 square foot home. ▪ By July 2026~~5~~, adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites in Northeast, South, and Southeast Tulare. 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 2026 ~~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. ▪ Develop an affordable housing strategy for supporting affordable housing throughout the city. ▫ By the end of 2026~~5~~, develop an affordable housing strategy and education campaign by conducting surveys of residents and gathering input from community organizations, affordable housing providers, and business owners. Based on that input, the strategy will include: ▫ Short-term and long-term goals for increasing affordable housing. ▫ Financial and administrative recommendations. ▫ Outreach and education plan for increasing education and support for affordable housing. ▫ By July 2027~~6~~, begin implementation of the affordable housing strategy. ▪ By the end of 2027, pursue the housing mobility options below to expand affordable housing options in Tulare: ▫ Residential Development Standards for Religious Facilities (SB 4): This 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 Tulare. – 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. ▪ Promote infill development in areas where public infrastructure is in place to help reduce the cost of development projects that occur from on- and off-site improvements. ▪ 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.
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 low resource census tracts.
AFFH Outcomes	▪ Increase the percent of the city's housing stock that is multifamily from 17 percent to 20 percent by December 2030, using 2020 Census data as a baseline.

	▪ Reduce disparity between census tracts based on median income level and percent of households in poverty. ▪ 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, with at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.

Program 8: Preservation of At-Risk Housing

The City has 1,045 housing units that are deed restricted as affordable housing for lower income households. Of these units, 49 are at risk of converting to market-rate housing over the next ten years. The City will work to reserve these at-risk units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units.

Specific Actions, Objectives and Timelines	▪ Preserve 1,045 affordable units, including 49 at-risk units. If the 49 at-risk units cannot be preserved, seek to replace them with new deed-restricted units in at least the same quantity. ▪ Maintain and annually update a database of subsidized affordable projects/units to conserve the existing supply of subsidized and below-market rate housing to ensure that affordability is preserved. ▪ Monitor the status of any HUD receipt/approval of Notice of Intent and Plans of Action filed by property owners to convert subsidized units to market rate. ▪ 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. ▪ 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 contact property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. This includes assistance in applying for needed grant funds to preserve the units. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ By the beginning of 2026, or in the event of potential conversion, conduct outreach and coordination with qualified entities that can acquire and manage at-risk developments. As funding permits, assist in funding 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 affordable housing units.

Program 9: Housing Preservation and Rehabilitation

The City's Code Enforcement Division estimates that approximately 50 units require major rehabilitation and fewer than 15 units citywide are beyond the point of repair. Concentrated areas of substandard housing in the city are in southern and west Tulare.

The City's Code Enforcement department conducted 119 inspections in 2018 on affordable housing units and issued citations for corrective action. As a result, effective July 1, 2019, the City partnered with Habitat for Humanity to provide a home repair program to assist low-income homeowners to correct code enforcement violations and provide housing preservation at no cost to the customer. The City utilizes CDBG Entitlement funds to support this program and collaborates on marketing the program to income eligible populations.

Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's Owner/Occupied Rehabilitation Program.

Specific Actions, Objectives and Timelines	▪ Starting in 2026~~2025~~, coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. Assist with 30 rehabilitation projects over 8 years. ▪ Advertise available rehabilitation grant programs on the City's website and provide traditional media notices (flyers, newsletters) to the library and senior center. Ensure that Code Enforcement has the information when addressing enforcement cases, particularly to property owners of lower-income units. Update annually. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▫ Publish resources on homeowner rehabilitation assistance on the City's website by July 202~~5~~6. ▫ Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually. ~~▪~~ Increase participation in the City's Home Rehabilitation Program. Starting FY ~~2025/2026~~2026/2027, apply for funding (CDBG, HOME, other potential funding sources) to serve at least 50 households with home repairs by the end of the planning period. ▪ ~~When available, 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	Citywide with emphasis on low resource and low-moderate income census tracts.
AFFH Outcomes	▪ Assist with 30 rehabilitation projects through Self-Help Enterprises over 8 years. ▪ If funding is acquired, assist 50 households with home repairs through the City's Home Rehabilitation Program over 8 years.

Program 10: 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 Housing Authority of Tulare County (HATC) offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program is a federal program offered through the United States Department of Housing and Urban Development (HUD) that provides financial assistance to very low-income, elderly, and disabled households. The HATC receives funds directly from HUD and facilitates the HCV Program in Tulare County. Under the HCV Program, participants are free to choose housing that meets the requirements of the program. Participants receive a fixed subsidy, which is paid directly to the landlord by 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 achieve self-sufficiency and save for other housing opportunities. The HATC maintains a list of rental units in Tulare in which the landlord has indicated they are willing to participate in the HCV Program. As of April 2024, there are several rental complexes in the city with available units while others are currently accepting applications (https://www.hatc.net/unit-referral-listing.php?city=TULARE). 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 HATC to obtain HCVs and provide the community with information about HATC's other available programs. The City will also continue to contract with the Kings/Tulare Continuum of Care on Homelessness, Inc., partner with Family Services for administration of the Tulare Housing First Programs in combination with CDBG entitlement funds, and partner with local organizations such as Kings Rehabilitation and AmVets on the dissemination of information on State, County and local programs and is promoted on the City's website to interested homebuyers, realtors, and lenders. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes a Downpayment Assistance program and Home Ownership Education programs.

Additionally, analysis in the Constraints chapter of this Housing Element looked at the City's planning process, timelines, and fees. The following actions will help reduce potential governmental constraints for the development of housing, including affordable housing.

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

Specific Actions, Objectives and Timelines	Unless otherwise indicated, the following actions shall begin in ~~2025~~ 2026 and updated/annually: ▪ Assist 450 Tulare households through HCVs annually. ▪ Continue to support Family Services and other organizations that provide transitional and supportive housing. ▪ When funding is available the City shall apply for grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless. Prioritize smaller projects that can provide services.

- When possible and resources are available, the City shall assist in applying for the funding of a housing project that caters to lower-income families with children and encourages on-site day care facilities. Funding for senior affordable projects should also be pursued.
- Update City website to provide links to HATC programs, including the HCV program. Work with HATC and Self-Help Enterprises to continue providing assistance in the community. Assist 30 households over 8 years for downpayment assistance).
- Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data. Invite the Kings/Tulare Homeless Alliance to attend.
- When funding is available, the City shall apply for HUD and/or State funding grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless when funding is available.
- Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator and Tulare CARES, provide outreach to persons experiencing homelessness including connections with available resources. Focus shall be given to encampments along the Union Pacific Railroad corridor.
- Coordinate with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities and make information available on the City website.
- Coordinate with the HATC to explore opportunities for locating farmworker housing within the city. Pursue funding opportunities for the development of farmworker housing.
- By July 2026~~5~~, provide a link to its Reasonable Accommodations policy on the Housing page of the City website and provide guidance for those seeking assistance, including contact information for City staff responsible for accepting applications for reasonable accommodation.
- By ~~December 2025~~June 2026:~~,~~
  - Review the City's development impact fees to identify and remove constraints to housing development. ~~By December 2024,~~
  - Review and revise the Site Plan review process and findings related to residential development to remove subjective language and provide objectivity and approval certainty. ~~By December 2025~~
  - Review the CUP findings and revise to be objective and provide certainty, and remove the requirement that "the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity."
  - Beginning in July 2026~~2025~~, and every subsequent two years during the planning period, monitor the effects of short-term rentals. If it is determined that regulation of short-term rentals is needed, an ordinance shall be adopted during the planning period.
- Evaluate compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary.
- Establish an emergency shelter and begin operation by the end of 2027~~5~~. Secure funding and award a contract for shelter operation by ~~June~~ the end of 2026~~2025~~~~2024~~.

- Assess the need with a report to City Council by July 2026~~5~~. If warranted, assess potential operators of the safe parking program and funding options and potential sites where homeless residents can park overnight, preferably in a location with access to other resources such as restrooms and showers. Implement a pilot program for safe parking by January 2027.
- Apply for at least two potential funding sources to reinstate the Tenant Based Rental Assistance program by ~~December~~ June 2026~~5~~.
- Apply for grants and work with regional services and development partners to increase the number of transitional and permanent supportive housing beds for persons experiencing homelessness or at risk of becoming homeless. Focus should be on smaller projects that can provide services. In addition, continue to build a pipeline of relationships with private landlords who have been educated on HCV and TBRA, who are willing to accept tenants who have subsidized rent and security deposits.
- 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 2026~~2025~~ and annually thereafter, pursue funding available at the state and federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low- and very low-income households.
- Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested.
- The City, County and Tulare 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. This can include site identification and providing technical assistance on funding applications.
- Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. This should include annual coordination with the Tulare County Resource Management Agency and the Tulare County Agricultural Committee to determine if any sites in or adjacent to the City of Tulare can be included in the County's farmworker housing initiatives.
- Coordinating annually with organizations that represent or serve farmworkers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing

	for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers. ▪ By June 2026, include additional advertising about the Utility Assistance Program with CSET. This advertising should be in both English and Spanish and include electronic and written materials. Provide materials to libraries and community centers. ▪ Beginning in 2026 and annually thereafter, if a viable developer/ development is identified, pursue available funding at the state and federal levels that target the needs of the disabled for affordable housing development.
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; Downtown, Historic East, and South Tulare; Homeless outreach Citywide with emphasis along the Union Pacific Railroad
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. ▪ Assist 450 households through HCVs. ▪ Provide housing and supportive services to at least 100 individuals in the City's Temporary Homeless Encampment by January 2026~~2025~~. ▪ Provide resources and information to 50 persons experiencing homelessness annually through the Tulare CARES efforts. ▪ If sufficient funding is acquired for the Tenant Based Rental Assistance Program, assist at least five households by the end of the planning period. ▪ Refer 10 households annually to the Utility Assistance Program through CSET. ▪ Encourage the development of 15 affordable units for farmworkers.

Program 11: First-Time Homebuyer Program

The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's First Time Homebuyer's Program. The City received a 2019 HOME Program grant, $250,000 of the award for homebuyer assistance, through the California's HCD Department.

The City shall continue, to the extent resources are available, administer the First-time Homebuyers Program to qualified homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program. The City shall annually monitor funding resources available at the state and federal levels and pursue, as appropriate, to provide homebuyer assistance.

Specific Actions, Objectives and Timelines	▪ Continue, to the extent resources are available, administering the First-time Homebuyers Program to qualified homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program. ▪ Annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.
Primary Responsible Departments	Community Development Department
Funding Sources	State and Federal Funds
AFFH	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Relevant Policies	3.5
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources
Geographic Targeting	Citywide; Downtown, Historic East, and South Tulare
AFFH Outcomes	▪ Assist five low-income and 25 moderate-income homebuyers

Program 12: Public Lands for Housing

The City shall maintain and regularly update its inventory of State-, Federal-, County, and City-owned lands and analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach the land owner, potential developers, and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. The City shall sell or lease, as appropriate, City-owned land to non-profit housing organizations or governmental agencies who will construct housing for lower-income households. The City will consider offers from the development community and NPO's to purchase City-owned properties for the construction of affordable housing. The City is not required to assist with any type of foreclosure acquisition programs or the like at this time.

Since the disbanding of the RDA, the City has established a property management division, which maintains a listing of City-owned properties. The City's property management division continues to maintain and regularly review the list of City-owned parcels for opportunities to sell such properties, and continues to consider offers from developers for the development of affordable housing. No such offers were presented during the 5th housing cycle.

Specific Actions, Objectives and Timelines	▪ Maintain and annually review the list of City-owned parcels for opportunities to sell such properties. ▪ Continue to consider offers from developers for the development of affordable housing. ▪ During the 8-year planning period, create housing opportunities on public lands for 20 very low-income and 30 low-income units.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.4, 2.5, 2.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources

Geographic Targeting	Citywide
AFFH Outcomes	N/A
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources
Geographic Targeting	Citywide
AFFH Outcomes	▪ Create housing opportunities on public lands for 20 very low-income and 30 low-income units.

Program 13: 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.

In July 2024, the Board of Public Utilities adopted the Water, Wastewater, and Storm Drain Master Plan Update. This includes a phased Capital Improvement Plan. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines	▪ Starting in 2026~~2025~~, collaborate with the Tulare Chamber of Commerce, Tulare County Economic Development Corporation, and Workforce Investment Board to attract businesses and jobs to Tulare. ▫ Connect local business owners and interested parties to the Tulare Chamber of Commerce and Tulare County Economic Development Corporation to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least 10 potential business owners with the Tulare Chamber of Commerce and/or the Tulare County Economic Development Corporation by the end of the planning period. ▫ Partner with the Tulare Chamber of Commerce to host at least one event annually to community members to advertise available programs for local business owners. ▪ Starting in 2026~~2025~~, collaborate with the Workforce Investment Board and Community Services Employment Training to connect residents to available employment assistance and job training programs. ▫ Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Workforce Investment Board (WIB) and Community Services Employment Training (CSET). ▫ Coordinate with the Workforce Investment Board to reach out to local nonprofits who work with underserved populations (i.e. those experiencing homelessness, youth) to provide job training opportunities. ▪ Starting in 2026~~2025~~, partner with the local employment organizations to connect Tulare residents with job opportunities and workforce training program opportunities. ▫ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Tulare. ▫ Work with TCaT to provide free bus passes to residents attending job fairs and interviews.

	▪ Starting in 2026~~j2025~~, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Tulare. Create a report on planning and infrastructure needs for business development by June 2026 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. ▪ Annually ~~C~~coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities including street improvements for ADA compliance and Safe Routes to School. ▪ At least every other year, apply for funding beyond the CIP for community development and revitalization projects such as infrastructure, neighborhood revitalization, parks, safe routes to school, community facilities, and pollution burden mitigation. ▪ Utilize DPW's plans including the Water, Wastewater and Storm Drain Master Plan. As part of ~~the~~ each annual CIP program update (starting in FY ~~25-26~~2026/2027), establish a minimum spending target (75 percent) and report the percent of CIP budget committed to Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare~~, Tulare~~ and sites that can accommodate lower-income housing. ▪ Identify improvements to expand walkability throughout the city, with a focus on creating safe routes to schools and routes from transit services to shopping and medical centers, within Historic West Tulare, South, Southeast, and Southwest Tulare. Identify specific pedestrian improvements that can be implemented throughout the city and create an implementation plan that considers cost/benefits of each proposed improvement by January of 2026. Incorporate identified improvement projects in the annual CIP program and begin implementation by January 2027. This coordination should also include efforts underway with the TCAG's 2022 Regional Transportation Plan that includes increased bike lanes throughout the City and increased transit service, such as on-demand transit that can benefit lower-income neighborhoods. Recent projects include improvements to the Tulare Santa Fe Trail that travels along the abandoned Santa Fe Railroad right-of-way through the middle of the city, including extending the trail at Mooney Boulevard and improving trail crossings at three busy intersections in Historic West, Historic East, and Downtown Tulare. ▪ Designate a City staff member to act as a small business advocate to serve as a single point of contact for local businesses. Interface with relevant departments to support business owners in obtaining permits, grants, and other technical support, with a focus on entrepreneurship in lower-income neighborhoods. Market the program to community-based organizations. Aim to assist 15 businesses during the planning period.
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	Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare.
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period. Two of these shall increase walkability in the Historic West Tulare, South, Southeast, and Southwest Tulare communities.

	▪ Bring in 5 new businesses during the planning period. ▪ Improve CalEnviroScreen scores citywide by December 2031.

Program 14: Energy Conservation

The City provides referrals to local programs including Community Services Employment Training (CSET) for energy conservation and residential weatherization opportunities. The effort extends into the City's Housing Rehabilitation Loan Program, which utilizes grant funding and a partnership with Self-Help Enterprises for projects that can include energy conservation projects.

Specific Actions, Objectives and Timelines	▪ Provide information about energy conservation and weatherization opportunities at City Hall, the library, and community centers as well as through Code Enforcement. Provide information in English and Spanish. ▪ When available, pursue and ~~/~~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	Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare.
AFFH Outcomes	Refer 5 low-income households to CSET for energy rehabilitation annually.

Program 15: Fair Housing Outreach and Enforcement

The City of Tulare works with HATC, Fair Housing Council of Central California (FHCCC), Legal Aid of Central California, California Rural Legal Aid (CRLA), Central California Legal Services (CCLS), the State Department of Fair Employment and Housing (DFEH), HATC, and the Kings-Tulare Area Agency on Aging to provide fair housing information and resources to residents and housing providers. Tulare works with HATC to provide a local Fair Housing Information Program which includes distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to FHCCC and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

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

Specific Actions, Objectives and Timelines	Unless otherwise indicated, these actions shall begin in 2026 ~~2025~~ and be implemented annually: ▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. Ensure counseling is available in Spanish and English. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers,

attending local events, social media campaigns, and educational workshops in both English and Spanish.

- Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance.
  - Hold at least three fair housing workshops or pop-up events during the planning period for residents about housing rights and resources, materials in English and Spanish, starting in 2026~~2025~~.
  - Starting in 2026~~2025~~, release program in collaboration with fair housing non-profit organizations about housing rights and resources annually, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets.
- Update the City's website to include links to information on fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by December 2026~~2025~~.
- Add a language translation feature to the City's website by December 2026~~2025~~.
- Utilize the Technical Advisory Committee at TCAG to c~~C~~oordinate ~~with TCAG to~~ on offering outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Tulare to provide information on housing services and programs in 2026~~2025~~. Please also refer to Program 1, Regional Collaboration.
  - Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants.
  - Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Historic West Tulare, Northwest, and Southwest Tulare.
- Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. Create a fair housing marketing plan and review every two years to ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months.
- Distribute brochure on housing rights and responsibilities with ADU applications, at the planning counter, and on the City's website. Publish fair housing guide with ADU applications starting In January 2026~~5~~.
- Beginning in 2026~~2025~~, provide annual training to City staff on how to refer residents for fair housing complaints.
- Annually, conduct outreach and education on water conservation measures through a social media campaign.
- As part of entitlement process and/or funding approval, ensure that the project sponsor has developed an Affirmative Fair Housing Marketing Plan and ~~ensure~~ that residents of lower-resource areas are targeted with multilingual outreach, culturally relevant media, and partnerships with local community organizations, in full compliance with HUD regulations

	(24 CFR § 92.351) to ensure equitable access to housing opportunities for groups least likely to apply.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	Citywide with emphasis on Historic West Tulare, Northwest, and Southwest Tulare.
AFFH Outcomes	▪ Assist at least 10 residents and landlords with fair housing services annually, throughout planning period. ▪ Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Historic West Tulare, Northwest, and Southwest Tulare.

F7.3 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 154: 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. Ensure counseling is available in Spanish and English. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▪ Hold at least three fair housing workshops or pop-up events during the planning period for residents about housing rights and resources, materials in English and Spanish, starting in 2026~~2025~~. ▪ Starting in 2026~~2025~~, release program in collaboration with fair housing non-profit organizations about housing rights and resources annually, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets. ▪ Update the City's website to include links to information on fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by December 2026~~2025~~. ▪ Add a language translation feature to the City's website by December 2026~~2025~~.	Annually Starting in 2026~~2025~~	Citywide with emphasis on Historic West Tulare, Northwest, and Southwest Tulare	Assist at least 10 residents and landlords with fair housing services annually, throughout planning period. Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Historic West Tulare, Northwest, and Southwest Tulare.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Utilize the Technical Advisory Committee at TCAG to ~~C~~coordinate ~~with TCAG to~~ on offering outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Tulare to provide information on housing services and programs in 2026~~2025~~. Please also refer to Program 1, Regional Collaboration. ▫ Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. ▪ Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. Create a fair housing marketing plan and review every two years to ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months. ▪ Distribute brochure on housing rights and responsibilities with ADU applications, at the planning counter, and on the City's website. Publish fair housing guide with ADU applications starting in January 2026~~2025~~. ▪ Beginning in 2026~~2025~~, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ As part of entitlement process and/or funding approval, ensure that the project sponsor has developed an Affirmative Fair Housing Marketing Plan and that residents of lower-resource areas are targeted with multilingual outreach, culturally relevant media, and partnerships with local community organizations, in full compliance with HUD regulations (24 CFR § 92.351) to ensure equitable access to housing opportunities for groups least likely to apply.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Housing Mobility				
Program 1: Regional Collaboration	Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities.	Starting in 2026~~2025~~, annually	N/A	Annually pursue funding opportunities for regional housing issues.
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law by July 2026~~2025~~. ▪ Beginning in January 2026~~2025~~, facilitate the production of ADUs through promotional efforts and incentives outlined in Program 5. ▪ 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, South, and Southeast Tulare, by the end of the planning period. ▪ Develop an ADU application checklist and publish the checklist on the City's website by January 2026~~2025~~. ▪ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by January 2026~~2025~~. ▪ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare the report by January 2026 and present it to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.	See individual actions for timelines	Northeast, South, and Southeast Tulare	Support the development of at least 10 ADUs in Northeast, South, and Southeast Tulare during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 10: Lower Income and Special Needs Housing	▪ Assist 450 Tulare households through HCVs annually. ▪ Continue to support Family Services and other organizations that provide transitional and supportive housing. ▪ When funding is available the City shall apply for grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless. Focus should be on smaller projects that can provide services. ▪ When possible and resources are available, the City shall assist in applying for the funding of a housing project that caters to lower-income families with children and encourages on-site day care facilities. Funding for senior affordable projects should also be pursued. ▪ Update City website to provide links to HATC programs, including the HCV program. ▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▪ Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data. Invite the Kings/Tulare Homeless Alliance to attend. ▪ When funding is available, The City shall apply for HUD and/or State funding grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless when funding is available. ▪ Twice annually, in coordination with the County's Homeless Initiatives Program Coordinator and Tulare CARES, provide outreach to persons experiencing homelessness including connections with available resources. Focus shall be given to encampments along the Union Pacific Railroad.	Begin in 2026~~2025~~ and updated annually (unless indicated in individual action measure. .	Citywide; Downtown, Historic East, and South Tulare; Homeless outreach Citywide with emphasis along the Union Pacific Railroad	Expand the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline. Assist 450 households through HCVs. Provide housing and supportive services to at least 100 individuals in the City's Temporary Homeless Encampment by January 2026~~5~~. If sufficient funding is acquired for the Tenant Based Rental Assistance Program, assist at least five households by the end of the planning period. Provide resources and information to 50 persons experiencing homelessness annually through the Tulare CARES efforts. Refer 10 households annually to the Utility Assistance Program through CSET. Encourage the development of 15 affordable units for farmworkers.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Coordinate with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities and make information available on the City website. ▪ Coordinate with the HATC to explore opportunities for locating farmworker housing within the city. Pursue funding opportunities for the development of farmworker housing. ▪ By July 2026~~5~~, provide a link to its Reasonable Accommodations policy on the Housing page of the City website and provide guidance for those seeking assistance, including contact information for City staff responsible for accepting applications for reasonable accommodation. ▪ By ~~December 2025~~June 2026, review the City's development impact fees to identify and remove constraints to housing development. ▪ By ~~December 2025~~June 2026, review and revise the Site Plan review process and findings related to residential development to remove subjective language and provide objectivity and approval certainty. ▪ By ~~December 2025~~June 2026, review the CUP findings and revise to be objective and provide certainty, and remove the requirement that "the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity". ▪ Beginning in December 2026~~2025~~, and every subsequent two years during the planning period, monitor the effects of short-term rentals. If it is determined that regulation of short-term rentals is needed, an ordinance shall be adopted during the planning period.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Evaluate compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. ▪ Establish an emergency shelter and begin operation by the end of 2027~~5~~. Secure funding and award a contract for shelter operation by the end of 2026~~2025~~.~~October2024.~~ Allocate funds for the development of the emergency shelter for Fiscal Year 2026~~2025~~-26 including CDBG and/or PLHA funds, by July 2026~~2024~~. ▪ Assess the need with a report to City Council by July 2026~~2025~~. If warranted, assess potential operators of the safe parking program and funding options and potential sites where homeless residents can park overnight, preferably in a location with access to other resources such as restrooms and showers. Implement a pilot program for safe parking by January 2027. ▪ Apply for at least two potential funding sources to reinstate the Tenant Based Rental Assistance program by June 2026.~~December 2025.~~ ▪ Apply for grants and work with regional services and development partners to increase the number of transitional and permanent supportive housing beds for persons experiencing homelessness or at risk of becoming homeless. In addition, continue to build a pipeline of relationships with private landlords who have been educated on HCV and TBRA, who are willing to accept tenants who have subsidized rent and security deposits. ▪ 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			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	prioritize processing and funding allocation for projects that include units for special needs households. ▪ Beginning in 2026~~2025~~ and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested. ▪ The City, County and Tulare collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: ▪ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. This can include site identification and providing technical assistance on funding applications. ▪ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. . This should include annual coordination with the Tulare County Resource Management Agency and the Tulare County Agricultural Committee to determine if any sites in or			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	adjacent to the City of Tulare can be included in the County's farmworker housing initiatives. ▪ Coordinating annually with organizations that represent or serve farmworkers. ▪ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers. ▪ By June 2026, include additional advertising about the Utility Assistance Program with CSET. This advertising should be in both English and Spanish and include electronic and written materials. Provide materials to libraries and community centers. ▪ Beginning in 2026 and annually thereafter, if a viable developer/ development is identified, pursue available funding at the state and federal levels that target the needs of the disabled for affordable housing development.			
Program 11: First-Time Homebuyer Program	▪ Continue, to the extent resources are available, administer the First-time Homebuyers Program to qualified homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program.	Annually	Citywide; Downtown, Historic East, and South Tulare	Assist 5 low-income and 25 moderate-income homebuyers during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.			
Program 12: Public Lands for Housing	▪ Maintain and annually review the list of City-owned parcels for opportunities to sell such properties. ▪ Continue to consider offers from developers for the development of affordable housing.	Annually	Citywide	Create housing opportunities on public lands for 20 very low-income and 30 low-income units.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Throughout the 6th cycle planning period, continue to work with the Local Agency Formation Commission (LAFCo) to annex the three properties (approximately 222 acres) located to the southeast of current city boundaries that are identified in the City's sites inventory. Achieve full annexation approval and processing by July 2024~~.~~. The annexed acreage will include low-, medium- and high density residential zoning. 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~~.~~. ▪ Concurrent with Housing Element adoption, complete the annexation and rezone/upzone the property as outlined above and detailed in the Housing Resources section of this Housing Element. As part of the rezoning/upzoning, establish appropriate development standards (including parking, height, setback, lot coverage, FAR, etc.) to ensure maximum allowable densities at the respective zones can be achieved. 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 2026~~2025~~, if the annexation does not occur, the City will rezone sites as necessary to maintain adequate sites to accommodate the RHNA by 2026. ▪ 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. ▪ Concurrent with the Housing Element adoption, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.	See individual actions for timelines	Citywide	Facilitate the development of 4,625 units over 8 years (1,435 very low-income, 884 low-income, 677 moderate-income, and 1,629 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ By July 1, 2026~~2025~~, complete update to water and sewer master plans. ▪ By December 31, 2027, adopt a policy to prioritize allocation of water and sewer services to affordable housing projects (SB 1087).			
Program 3: By Right Approval	▪ Concurrent with the adoption of the Housing Element, 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 and annexation sites, 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. ▪ Consider expanding the scope of streamlining, including: ▫ For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and/or ▫ 100 percent affordable projects on any Housing Element sites.	Concurrent with the adoption of the Housing Element	Citywide with emphasis on Northeast Tulare.	Facilitate the development of 4,625 units over 8 years (1,435 very low-income, 884 low-income, 677 moderate-income, and 1,629 above moderate-income units).
Program 6: Zoning Code Amendments	▪ Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	See individual actions for timelines	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 7: Facilitating Affordable Housing Development	▪ Starting in 2026~~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. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. (please also refer to Regional Collaboration Program above).. ▪ By December 31, 2026~~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. ▪ Proactively build relationships with the building community, including nonprofits, and establish an array of regulatory and financial tools to assist residential development with a nonprofit, including utilizing local trust funds and other local financial resources, donating land, supporting funding applications, assisting entitlements and expediting permit processing. (please also refer to Regional Collaboration Program above). ▪ By December 31, 2026~~2025~~, expand on the minimum requirements of state density bonus law by offering additional density bonuses, incentives. and concessions. ▪ By 2028, adopt a land-banking program for future development of housing affordable to lower- and moderate-income households. A land-banking program could include the use of Community Development Block Grant funds to purchase sites as well as city- and county-owned sites.	See individual actions for timelines	Citywide with emphasis on low resource census tracts.	Increase the percent of the city's housing stock that is multifamily from 17 percent to 20 percent by December 2030, using 2020 Census data as a baseline. Reduce disparity between census tracts based on median income level and percent of households in poverty. 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.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ By July 2026~~5~~, establish impact fees based on square footage to appropriately charge for the level of impacts based on the size of the house or housing types (i.e. second-unit, single-room occupancy, multifamily, single-family). For example, a sewer impact of a second-unit is less than for a 5,000 square foot home. ▪ By July 2026~~5~~, adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones. ▪ 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. ▪ Apply for state and federal funds in 2026~~2025~~ and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. ▪ By the end of 2026~~5~~, develop an affordable housing strategy and education campaign by conducting surveys of residents and gathering input from community organizations, affordable housing providers, and business owners. ▪ By July 2027~~6~~, begin implementation of the affordable housing strategy. ▪ By the end of 2027, pursue the housing mobility options below to expand affordable housing options in Tulare: ▫ Residential Development Standards for Religious Facilities (SB 4): This 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:			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	– Conducting a workshop in 2027 and 2029 to explain SB 4, AB 1851 and how it can apply to religious facility properties in Tulare. – 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. ▪ Promote infill development in areas where public infrastructure is in place to help reduce the cost of development projects that occur from on- and off-site improvements. ▪ 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.			
Place-Based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ 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 2026~~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.	See individual actions for timelines	Citywide with emphasis on Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare	Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline. Implement at least two active transportation projects in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare by the end of the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County. ▪ Prepare a study on transit and active transportation needs for Tulare residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare. ▪ Collaborate with TCRTA and TCAG to prepare a transit needs study by January 2026 to identify potential actions and how they can be coordinated with the County's Coordinated Human Services Transportation Plan. ▪ Hold at least two community workshops in Northeast, Northwest, South, Southeast, and Southeast Tulare by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Implement at least two active transportation projects in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare by the end of the planning period. ~~Implement at least two active transportation projects in Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare by the end of the planning period.~~			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 9: Housing Preservation and Rehabilitation	▪ Starting in 20262025, 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 and provide traditional media notices (flyers, newsletters) to the library and senior center Ensure that Code Enforcement has the information when addressing enforcement cases, particularly to property owners of lower income units. Update annually ▪ Publish resources on homeowner rehabilitation assistance on the City's website by July 20265. ▪ Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually. ▪ Increase participation in the City's Home Rehabilitation Program. Starting FY 20262025/20262027, apply for funding (CDBG, HOME, other potential funding sources). ▪ When available, pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.	Annually Starting in January 20262025; See individual actions for timelines	Citywide with emphasis on low resource and low-moderate income census tracts.	Assist with 30 rehabilitation projects through Self-Help Enterprises over 8 years. If funding is acquired, assist 50 households with home repairs through the City's Home Rehabilitation Program over 8 years.
Program 13: Community and Economic Development	▪ Connect local business owners and interested parties to the Tulare Chamber of Commerce and Tulare County Economic Development Corporation to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. ▪ Partner with the Tulare Chamber of Commerce to host at least one event annually to community members to advertise available programs for local business owners.	Annually June 2026	Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare	Connect at least 10 potential business owners with the Tulare Chamber of Commerce and/or the Tulare County Economic Development Corporation by the end of the planning period. If a report on planning and infrastructure needs is adopted, implement at least 50 percent of the recommendations in the

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Workforce Investment Board (WIB) and Community Services Employment Training (CSET). ▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Tulare. ▪ Coordinate with the Workforce Investment Board to reach out to local nonprofits who work with underserved populations (i.e. persons experiencing homelessness, youth) to provide job training opportunities ▪ Work with TCaT to provide free bus passes to residents attending job fairs and interviews. ▪ Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Tulare. Create a report on planning and infrastructure needs for business development by June 2026 and present to City Council. ▪ Annually, ~~C~~coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities~~.~~ including street improvements for ADA compliance and Safe Routes to School. ▪ At least every other year, apply for funding beyond the CIP for community development and revitalization projects such as infrastructure, neighborhood revitalization, parks, safe routes to school, community facilities, and pollution burden mitigation. ▪ Utilize ~~the~~ DPW's plans including the Water, Wastewater and Storm Drain Master Plan. As part of	FY 2026/2027~~2025-26~~ January 2026/2027~~2026-27~~		report by the end of the planning period. Complete 5 CIP projects during the planning period. Two of these shall increase walkability in the Historic West Tulare, South, Southeast, and Southwest Tulare communities. Bring in 5 new businesses during the planning period. Improve CalEnviroScreen scores citywide by December 2031

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	~~the~~ each annual CIP program update (starting in FY ~~25-26~~2026-2027), establish a minimum spending target (75 percent) and report the percent of CIP budget committed to Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare. Tulare and sites that can accommodate lower-income housing. ▪ Identify improvements to expand walkability throughout the city, with a focus on creating safe routes to schools within Historic West Tulare, South, Southeast, and Southwest Tulare. Identify specific pedestrian improvements that can be implemented throughout the city and create an implementation plan that considers cost/benefits of each proposed improvement by January of 2026. Incorporate identified improvement projects in the annual CIP program and begin implementation by January 2027. This coordination should also include efforts underway with the TCAG's 2022 Regional Transportation Plan that includes increased bike lanes throughout the City and increased transit service, such as on demand transit that can benefit the lower-income neighborhoods. Recent projects include improvements to the Tulare Santa Fe Trail that travels along the abandoned Santa Fe Railroad right-of-way through the middle of the city, including extending the trail at Mooney Boulevard and improving trail crossings at three busy intersections in Historic West, Historic East, and Downtown Tulare. ▪ Designate ~~a~~ a City staff member to act as a small business advocate to serve as a single point of contact for local businesses. Interface with relevant departments to support business owners in obtaining permits, grants, and other technical support, with a focus on entrepreneurship in lower-income neighborhoods. Market the program to community-based organizations. Aim to assist 15 businesses during the planning period.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 14: Energy Conservation	▪ Provide information about energy conservation and weatherization opportunities at City Hall, the library and community centers as well as Code Enforcement. Provide information in English and Spanish. ▪ When available, pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities	Annually	Historic West Tulare, Northeast, Northwest, South, Southeast, and Southeast Tulare.	Refer 5 low-income households to CSET for energy rehabilitation annually.
Tenant Protection and Anti-Displacement				
Program 1: Regional Collaboration	Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.	Annually	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Tulare.
Program 4: Replacement Housing	Amend the Zoning Code to address the replacement housing requirements. By the end of 2026, conduct a feasibility analysis to explore expanding local replacement housing requirements to include units lost more than five years prior to development and those not currently protected under state law, to further preserve affordability and prevent displacement. If determined to be feasible, adopt zoning changes by June 2027.	Concurrent with the adoption of the Housing Element	N/A	Replace all units as required pursuant to AB 1397.
Program 8: Preservation of At-Risk Housing	▪ Maintain and annually update a database of subsidized affordable projects/units to conserve the existing supply of subsidized and below-market rate housing to ensure that affordability is preserved. ▪ Monitor the status of any HUD receipt/approval of Notice of Intent and Plans of Action filed by property owners to convert subsidized units to market rate. ▪ 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. ▪ 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 1,045 existing affordable housing units in Tulare.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Annually contact property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. This includes assistance in applying for needed grant funds to preserve the units. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ By the beginning of 2026, or in the event of potential conversion, conduct outreach and coordination with qualified entities that can acquire and manage at-risk developments. As funding permits, assist in funding acquisition or support funding applications by nonprofit providers.			

F7.4 Quantified Objectives

Tulare 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 F7-1~~Table F7-1~~ below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table F7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation[1]
Extremely Low	682	~~27~~ 27	~~7~~167
Very Low	753	~~38~~ 38	~~8~~168
Low	884	~~10~~30	~~9~~169
Moderate	677	~~13~~5	~~7~~17
Above Moderate	1,753	0	~~18~~28
Total	**4,749**	**~~30~~80**	**~~49~~1,158**

[1] Conservation units include units at-risk of converting to market rate (49 units), HCVs (450 units), and units in need of major rehabilitation (50 units)

This page intentionally left blank.