

**TO: Mayor and City Council Members**

**FROM: Rob Hunt, City Manager**

**SUBJECT: April 21, 2020 Agenda Items**

**DATE: April 16, 2020**

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**6:00 p.m.**

**I. CALL TO ORDER SPECIAL CLOSED SESSION**

**II. CITIZEN COMMENTS** - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

**III. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):**

- (a) 54956.9(d)(1) Conference with Legal Counsel – Existing Litigation (2) [Submitted by: M. Zamora]  
Name of Case: Nunley vs. City of Tulare TCSC Case No. VCU280972  
Name of Case: City of Tulare and Tulare Police Officers Union (TPOU) Case No. SA-IM-194-M

**IV. RECONVENE CLOSED SESSION**

**V. CLOSED SESSION REPORT (if any)**

**VI. ADJOURN SPECIAL CLOSED SESSION**

**7:00 p.m. (Or, immediately following Closed Session)**

**VII. CALL TO ORDER REGULAR SESSION**

**VIII. PLEDGE OF ALLEGIANCE AND INVOCATION**

**IX. CITIZEN COMMENTS**

*This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare City Council. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight.*

*This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion*

*purposes. Comments related to general business/city manager items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment.*

*In fairness to all who wish to speak, each speaker will be allowed **three minutes**, with a maximum time of 15 minutes per item, unless otherwise extended by Council. Please begin your comments by stating and spelling your name and providing your city of residence.*

## **X. COMMUNICATIONS**

*Communications are to be submitted to the City Manager's Office 10 days prior to a Council Meeting to be considered for this section of the Agenda. No action will be taken on matters listed under communications; however, the Council may direct staff to schedule issues raised during communications for a future agenda. Citizen comments will be limited to **three minutes**, per topic, unless otherwise extended by Council.*

## **XI. CONSENT CALENDAR**

*All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

- (1) Authorization to read ordinances by title only.**
- (2) Approve minutes of April 7, 2020 special/regular meeting. [Submitted by: R. Yoder]** The minutes of April 7, 2020 special/regular meeting are submitted for your approval. **Staff recommends Council approve as presented.**
- (3) Adopt Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis Businesses and Establishing Permitting Procedures and Regulations. [Submitted by: M. Zamora]** At the April 7, 2020, Tulare City Council meeting by a vote of 3 to 2 (Council Member Nunley and Vice Mayor Mederos voting no) passed-to-print Ordinance 19-12 as amended. **Staff recommends Council adopt Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis Businesses and Establishing Permitting Procedures and Regulations, as presented.**
- (4) Adopt Ordinance 2020-04 approving Zone Amendment No. 740, changing the existing zoning designation on approximately 0.38-acres from C-2**

**(Office Commercial) to the C-3 (Retail Commercial) zone district on property located south of Prosperity Avenue between Brentwood and Laspina Streets. [Submitted by: T. Myers]** At the April 7, 2020, Tulare City Council meeting by a vote of 3 to 0 (Council Member Nunley recused and absent and Vice Mayor Mederos recused) passed-to-print Ordinance 12020-04. **Staff recommends Council adopt Ordinance 2020-04 approving Zone Amendment No. 740, changing the existing zoning designation on approximately 0.38-acres from C-2 (Office Commercial) to the C-3 (Retail Commercial) zone district on property located south of Prosperity Avenue between Brentwood and Laspina Streets, as presented.**

- (5) **Accept the required public works improvements for the Sierra Vista Estates No. 2 Subdivision located south of Bardsley Avenue, between Mooney Boulevard and Irwin Street as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office. [Submitted by: M. Miller]** On April 3, 2018, City Council conditionally approved the final map for the Sierra Vista Estates No. 2 subdivision, which created 52 single family lots located south of Bardsley Avenue, between Irwin Street and Mooney Boulevard as shown on the attached map.

The Subdivider, CRD Construction Co., Inc., has completed construction of all required public works improvements in accordance with the approved plans and specifications for this subdivision. **Staff recommends Council accept the required public works improvements for the Sierra Vista Estates No. 2 Subdivision located south of Bardsley Avenue, between Mooney Boulevard and Irwin Street as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office, as presented.**

- (6) **Accept the required public works improvements for Phase 4 of The Windmills subdivision located along the east side of Morrison Street south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office. [Submitted by: M. Miller]** On February 5, 2019, City Council conditionally approved the final map for Phase 4 of The Windmills subdivision, which created 68 single-family lots located along the east side of Morrison Street south of Bardsley Avenue as shown on the attached map.

The Subdivider, Lennar Homes of California, Inc., has completed construction of all required public works improvements in accordance with the approved plans and specifications for this subdivision. **Staff recommends Council accept the required public works improvements for Phase 4 of The Windmills**

**subdivision located along the east side of Morrison Street south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder's Office, as recommended.**

- (7) **Adopt Resolution 2020-14 authorizing the execution of a program supplement to the Measure R Cooperative Agreement with the Tulare County Association of Governments (TCAG) for the design and construction of the Cartmill Avenue Improvements Project, extension to Mooney Boulevard. [Submitted by: N. Bartsch]** Capital Improvement Project EN0073 addresses pavement and utility infrastructure improvements along Cartmill Avenue between the Cartmill Avenue Interchange at Highway 99 and Mooney Boulevard. The project modifies the existing traffic signals at the intersections of Cartmill Avenue and Akers Street along with Cartmill Avenue and Hillman Street to provide additional thru lanes and protected left-turn movements for eastbound and westbound traffic, and will install a new traffic signal at the intersection of Cartmill Avenue and Retherford Street. The project also includes installation of new water, sewer and storm drainage facilities needed to facilitate the development of properties along this segment of Cartmill Avenue, including the northeast and southeast quadrants of the Cartmill Avenue interchange. Finally, the additional paved width and construction of median improvements will provide additional operational capacity and addresses traffic safety concerns. These improvements are also expected to reduce the Fire Department's response time from Fire Station 63 to the Del Lago area.

On May 7, 2019, the City Council provided direction to extend the limits of the project from its current eastern limit at De La Vina Street to Mooney Boulevard. Prior to proceeding with the additional work, City Staff identified the need for an additional \$1,687,778 of funding to complete this work in conjunction with existing project. The City Council expressed support of the funding opportunity proposed by Ted Smalley, Executive Director of TCAG, which included an advancement of approximately 1-years' worth of Measure R funding via a no-interest loan. Utilizing various funding sources, a plan was developed to cover these costs, utilizing an advancement of \$1,200,000 of the City's annual allocation of Measure R 'Local' revenues. The City Council approved the revised budget and proposed funding plan at its May 7, 2019 meeting. City Staff worked with TCAG to gain approval and on June 19, 2019 the TCAG Board approved Resolution 2019-109, authorizing the advancement of \$1,200,000 in the FY2019/20, with the reimbursement to be paid back in FY2022/23 and 2023/24. Since that time, TCAG has requested that the City formally adopt this agreement via resolution under a program supplement to the Measure R Cooperative Agreement.



As with the existing project improvement between the Highway 99 Interchange and Del La Vina Street, the portion of costs associated with the additional improvements that would have been the responsibility of benefiting properties will be subject to reimbursement to the City as future development occurs. The benefit to property owners of including the additional improvements in the current project is a significant reduction in the scope and magnitude of improvements required for them to develop their properties. **Staff recommends Council adopt Resolution 2020-14 authorizing the execution of a program supplement to the Measure R Cooperative Agreement with the Tulare County Association of Governments (TCAG) for the design and construction of the Cartmill Avenue Improvements Project, extension to Mooney Boulevard, as presented.**

- (8) **Receive, review, and file the Monthly Investment Report for March 2020. [Submitted by: D. Thompson]** The investment report for the period ending March 2020 is submitted for review and acceptance. **Staff recommends Council accept the February 2020 Investment Report as presented.**
- (9) **Adopt Resolution 2020-15 (1) designating and authorizing the City Manager or his/her designees to act on behalf of the City of Tulare to execute applications and agreements for California Low Carbon Transit Operations Program (LCTOP), (2) APPROVING 2019-20 Certifications and Assurances and (3) approving submittal of the City's FY 2019-20 "Purchase One TIME CNG Bus" LCTOP project. [Submitted by: D. Thompson]** The LCTOP is one of several programs that are part of the Transit, Affordable Housing, and sustainable Communities Program established by the California Legislature in 2014 by Senate Bill 862 (SB 862). The LCTOP was created to provide operating and capital assistance for transit agencies to reduce greenhouse gas emissions and improve mobility, with a priority on serving disadvantaged communities. SB 862 appropriated \$25 million for LCTOP in 2014/15 and continuously appropriates five percent of the annual auction proceeds in the Greenhouse Gas Reduction Fund for LCTOP beginning in 2016/17.

The Caltrans Division of Rail and Mass Transportation administers these funds and allocated \$947,506 to Tulare County for 2019/20 of which \$129,484 is allocated to the City of Tulare. The Tulare County Association of Governments (TCAG) allocates these funds to Tulare County agencies based on population.

The City submitted an LCTOP 2019/20 application for the purchase one TIME CNG bus. This project will increase reliability and safety and help reduce vehicle emissions. The total cost of this project is estimated at \$560,000. LCTOP allows an agency to accumulate funds over four years to fund larger projects. The City proposes to accumulate LCTOP funds for this project through FY 2022/23. No local matching funds are required.

Caltrans requires a resolution appointing agents authorized to execute any actions necessary for this application and approving Certifications and Assurances and submittal of the project. This Council item seeks approval for the attached resolutions in order to satisfy the terms of this grant. **Staff recommends Council adopt Resolution 2020-15 (1) designating and authorizing the City Manager or his/her designees to act on behalf of the City of Tulare to execute applications and agreements for California Low Carbon Transit Operations Program (LCTOP), (2) APPROVING 2019-20 Certifications and Assurances and (3) approving submittal of the City's FY 2019-20 "Purchase One TIME CNG Bus" LCTOP project, as presented.**

- (10) **Award Sourcewell (formally NJPA) bid to National Auto Fleet Group, Quote #23809R1, in the amount of \$33,070.79 for the replacement of the Senior Center delivery vehicle. [Submitted by: S. Bonville]** For the 2019 / 2020 budget year, the Parks and Recreation Division requested, and was approved the purchase of a replacement cargo van for use by the Senior Center.

RFP # 20-699 was published 01/30/2020 with no bids received.

A bid was received from National Auto Fleet Group thru Sourcewell, formally the National Joint Powers Alliance (NJPA) co-operative purchasing program, using specifications provided by the Parks and Recreation Division, for a cargo van that will be a replacement for the Chevrolet Equinox Unit # 60 purchased in 2007

City's Purchasing Policy (Section 4, page 18, O) allows for the Use of Cooperative Purchasing Agreements and the City Manager to approve purchases over \$25,000. This purchase was approved in the 2019 / 2010 budget and has the required funds allocated. **Staff recommends Council award Sourcewell (formally NJPA) bid to National Auto Fleet Group, Quote #23809R1, in the amount of \$33,070.79 for the replacement of the Senior Center delivery vehicle, as presented.**

- (11) **Surplus Police K-9 "Loki" and authorize the sale of same to his former handler, Police Corporal Dan Scott, for the purchase price of \$1.00. [Submitted by: W. Hensley]** Police K-9 "Loki" was deployed in 2011 and has served the department and our community well for the past nine years. Due to age and mobility issues which prevented him from continuing to serve as an active Police K-9, "Loki" was retired from service in early 2020. At the time "Loki" was purchased by private donations (Danny Freitas) that were gifted to the city.

Because "Loki" is specially trained, it is necessary to retire him to someone who has the experience and training to handle a police K-9. A common practice used throughout law enforcement agencies, as well as the City of Tulare, is to surplus the K-9 to its former handler for the purchase price of \$1.00. This surplus

purchase includes a release of liability (copy attached) that fully releases the City of Tulare from any further obligation regarding the K-9 and transfers ownership and control of K9 "Loki" to Police Corporal Dan Scott. **Staff recommends Council surplus Police K-9 "Loki" and authorize the sale of same to his former handler, Police Corporal Dan Scott, for the purchase price of \$1.00, as presented.**

## XII. SCHEDULED CITIZEN OR GROUP PRESENTATIONS

There are no items for this section of the agenda.

## XIII. MAYOR'S REPORT

## XIV. STUDENT REPORTS

There are no items for this section of the agenda.

## XV. GENERAL BUSINESS

*Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.*

### (1) Public Hearing:

- a. **Public Hearing to adopt Resolution 2020-16 approving the 2020-2021 Master Fee Schedule effective July 1, 2020. [Submitted by: D. Thompson]** In July, 2018, City hired Willdan Financial Services of Temecula, Ca to conduct a Full Cost Allocation Plan and Comprehensive Fee Study. Willdan gathered information and met with each department to determine the time and cost to perform the services associated with each fee to determine the amount that should be charged. On January 21, 2020, Willdan had a study session with City Council to explain their methodology and how the fees were calculated.

It was explained to council the primary goal of a User Fee Study is to determine the "reasonable" full cost of providing services. Understand total costs of providing services. Identify subsidy amounts, if applicable. Identify appropriate fee adjustments that enhance fairness and equity. Maintain consistency with local policy and objectives, and compliance with state law. Develop updatable, comprehensive list of fees.

The attached master fee schedule is the recommendation from Willdan's study except for the change recommended by Council. **Staff recommends**

**Council adopt Resolution 2020-16 approving the 2020-2021 Master Fee Schedule effective July 1, 2020, as presented.**

- b. Public Hearing for City Council review and comment on the City of Tulare’s Draft Program Year 2020-2024 Five-Year Consolidated Plan, Draft Analysis of Impediments to Fair Housing Choice, 2020-2021 Annual Action Plan, and 2019-2020 Action Plan Amendment II and provide direction to staff for the finalization of the documents for Council consideration for adoption at the May 5, 2020 City Council meeting. [Submitted by: T. Myers]** The City of Tulare is designated as an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD) to receive an annual allocation of Community Development Block Grant (CDBG) funds. The Community Development Block Grant (CDBG) Program was established to assist in developing viable urban communities, by providing decent housing, sustainable living environment, and promote economic development that benefit primarily low and moderate-income persons.

As an entitlement community, the City is required to prepare a Consolidated Plan every five years that sets forth goals for projects during that five-year period to meet the community’s needs and National Objectives for HUD funding. The City is currently in the 2020-2024 Consolidated Plan cycle.

The Draft 2020-2024 Five-Year Consolidated Plan presented to Council with this staff report is divided into five major parts:

1. The Process, which summarizes the City’s efforts to engage Tulare residents/stakeholders and determine the community’s priorities;
2. The Needs Assessment, which identifies the City’s priority needs related to affordable housing and community development;
3. The Market Analysis, which sets forth the environment in which the City will implement its programs;
4. The Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community; and
5. The City’s Annual Action for FY 2020-2021.

In addition to the aforementioned, the Draft 2020-2024 Five-Year Consolidated Plan must be accompanied by a draft Citizen Participation Plan (CPP) and Analysis of Impediments to Fair Housing Choice (AI).

The following is a summary of each of the draft documents presented to City Council for review and comment.

**2020-2024 FIVE-YEAR CONSOLIDATED PLAN**

***1. The Process, which summarizes the City's efforts to engage Tulare residents/stakeholders and determine the community's priorities***

The City of Tulare took several steps to obtain the input of community residents and stake-holders to develop the 2020-2024 Consolidated Plan (ConPlan), Citizen Participation Plan (CPP), Analysis of Impediments to Fair Housing Choice (AI) and 2020-2021 Annual Action Plan (AAP). Consultation efforts included dissemination of a community needs survey, three community meetings and a public hearing to obtain community input on prioritization of goals in the development the ConPlan, CPP, AI and 2020-2021 AAP. The City also consulted with state and regional agencies and local service providers. The three community meetings that took place during the community needs assessment were held at the following dates and locations:

- **Tulare Public Library**  
475 North M Street  
Tulare, CA 93274  
July 2, 2019 at 5:30pm
- **Tulare Chamber of Commerce**  
220 East Tulare Avenue  
Tulare, CA 93274  
July 11, 2019 at 5:30pm
- **Roosevelt Elementary School**  
1046 West Sonora Avenue  
Tulare, CA 9374  
July 17, 2019 at 5:30pm

In addition, a notice of public review (in both English and Spanish) was sent in the July, 2019 City of Tulare utility billing reaching approximately 19,000 households.

***2. The Needs Assessment, which identifies the City's priority needs related to affordable housing and community development.***

The Needs Assessment summarizes the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing

- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identified those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. The City's overall objective for the CDBG program, as specified in the Strategic Plan section, mirrors HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Tulare, the following ConPlan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting the provision of 12 federal rental assistance vouchers and 553 Section 8 Housing Choice Vouchers administered by the Housing Authority of Tulare County (HATC) within the City of Tulare.
- Assist with the preservation of the City's owner-occupied single-family housing stock by providing owner occupied rehabilitation programs to low-moderate income households.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All planned programs and projects are subject to availability of funds and the approval of the City Council.

**3. *The Market Analysis, which sets forth the environment in which the City will implement its programs***

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City will administer its CDBG programs over the term of the ConPlan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing

- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2011-2015 American Community Survey (ACS) data. Other sources are noted throughout the ConPlan.

#### ***4. The Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community***

The Strategic Plan is the centerpiece of the City of Tulare's 2020–2024 ConPlan. The Strategic Plan identifies the programs and projects that the City will undertake or consider during the five-year ConPlan cycle. In addition to identifying resources, objectives and goals to implement housing and community development activities, the Strategic Plan includes several sub-strategies including the development of institutional structures, coordination with housing and community partners, the reduction of lead based-paint hazards, addressing homeless issues, addressing barriers to affordable housing, and program/project monitoring.

High Priority needs as identified in the Community Needs Assessment and incorporated into the Strategic Plan are as follows:

- Public infrastructure and facilities improvements
- Efforts to provide services to the homeless
- Availability and accessibility to affordable housing
- Neighborhood cleanup and crime prevention
- On-the-job training and job placement
- Fair housing services

#### ***5. The City's Annual Action Plan for FY 2020-2021***

The City's ConPlan provides the community with an overview of priorities and projects over a five-year time frame. The City's Annual Action Plan is a year-by-year report that defines how that program year's funding will be allocated. The City of Tulare estimates to receive \$713,300 annually with a total of

\$3,566,500 in CDBG funds over the next five-years. Based upon the priority needs as defined by the community, the **City's proposed FY 2020-2021 Annual Action Plan's** allocation objectives, include:

*(Note: The 2020-2021 Annual Action Plan funding is a combination of the current year's grant, estimated program income and 2019 rollover funding)*

- Public Services
  - Neighborhood clean up
  - Kings/Tulare Homeless Alliance – Homeless Services
  - Family Services of Tulare County – Homeless Services
  - Kings View – Homeless Assistance
  - United Way – Homeless Assistance
- Affordable Housing
  - Habitat for Humanity – Owner/occupied rehabilitation
  - Bardsley Garden Apartments – Low/Mod Senior housing rehabilitation
- Public Facility Infrastructure Improvements
  - Tulare Avenue Improvements
  - Parkwood Meadows Improvements
- Economic Development
  - Job training and placement through the Tulare County Workforce Investment Board
- Administration and Planning

The designated projects all meet the priority needs outlined in the City's proposed Five-Year ConPlan. The priority needs identified include public services, public facilities, affordable housing, homelessness, low to moderate income households, public infrastructure improvements and economic development. These projects were selected based upon the ability to meet the needs of LMI households in the City and the capacity of each entity to fulfill their objectives.

**Draft Citizen's Participation Plan**

HUD also requires entitlement communities under the federal Housing and Community Development Act of 1974 to develop a Citizen Participation Plan (CPP). The Citizen Participation Plan describes how the City of Tulare will involve residents in the planning, implementation and assessment of how



CDBG and HOME funds will be used.

The City of Tulare will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs.

Affirmative efforts to encourage and solicit participation from the City's residents and populations least likely to have awareness of HUD-funded programs and processes including low-income residents, individuals with disabilities, racial and ethnic minorities, and female-headed households shall include:

1. Advertising the details of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) in the City's daily newspapers, and other daily or non-daily publications - The Tulare Advance Register and/or Visalia Times Delta;
2. Sending notice of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) with advocacy groups, nonprofit and for profit organizations, and City and community agencies that provide services to or advocate for low-income individuals, individuals with disabilities, racial and ethnic minorities and female-headed households; including Kings Tulare Homeless Alliance, Family Services, Kings View PATH Program, United Way of Tulare County, and Tulare Lighthouse Rescue Mission; and
3. Posting Notifications at City Hall, Tulare Public Library, Tulare Senior Center, Claude Meitzenheimer Community Center, Tulare Chamber of Commerce and City website

The City of Tulare will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

The City has a diverse population where many languages are spoken. A substantial number of persons that speak these languages do not speak English or do not speak English very well, and are considered Limited English Proficient.

Regardless of which language a person speaks or their ability to speak English, the City will make every effort to ensure that they have meaningful

access to federal funding services through either oral interpretation or written translations of vital documents.

Citizens and groups may obtain a reasonable number of free copies of the proposed Citizen's Participation Plan by contacting the City's Community and Economic Development Department.

**Draft 2020-2024 Analysis of Impediments to Fair Housing Choice (AI Report)**

This report presents a demographic profile of the City of Tulare, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing. As the name of the report suggests, the document reviews "impediments" to fair housing. Although this report also assesses the nature and extent of housing discrimination, it primarily focuses on identifying impediments that could prevent equal housing access and developing solutions to mitigate or remove such impediments.

The AI Report has been developed to provide an overview of laws, regulations, conditions or other possible obstacles that could affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals and service providers. To assure that the report responds to community needs, the development of the AI includes a community outreach program consisting of community meetings, an on-line survey, service provider interviews and City Council public hearings.

In efforts to maximize public participation in the development of the City's Consolidated Plan and AI, English and Spanish community meeting public notices were published in the Tulare Advance Register and Visalia Times Delta newspapers on July 1st, 8th, and 15th, 2019. The English and Spanish public notices were also sent in the July 2019 water bill to approximately 19,000 households within the City. The public notices were sent via the Kings Tulare Homeless Alliance list server to over 330 stakeholders on June 14, 2019. The public notices were also sent via the Tulare Chamber of Commerce list service to over 350 stakeholders on June 21, 2019. The public notices were posted on the City's website and Facebook page. The public notices were also posted conspicuously at City Hall, the Tulare Senior Community Center, the Tulare Public Library and the Meitzenheimer Community Center from June 1, 2019 through July 31, 2019.

The following summarizes the key findings from the AI:

### Community Profile

- In 2017, just over 27 percent of the City's population was 14 years of age or under and nine percent was 65 years and over. These two age groups are an indicator of the reliance of **children and senior citizens** on the working age population, also known in economics as the dependency ratio. Lower the dependency ratio, the lesser the "burden" is on a community's working age residents. Tulare's dependency ratio is 0.57 as compared to a countywide of 0.59, and thus, faces a slightly lesser burden on working age residents.
- The **Hispanic ethnic population** represents 61 percent of the City's total population. All minority groups in the City account for over three-quarters of the City total population.
- The majority (55%) of Tulare households spoke only English, with Spanish being the second highest spoken language.
- The **Section 8 Housing Voucher Program** administered by the Housing Authority of the Tulare County (HATC) assisted 388 low-income renters living in the City of Tulare.
- **Seniors** (age 65+) represent 9.1 percent of Tulare's population. Some of the characteristics of elderly residents included: limited mobility; increased medical attention due to health complications; and, restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people also have difficulty completing normal, everyday tasks without assistance. The 2013-2017 ACS data estimate that approximately half of the Tulare's elderly had ambulatory difficulty, which is the highest percentage of the six disability categories classified by the U.S.
- The number of Tulare residents age 18 and older with some type of **disability** totaled about 13 percent of the City's total population of the same age group. The top three disabilities among persons age five and older include those with ambulatory difficulty, independent living difficulty, and cognitive difficulty. It was estimated that approximately half of the City's elderly population had ambulatory difficulty.
- Approximately 43 percent of the homes in Tulare are about 40 years and older. In general, homes built more than 30 years ago are likely to require structural renovation and increased maintenance, resulting in greater costs for the owner. **Older homes** can also create health and safety problems for occupants, as many deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices, and seismic safety retrofits. In addition, there are greater lead-based paint related health risks.
- The **2019 Point-In-Time Homeless Count** reported there were 146 unsheltered homeless individuals counted in the City of Tulare. Almost 77

percent of homeless person were White and about 43 percent Hispanic. (The Hispanic category is considered an ethnicity by the Census Bureau, not a race. Thus, many of the homeless Hispanics were in the White race category.) There were four homeless families with children in Tulare.

- The average household size in Tulare was 3.39 very close to the 3.41 countywide figure. About 21.4 percent of the City's households were considered **large households** (5 or more persons per household). Large households are a special needs group because of the lack of available affordable housing of adequate size. To save for necessities such as food, clothing, transportation, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.
- **Overcrowding** (defined as more than one person per room) occurred in 8.3 percent of the City's total occupied units and severe overcrowding (more than 1.5 persons per room) occurred in 2.2 percent of the total occupied units. More overcrowding occurred in rental units than owner-occupied units. This indicates the need for larger rental units and/or more rental subsidies to allow large households to afford adequately sized units.
- The most prevalent housing problem facing Tulare households was **overpayment on housing cost**. A household is considered to be overpaying for housing if housing costs (rent plus utilities) make up more than 30 percent of the household's gross monthly income. Overpaying occurred with 36 percent of the total occupied units. Renter households tended to overpay more for housing than owners occupied households.

#### Fair Housing Profile

- Regarding **fair housing education and outreach** the City of Tulare has partnered with Self-Help Enterprises ("SHE") to administer the City's HOME program since 2015. SHE conducts outreach and education sessions to the citizens of the City of Tulare relating to fair housing.
- In addition, the City of Tulare has a link to relevant organizations and education materials on website relating to fair housing and affirmatively furthering fair housing. The Housing Authority of Tulare County (HATC) provides outreach in the community as well. Currently, the TCHA has an affordable housing development under construction within the City of Tulare. Other **fair housing education and outreach** to housing providers and owners is provided through the Fair Housing Council of Central County (FHC-CC), the California, the California Department of Fair Employment and Housing, the California Department of Consumer Affairs, California Legal Services, The Kings-Tulare Area Agency on Aging (KTAAA), and for properties with Section 8 rent vouchers (HATC). Given the characteristics of Tulare's apartment stock as predominately older and in smaller complexes, a large segment of the City's rentals are not managed by professional management companies and small "mom and

pop” managers may not be trained in fair housing laws. As small property managers/owners are typically the primary violators of fair housing laws, targeted outreach to this group remains important.

- In the City of Tulare over the past five years (2015-2019) there have been a total of 17 complaints. The most were in 2018, with seven inquiries, and just this current year. The complaints have been filed primarily by Hispanics (7), followed by Caucasian (5), African Americans (4) and one Asian person (1). It will be important to monitor discrimination complaints in the City over time to more fully assess patterns and to appropriately tailor outreach.
- The City partners with local organizations - such as Kings Rehabilitation and AmVets – in order to disseminate information on State, County and local programs. These programs are also promoted on the City’s website to interested homebuyers, realtors and lenders.

#### Public Sector Impediments

- Regarding **reasonable accommodation** - on March 14, 2016, a public hearing was held before the Tulare Planning Commission to recommend adoption of Ordinance 16-06 regarding Zone Amendment 711 adding Chapter 10.218 (Reasonable Accommodation) establishing policies and procedures for implementation of the Federal Fair Housing Act and California Fair Employment and Housing Act. A public hearing before City Council was held on April 27, 2016 for the adoption of same.
- Last year, the City’s Housing Element was “Conditionally Compliant” by HCD, as shown on HCD’s website. Tulare has completed all of the tasks recommended by HCD and is in the process reviewing latest City documents and in process of being in full compliance.
- Providing development opportunities for a **variety of housing types** helps to address the diverse range of housing needs present in a community. Senior citizens, persons with disabilities, veterans, and persons suffering from homelessness, among others, may require non-traditional housing types. As required under state and federal law, Tulare’s Zoning Code needs to facilitate the following types of housing: residential care facilities, SROs, transitional and supportive housing, emergency homeless shelters, and farm worker/employee housing.
- Based on the limited data available, there is not sufficient housing for households at lower income levels in Tulare. According to 2011-2015 CHAS data from HUD, there were 1,165 renter households making 30 percent HAMFI or less, but only 314 units affordable to a household at the 30 percent level. Also, according to CHAS data, there were 1,435 households making between 30 and 50 percent HAMFI, with only 1,309 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is affordable to a particular income level, does not necessarily mean that it is occupied by a household at that income level,

meaning that the affordability mismatch is very likely more severe than reported in the data. Local tools including **inclusionary zoning and density bonuses** can be used to facilitate the production of units affordable to low- and moderate-income households, and further goals for economic integration.

#### Private Sector Impediments

- The **approval rate for home purchase loans** in Tulare in 2017 was 88.6% and the denial rate was 8.1%. The other loans that were approved by the lending institutions (3.4%) were rejected by applicants.
- **Mortgage loan denial rates** in Tulare varied by race/ethnicity. In 2017, 52 home purchase loans (6.8%) to White applicants were denied. This figure has declined from the 2013 figure of 11.9%. Hispanic applicants had a denial rate of 6.9% in 2017. This figure has also dropped from the 13.6 denial rate in 2013. Asian applicants had 3 of 30 loans denied in 2017. On the other hand, African American applicants had 4 of 16 loans denied in 2017 (25%). In 2013, the denial rate of African Americans was 11.2%. For the most part, denial rates have dropped in the past four years, except for African Americans. Though, the number of loans (4) may be a small sample size, it is an item that the City should keep on reviewing and assessing each year.
- **Realtors and Property Managers** did not provide any information on discriminatory practices in Tulare.
- **City Staff** that has extensive contact with residents of Tulare, in departments such as City Planning, Development Services, Community & Economic Development Department, Engineering, Building and Safety, and Police were not aware of any discriminatory practices in Tulare. They had not received complaints from residents.

The City will continue to take actions to outreach and educate the Tulare residents, property owners and managers relating to fair housing and the duty to affirmatively further fair housing. The City partners with Self-Help Enterprises to administer the HOME program, which a component of the program is to conduct outreach and education sessions to the public. Additionally, City staff manages the Housing & CDBG department's webpage and updates it regularly with relevant Fair Housing information as needed.

#### **Draft 2019-2020 Action Plan Amendment II**

On April 16, 2019, Tulare City Council approved the City's 2019-2020 Action Plan. On December 10, 2019, Tulare City Council approved the First Amendment to the City's 2019-2020 Action Plan, which reallocated unspent funds from the Bardsley Gardens Senior Living rehabilitation project to the Workforce Investment Board for the purpose of employing five of Tulare's homeless population.

The proposed 2019-2020 Action Plan Amendment II reallocates unspent funds in the sum of \$329,438 to be rolled over into 2020-2021 Annual Action Plan. **Staff recommends Council review and comment on the City of Tulare's Draft Program Year 2020-2024 Five-Year Consolidated Plan, Draft Analysis of Impediments to Fair Housing Choice, 2020-2021 Annual Action Plan, and 2019-2020 Action Plan Amendment II and provide direction to staff for the finalization of the documents for Council consideration for adoption at the May 5, 2020 City Council meeting, as requested.**

- c. **Public hearing pursuant to Government Code section 3505.7 Fact Finding with the Tulare Police Officers Union. [Submitted by: M. Zamora] [A copy of this report is available for public review on the City of Tulare website, public kiosk and in the Office of the City Clerk.]** The City and the Tulare Police Officers Union have been in negotiations since 2018. The parties were unable to come to an agreement. On May 14, 2019, each side submitted a request to PERB for a Meyers-Milias-Brown Act factfinding. After a request has been made, each party selects a member of the factfinding panel and the parties mutually agree upon a third-party chairperson of the factfinding panel.

The Factfinding hearing took place at City Hall on February 3, 2020. Both the Union and the City submitted writings, provided evidence and had a chance to explain their positions to the panel.

The factfinding panel weighs and considers 8 factors: state and federal laws applicable to the employer, local rules, regulations, and ordinances, stipulations of the parties, the interests and welfare of the parties and the financial ability of the public agency, comparisons of wages, hours, and work conditions among comparable agencies, the cost of living, the current compensation presently received by the employees, and any other facts relevant to the matter. (Government Code section 3548.2(a).)

The panel makes findings of fact and recommends terms of settlement, which only serve an advisory purpose. (Government Code section 3505.5.) The panel issued its report on March 23, 2020. Within 10 days after the receipt of the recommended terms, the public agency must make the recommendations and findings of fact publicly available. (Government Code section 3505.5(a).) The City posted the report March 26, 2020. According to the Finance Director, the cost of the proposals suggested by the recommendations are estimated to exceed \$1,008,051 for each year and does not include education incentive pay calculations. **Staff recommends Council conduct a public hearing pursuant to Government Code section 3505.7 Fact Finding with the Tulare Police Officers Union, as requested.**

(2) Economic Development:

- a. **City Council review and approval of the Notice of Funding Availability (NOFA) for Affordable Housing Development and direction to staff to release said NOFA to solicit Statements of Qualifications from qualified non-profit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development and land use goals. [Submitted by: T. Myers]** On February 4, 2020, City Council directed staff to prepare a Notice of Funding Availability to solicit proposals on the use of the City of Tulare's Housing Successor Asset Funds in the approximate amount of \$1 million.

Staff in partnership with the City's consultant, RSG, have prepared the attached draft NOFA for City Council's review and approval.

If approved, this NOFA will be released and circulated to solicit Statements of Qualifications from qualified nonprofit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development, and land use goals. Up to \$1million may be available for one or more projects that meet the local goals and selection criteria outlined in this NOFA, subject to formal approval from the City.

Through this NOFA, the City is seeking to engage prospective community partners and assess their development qualifications based on selected criteria, including, but not limited to:

- Expertise and experience of the development entity and team in designing and constructing high quality affordable housing projects;
- Vision and design for a market-feasible affordable housing project that implements the City's vision for the community and promotes the community character of the City of Tulare;
- Economic viability and financial strength of the proposed project, including marketability and feasibility;
- Experience and ability to creatively negotiate an affordable housing agreement, or other appropriate development agreement, that provides the greatest return on investment to the City; and
- Financial and organizational capacity of the team to successfully complete the project, including the ability to secure financing and leverage other funding sources to build the highest quality housing project.



The City is particularly interested in prospective community partners who have experience with and are able to develop permanent supportive housing to assist homeless persons. **Staff recommends Council review and approval of the Notice of Funding Availability (NOFA) for Affordable Housing Development and direction to staff to release said NOFA to solicit Statements of Qualifications from qualified non-profit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development and land use goals, as presented.**

**(3) City Attorney:**

- a. Adopt of Resolution 2020-17 authorizing the Commercial cannabis business request for proposal/applicant package. [Submitted by: M. Zamora]** The City Council has adopted Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis. A request for proposal/applicant package is necessary for applicants to apply to operate a commercial cannabis retail dispensary.

The Resolution calls for staff to finalize and release the RFP with the following conditions:

- The two current medicinal license holders only need to complete the application for any information the City does not have;
- There will be one competitive license issued at this time;
- An annual review in July will occur starting in 2021 to determine the need or interest in allowing additional licenses;
- All licenses may require up to a 2% contribution of gross receipts.

**Staff recommends Council Adopt of Resolution 2020-17 authorizing the Commercial cannabis business request for proposal/applicant package, as presented.**

**(4) City Manager:**

- a. Staff update, discussion and receive direction, if necessary, regarding COVID-19. [Submitted by: R. Hunt]** Verbal update.

**XVI. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC 54954.2(3)**

**XVII. ADJOURN REGULAR MEETING**

**ACTION MINUTES OF TULARE  
CITY COUNCIL, CITY OF TULARE**

**April 7, 2020**

**A closed session of the City Council, City of Tulare was held on Tuesday, April 7, 2020, at 6:30 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.**

**COUNCIL PRESENT:** Jose Sigala, Dennis A. Mederos, Carlton Jones, Greg Nunley

**COUNCIL PRESENT VIA ZOOM:** Terry Sayre

**STAFF PRESENT:** Rob Hunt, Mario Zamora, Josh McDonnell, Wes Hensley, Darlene Thompson, Roxanne Yoder

**I. CALL TO ORDER CLOSED SESSION**

Mayor Sigala called the closed session to order at 6:34 p.m.

**II. CITIZEN COMMENTS** - Comments from the public are limited to items listed on the agenda (GC 54954.3a). Speakers will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

Mayor Sigala provided extra time for audience members to call in. There were no public comments.

**III. ADJOURN TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION(S):**

Mayor Sigala adjourned to closed session for items as noted by City Attorney Mario Zamora at 6:41 p.m.

- (a) 54956.8b Conference with Real Property Negotiators  
Property: located along Aronian Street between Kern Avenue and Tulare Avenue (State Route 137) (APN#177-190-002), (APN#177-200-008), and (APN#177-200-009)  
Under Negotiation: Direction as to price, terms, conditions of potential purchase  
Negotiating parties: Rob Hunt, Josh McDonnell, Michael Miller, Nick Bartsch, Will Washburn, and Mario Zamora [Submitted by: N. Bartsch]

- (b) 54956.9(c) Conference with Legal Counsel – Initiation of Litigation One (1) item

**IV. RECONVENE CLOSED SESSION**

Mayor Sigala reconvened from closed session at 7:45 p.m.

## V. CLOSED SESSION REPORT (if any)

Mayor Sigala advised that City Attorney Zamora will advise on reportable action. City Attorney Mario Zamora reported that with regard to Closed Session Item b, it was moved by Vice Mayor Mederos, seconded by Council Member Nunley, and carried 4 to 1 (Council Member Jones voting no) directing staff to participate in litigation, litigation of which, will be disclosed once a case has been initiated.

## VI. ADJOURN CLOSED SESSION

Mayor Sigala adjourned closed session at 7:46 p.m.

**A regular session of the City Council, City of Tulare was held on Tuesday, April 7, 2020, at 7:00 p.m., in the Tulare Public Library & Council Chambers, 491 North "M" Street.**

**COUNCIL PRESENT:** Jose Sigala, Dennis A. Mederos, Carlton Jones, Greg Nunley

**COUNCIL PRESENT VIA ZOOM:** Terry Sayre

**STAFF PRESENT:** Rob Hunt, Josh McDonnell, Mario Zamora, Wes Hensley, Luis Nevarez, Janice Avila, Michael Miller, Traci Myers, Craig Miller, Darlene Thompson, Trisha Whitfield, Nick Bartsch, Roxanne Yoder

## VII. CALL TO ORDER REGULAR SESSION

Mayor Sigala called the regular session to order at 7:46 p.m.

## VIII. PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Sigala led the Pledge of Allegiance and a moment of silence.

## IX. CITIZEN COMMENTS

Mayor Sigala requested those who wish to speak on matters not on the agenda within the jurisdiction of the Council, or to address or request a matter be pulled from the consent calendar to do so at this time. He further stated comments related to general business matters would be heard at the time that matter is addressed on the agenda.

Chase Landers addressed the Council with various concerns and suggestions related to issues surrounding COVID-19.

Jason Bender addressed the Council regarding compliments toward City Services operating as usual in these unprecedented times.

Via call in - Donnette Silva-Carter addressed the Council regarding the Chamber of Commerce efforts related to COVID-19.

## X. COMMUNICATIONS

There were no items for this section of the agenda.

## XI. CONSENT CALENDAR:

It was moved by Council Member Nunley, seconded by Council Member Jones, and unanimously carried that the items on the Consent Calendar be approved as presented, except items 5, 7 and 12.

- (1) **Authorization to read ordinances by title only.**
- (2) **Approve minutes of March 17, 2020 special/regular meeting. [Submitted by: R. Yoder]**
- (3) **Approve a list of pre-qualified consultants for on-call construction management, resident engineer and inspection services, and authorize the City Manager to enter into consultant professional service contracts, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, with NV5 Inc. of Fresno, CA and 4Creeks, Inc. of Visalia, CA for a period of up to two years. [Submitted by: N. Bartsch]**
- (4) **Approve a list of pre-qualified consultants for on-call construction surveying services, and authorize the City Manager to enter into consultant professional service contracts, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, with Lane Engineers, Inc. of Tulare, CA, 4Creeks, Inc. of Visalia, CA, Provost & Pritchard of Visalia, CA and Guida Surveying, Inc. of Fresno, CA for a period of up to two years. [Submitted by: N. Bartsch]**
- (5) **Approve a list of pre-qualified consultants for on-call geotechnical engineering and materials testing services, and authorize the City Manager to enter into consultant professional service contracts, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, with NV5 West, Inc. of Bakersfield, CA; Krazan & Associates, Inc. of Clovis, CA; RMA GeoScience, Inc. of Fresno, CA; Kleinfelder of Fresno, CA; and BSK Associates of Fresno, CA for a period of up to two years. [Submitted by: N. Bartsch]** Council Member Nunley recused due to a business relationship. With no discussion, it was moved by Vice Mayor Mederos, seconded by Council Member Jones, and carried 4 to 0 (Council Member Nunley recused) to approve the item as presented.
- (6) **Approve a list of pre-qualified consultants for on-call labor compliance and monitoring services, and authorize the City Manager to enter into consultant professional service contracts, subject only to minor**

conforming and clarifying changes acceptable to the City Attorney and City Manager, with Labor Consultants of California of Hanford, CA, QK of Visalia, CA, and Silveira Consulting of Galt, CA for a period of up to two years. [Submitted by: N. Bartsch]

- (7) **Approve the final map and subdivision improvement agreement for Phase 1 of The Greens at Oak Creek subdivision for recordation, and accept all easements and dedications offered to the City on the final map, including a Grant of Easement for temporary turnarounds for emergency vehicle purposes and a temporary run-off pond for street runoff. Accept by separate instrument an easement for storm drain basin, an access easement for the storm drain basin, an easement for a storm drain line, and a public utility and access easement for Aberdeen Street located outside the subdivision boundaries. Authorize the City Manager to sign the respective Certificates of Acceptance for the easements. Acknowledge an irrevocable offer of dedication for Aberdeen Street right-of-way. [Submitted by: M. Miller]** Council Member Nunley recused due to a business relationship. With no discussion, it was moved by Council Member Jones, seconded by Vice Mayor Mederos, and carried 4 to 0 (Council Member Nunley recused) to approve the item as presented.
- (8) **Adopt Resolution 2020-10 setting the Maximum Utility User's Tax at \$12,590.00 per utility for the period July 1, 2020 through June 30, 2021. [Submitted by: D. Thompson]**
- (9) **Adopt Resolution 2020-11 authorizing the City of Tulare to apply for Robert T. Stafford Disaster Relief and Emergency Assistance from the California Office of Emergency Services, to accept the funds if approved, and designate the City Manager or designee as the individual authorized to execute all documents on behalf of the City. [Submitted by: D. Thompson]**
- (10) **Receive, review, and file the Monthly Investment Report for February 2020. [Submitted by: D. Thompson]**
- (11) **Authorize the Mayor to sign the consent letter regarding Tulare Local Healthcare District Refunding Revenue Bonds, Series 2020A, and Taxable Refunding Revenue Bonds, Series 2020B. [Submitted by: D. Thompson]**
- (12) **Approve a list of pre-qualified consultants for On-Call Building Consultant Services, and authorize the City Manager to enter into consultant professional service agreements, subject only to minor conforming and clarifying changes acceptable to the City Attorney and City Manager, with 4Leaf, Inc. of Newport Beach, CA; CGS Consultants of Newman, CA; Interwest Consulting Group, Inc. of Fresno, CA; and Willdan Engineering of Fresno, CA for a period of up to two years. [Submitted by: M. Miller]** Council Member Nunley recused due to a business relationship. With no discussion, it was moved by Vice Mayor Mederos, seconded by Council Member Jones, and carried 4 to 0 (Council Member Nunley recused) to

approve the item as presented.

**(13) Receive and File the City of Tulare Housing Element Progress Report for 2019. [Submitted by: T. Myers]**

**XII. SCHEDULED CITIZEN OR GROUP PRESENTATIONS**

There were no items for this section of the agenda.

**XIII. MAYOR'S REPORT**

**XIV. STUDENT REPORTS**

There were no items for this section of the agenda.

**XV. GENERAL BUSINESS**

*Comments related to General Business Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Council.*

*Public Hearing Item (1) a and b were continued from the March 17, 2020, Council Meeting.*

**(1) Public Hearing:**

- a. Public Hearing to pass-to-print Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis Businesses and Establishing Permitting Procedures and Regulations. [Submitted by: M. Zamora]** City Attorney Mario Zamora provided a report for the Council's review and consideration. Mayor Sigala opened the public hearing at 8:19 p.m., no public comments were provided. Mayor Sigala closed the public hearing at 8:22 p.m. Questions and comments were posed by Council and addressed or clarified by City Attorney Zamora.

Council Member Jones requested that he would like to see the following points be met prior to adoption:

- CBD items permissible only at licensed, permitted cannabis businesses within the city.

City Attorney Mario Zamora stated that is already addressed in the Ordinance.

- Percentage of gross receipts up to 2 percent.

It was moved by Council Member Jones, seconded by Mayor Sigala, and carried 3 to 2 (Vice Mayor Mederos and Council Member Nunley voting no) to approve this provision.

- The two existing businesses eligible for automatic upgrade to retail subject to proper city application and State license process.

It was moved by Vice Mayor Mederos, seconded by Council Member Sayre, and carried 4 to 1 (Council Member Nunley voting no) to approve this provision.

- No more than five recreational

It was moved by Council Member Jones, seconded by Mayor Sigala, and carried 3 to 2 (Vice Mayor Mederos and Council Member Nunley voting no) to approve this provision and to review annually, in July, new requests, if any.

Following discussion, it was moved by Council Member Sayre, seconded by Council Member Jones, and carried 3 to 2 (Vice Mayor Mederos and Council Member Nunley voting no) to pass-to-print Ordinance 19-12, as amended.

- b. Appeal Hearing to Adopt Resolution 2020-08 on upholding or denying the appeal of the City Engineer’s decision to deny an encroachment permit for construction of a new driveway approach on Cross Avenue for the property located at 1101 N. Lincoln Street. [Submitted by: M. Miller]** Item 1b was pulled at the request of City Engineer Michael Miller due to the appellant working with their neighbor to have a shared approach which is permissible. An item will be brought to the Council at the next meeting for approval of an easement related thereto. The appellant addressed the Council and stated that he and his neighbor are in agreement with this option.
- c. Public Hearing to adopt Resolution 2020-12 adopting a Mitigated Negative Declaration Addendum prepared for General Plan Amendment No. 2020-01 and Zone Amendment No 740; and Resolution 2020-13 to approve General Plan Amendment No. 2020-01 providing for a change in land use designation on approximately 0.38-acres from Office Commercial to Community Commercial, and pass-to-print Ordinance 2020-04 approving Zone Amendment No. 740, changing the existing zoning designation on approximately 0.38-acres from C-2 (Office Commercial) to the C-3 (Retail Commercial) zone district on property located south of Prosperity Avenue between Brentwood and Laspina Streets. [Submitted by: T. Myers]** Council Member Nunley recused himself from the item due to a business relationship and left the meeting. Vice Mayor Mederos recused himself due to a business relationship and left the room. Community & Economic Development Director Traci Myers provided a PowerPoint presentation for the Council’s review and consideration. Mayor Sigala opened the public hearing at 10:35 p.m., with no public comment, he closed the public hearing at 10:37 p.m. With no further discussion, it was moved by Mayor Sigala, seconded by Council Member Jones and carried 3 to

0 (Vice Mayor Mederos and Council Member Nunley recused) to adopt Resolution 2020-12, as presented; Mayor Sigala further moved, seconded by Council Member Jones, and carried 3 to 0 (Vice Mayor Mederos and Council Member Nunley recused) to adopt Resolution 2020-13, as presented; lastly it was moved by Mayor Sigala, seconded by Council Member Jones, and carried 3 to 0 (Vice Mayor Mederos and Council Member Nunley recused) to pass-to-print Ordinance 2020-04, as presented.

**(2) Engineering/Project Management:**

- a. Award and authorize the City Manager to sign contracts related to City Project EN0086, a street and utility improvement project on Tulare Avenue; Authorize the City Manager or designee to approve contract change orders in an amount not to exceed 10% of each contract amount. [Submitted by: N. Bartsch]**

<b>(a) 4 Creeks of Visalia, CA:</b>	<b>\$</b>	<b>77,500.00</b>
<b>(b) Kleinfelder of Fresno, CA:</b>	<b>\$</b>	<b>108,837.00</b>
<b>(c) NV5 of Visalia, CA:</b>	<b>\$</b>	<b>294,000.00</b>

Council Member Nunley recused from the item due to a business relationship and left the meeting. Project Manager Nick Bartsch provided a report for the Council's review and consideration. With no discussion, it was moved by Vice Mayor Mederos, seconded by Council Member Jones and carried 4 to 0 (Council Member Nunley recused/absent) to approve the item as presented.

- b. Award and authorize the City Manager to sign contracts related to City Project EN0085 – Tract 65 and 372 Improvements, a street and utility improvement project on Aronian St., Moraine St., Latimer St., Silva St., Sunset Ave. and Kern Ave; Authorize the City Manager or designee to approve contract change orders in an amount not to exceed 10% of each contract amount; and approve the revised project scope and budget. [Submitted by: N. Bartsch]**

<b>(a) 99 Pipeline, Inc. of Porterville, CA</b>	<b>\$</b>	<b>3,884,889.89</b>
<b>(b) Lane Engineers of Tulare, CA:</b>	<b>\$</b>	<b>68,900.00</b>
<b>(c) NV5 of Bakersfield, CA:</b>	<b>\$</b>	<b>78,553.00</b>
<b>(d) 4 Creeks of Visalia, CA:</b>	<b>\$</b>	<b>265,010.00</b>

Council Member Nunley recused from the item due to a business relationship and left the meeting. Project Manager Nick Bartsch provided a report for the Council's review and consideration. With no discussion, it was moved by Vice Mayor Mederos, seconded by Council Member Jones and carried 4 to 0 (Council Member Nunley recused/absent) to approve the item as presented.

**(3) City Manager:**

- a. Staff update, discussion and receive direction, if necessary, regarding COVID-19. [Submitted by: R. Hunt] Fire Chief and EOC Director Luis**



Nevarez provided a PowerPoint presentation for the Council's review and consideration.

Tony Moran addressed the Council regarding the homeless.

Fire Captain Brandon West, Safety & DICO Officer for the City of Tulare provided an update on safety measures and outreach.

Questions and comments posed by Council addressed by staff. Staff recommends the following measures to mitigate COVID-19 spread:

- Park closures until further notice
- Transit service changes (addressed in Emergency Item 3b)
- Continuous review of essential city services
- Reprogramming of HOME funds to a tenant based rental assistance program
- Review of additional CDBG funding allocation
- Council review of Emergency Declaration by May 5

It was the consensus of the Council that Fire Chief and EOC Director Luis Nevarez in consult with the City Manager Rob Hunt continue to move forward as presented.

**b. Emergency Item: Authorization for the following measures related to Transit Services:**

- **Stop all Fares on Tulare Fixed Routes and DAR**
- **Rear Door Entry to Create Safe Zone for Drivers**
- **Close the Transit Ticket Counter**
- **Limit the Dial-A-Ride to ADA and Seniors only**

Finance Director Darlene Thompson provided a report for the Council's review and consideration.

Tony Moran addressed the Council regarding whether funds were going to be provided to the homeless.

Questions and comments posed by Council were addressed by staff.

Mayor Sigala requested staff to look into use for hazard pay for transit drivers.

Following discussion, it was moved by Mayor Sigala, seconded by Council Member Nunley, and unanimously carried to approve the item as presented.

**XVI. COUNCIL/STAFF UPDATES, REPORTS OR ITEMS OF INTEREST – GC 54954.2(3)**

City Manager Rob Hunt requested check their schedules for a budget on either April 22, 23 or 24, 2020.

Mayor Sigala requested the Transportation Management Team review tractor trailer parking and truck routes in the City at a future meeting.

**XVII. ADJOURN REGULAR MEETING**

Mayor Sigala adjourned the regular meeting at 10:58 p.m.

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President of the Council and Ex-Officio  
Mayor of the City of Tulare

**ATTEST:**

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Chief Deputy City Clerk and Clerk of the  
Council of the City of Tulare

**ORDINANCE 19-12**

**AN ORDINANCE AMENDING CHAPTER 5.96 OF THE CITY OF TULARE  
MUNICIPAL CODE ALLOWING RECREATIONAL CANNABIS  
BUSINESSES AND ESTABLISHING PERMITTING PROCEDURES AND  
REGULATIONS**

THE CITY COUNCIL OF THE CITY OF TULARE DOES ORDAIN AS FOLLOWS:

**Section 1.** PURPOSE. The provisions of this ordinance are intended to permit and regulate legal cannabis businesses in the City of Tulare.

**Section 2.** CODE ENACTMENT.

Tulare Municipal Code Chapter 5.96 “Marijuana Dispensaries” is hereby revoked in its entirety, and replaced in full with the following:

**Chapter 5.96**

**COMMERCIAL CANNABIS BUSINESSES**

**5.96.010 Purpose**

It is the purpose of this Chapter to allow retail sales, with a Regulatory Permit and a Retail License, of recreational and medicinal cannabis from persons or entities that are duly licensed and authorized under state and local law in the City of Tulare.

Manufacturing, cultivation, distribution, or any other activity required to have a State License, besides a Retail License, is not permitted in any zone within the City.

**5.96.020 Cannabis Permitted Uses and Zoning.**

Retail sales shall only be allowed in a storefront, in an area zoned C-4 or C-3, but at least 1,000 feet away from each other, at least 600 feet away from any school, and in compliance with all other State and local laws. (See Chapter 10 for zoning designations.) No distinction shall be made between medicinal and recreational storefronts in this section.

**5.96.030 Commercial Cannabis Business Minimum Operational Requirements and Restrictions.**

The following operational requirements and restrictions shall apply to all Commercial Cannabis Businesses:

- A. State Law. The Commercial Cannabis Business shall at all times be in compliance with State Law and the implementing regulations, as they may be amended from time to time, as well as

all required State license(s) under State Law, and any other applicable State law. The Operator shall obtain required licenses under State Law prior to opening for business. If the Operator uses the approved Cannabis operations for commercial recreational cannabis, the Operator shall meet or exceed the health and safety requirements of State Law in any operations relating to recreational cannabis.

- B. Register of Employees. The Operator shall maintain a current register of the names of persons required to have Employee Permits. The register shall be available to the City Manager or their designee at all times, and immediately upon request.
- C. Signage. Signage which advertises the business shall be allowed. However, there shall be no signage, markings, text, logos, artwork, etc., on the Premises, or off-site, which in any way evidences that Commercial Cannabis Businesses are occurring on the property. Interior building signage evidencing Commercial Cannabis Business is occurring on the property is permissible provided the signage is not visible outside of the building. Signage must comply with all other City requirements for signage.
- D. Cannabis Consumption. No cannabis shall be smoked, ingested or otherwise consumed on the Premises. Adequate signage of this prohibition shall be displayed throughout the facility.
- E. Alcoholic Beverages. Alcohol for personal consumption shall not be provided, stored, kept, located, sold, dispensed, or used on the Premises.
- F. Distribution. Distribution of cannabis into City limits to a Cannabis Business shall be conducted according to State law.
- G. Minors. It shall be unlawful for any Operator to employ any person who is not at least twenty-one (21) years of age, or any older age if set by the State.
- H. Distance separation from schools and residences. Commercial Cannabis Business shall comply with the distance separation requirements from residences and schools as required by State law. In addition, a Cannabis operation shall not be located within six hundred (600) feet from any existing residence, school, or proposed school site as identified in the General Plan. Measurements shall be from property boundary to property boundary. For purposes of this section, school means any public or private school providing instruction in kindergarten or grades 1-12, inclusive, but does not include any private school in which education is primarily conducted in private homes.
- I. Hours of Operation. Commercial cannabis operations shall be allowed to operate between 8:00 am and 8:00 pm. Deliveries to the commercial cannabis business may only take place, and must be completed, during regular business hours.
- J. Building and Related Codes. Commercial cannabis operations shall be subject to the following requirements:

1. The Premises in which the Cannabis business occur shall comply with all applicable local, State and federal laws, rules, and regulations including, but not limited to, building codes and the Americans with Disabilities Act, as certified by the Building Official of the City. The Operator shall obtain all required building permits and comply with all applicable City standards.
  2. The Responsible Party shall ensure that the Premises has sufficient electrical load for the storage of Cannabis. The use of generators is prohibited other than for temporary emergency use.
  3. Employee training records and safety equipment must be maintained, and all equipment must be compliant with State safety regulations in §§40100 – 41099 and as they may be amended. The Tulare Police Department shall inspect and approve the Premises for use of the products prior to City's issuance of a certificate of occupancy, or otherwise prior to opening for business, to ensure compliance with this requirement.
- K. Odor control. Cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the facility that is distinctive to its operation is not detected outside the Premises, outside the building housing the Cannabis business, or anywhere on adjacent property or public rights-of-way. As such, Cannabis businesses must install and maintain the following equipment or any other equipment which the City's Building Official determines has the same or better effectiveness, if a smell extends beyond a property line:
1. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally; or an air system that creates negative air pressure between the cannabis facility's interior and exterior so that the odors generated inside the cannabis facility are not detectable outside the cannabis facility.
- L. Secure Building. All commercial cannabis operations shall occur entirely inside of a building that shall be secure, locked, and fully enclosed, with a ceiling, roof or top. The building shall include a burglar alarm monitored by an alarm company or private security company. The building, including all walls, doors, and the roof, shall be of solid construction meeting the minimum building code requirements for industrial structures (including, without limitation, commercial greenhouse structures), and include material strong enough to prevent entry except through an open door. Notwithstanding the foregoing, the roof may be of solid translucent material provided other security measures exist to ensure that the Cannabis Operation cannot be seen, heard or smelled beyond the property line. The precise building construction and material to be used shall be identified and provided to the City prior to construction and provided with the application.
- M. Premises Security. The City Council shall set Premises Security requirements by resolution and the Chief of Police shall enforce.

### **5.96.040 Mobile Deliveries & Business License**

Mobile deliveries from a Commercial Cannabis Business with a Regulatory Permit shall be allowed within the City limits. Commercial Cannabis Businesses located outside of City limits and who deliver into the City limits must obtain a City of Tulare Business License and pay all appropriate fees and taxes when due.

All deliveries shall be conducted in accordance with regulations and standards approved by the Chief of Police.

### **5.96.050 Regulatory Permit and Retail License Required**

All Commercial Cannabis Businesses shall be required to have a Regulatory Permit issued by the City of Tulare and a Retail License issued by the State. The City Council may set additional Regulatory Permit requirements by resolution and the Chief of Police shall enforce said regulations.

The total number of Regulatory Permits issued shall be no more than five (5). The City Manager shall develop an application process for issuance of Regulatory Permits.

Any Commercial Cannabis Businesses in operation at the time of enactment of this ordinance shall be required to comply with this Chapter in order to sell recreational cannabis.

Regulatory Permits are granted to, and are held in the name of, the Responsible Party. Regulatory Permits are not transferrable or assignable.

### **5.96.060 Employee Permit Required**

- A. Every employee or independent contractor working at a Commercial Cannabis Business or involved in transportation/delivery related services for a Cannabis Business shall obtain an Employee Permit. It shall be the duty of the Commercial Cannabis Business to ensure that Employee Permits are obtained from the Tulare Police Department prior to the employee or independent contractor commencing work. Persons who are listed as a Business Owner on a Regulatory Permit shall not be required to obtain an Employee Permit if such person also serves as an employee or contractor. All Responsible Parties, except the Business Owner, shall be required to obtain an Employee Permit.
- B. Each employee and independent contractor shall be required to provide the following information under penalty of perjury, so that the Tulare Police Department can perform a background check:
  - 1. Name, current resident address, and telephone number.
  - 2. Date of birth.

3. Tax identification number.
4. Height, weight, color of eyes, and hair.
5. Photographs for identification purposes.
6. Be fingerprinted by the Police Department.
7. Such other identification and information as deemed necessary by the Chief of Police and pertinent to the Employee Permit.
8. Authorization for the City, its agents and employees to seek verification of the information contained within the application.
9. The name of the Business Owner holding the Regulatory Permit and the Operator for which such person is proposed to work.

#### **5.96.070 Application Fees**

Every new application for a Regulatory Permit, Employee Permit, or renewal shall be accompanied by a nonrefundable fee, as established by resolution of City Council. This fee shall be in addition to any other business license, tax, or permit fee imposed by this Code or other governmental agencies. The fee shall include an amount to cover the costs of fingerprinting, photographing, background checks as well as general ongoing monitoring for compliance and processing of the application.

#### **5.96.080 Investigation and Action on Application.**

- A. Upon the filing of a properly completed application for a regulatory or employee permit and the payment of the fee, the Chief of Police shall conduct an investigation of the application, including a background check of the applicant and all employees and independent contractors. All applicants for a Regulatory Permit and Employee Permit shall be required to submit to a fingerprint-based criminal history records check conducted by the Tulare Police Department.
- B. For Regulatory Permits, after the background checks and investigation are complete, and in no case later than ninety (90) days after receipt of a properly completed application, the City shall issue a recommendation that the City Council approve or deny a Regulatory Permit in accordance with the provisions of this section. The recommendation for approval shall include conditions the City deems reasonable under the circumstances to protect the public health, safety, and welfare of the community. The recommendation shall be forwarded to the City Council for action following any required noticing and public hearings and may be processed concurrently with any other entitlements necessary for the Cannabis Operation.

- C. For Employee Permits, after the background checks and investigation are complete, and in no case later than thirty (30) days after receipt of a properly completed application, the Chief of Police shall either approve or deny an Employee Permit. At the discretion of the Chief of Police, Employee Permits may be conditionally approved pending the background investigation.

**5.96.90 Term of Permits and Renewals.**

- A. Regulatory and employee permits issued under this Chapter shall expire on December 31<sup>st</sup> each year. Applications for renewal shall be made at least forty-five (45) days prior to the expiration date of the permit and shall be accompanied by the nonrefundable fee referenced in this section. When made less than forty-five (45) days before the expiration date, the expiration of the permit will not be stayed. Applications for renewal shall be acted on similar to applications for permits except that the Chief of Police shall renew annual permits for additional one-year periods if the circumstances and information provided with the initial application have not materially changed. Fees, or portions thereof, shall not be adjusted on a pro-rata basis.

**5.96.100 Grounds for Denial of Regulatory Permit.**

The grounds for denial of a Regulatory Permit shall be one or more of the following:

- A. The business or conduct of the business at a particular location is prohibited by any local or State law, statute, rule or regulation.
- B. The Business Owner or Operator has been issued a local or State permit related to Cannabis operations at any other location in California, or another state, and that permit was suspended or revoked, or the Business Owner or Operator has had disciplinary action relating to the permit.
- C. The Business Owner or Operator has knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application.
- D. Consistent with State Law or other applicable State law, the Business Owner or Operator, or any Responsible Person, has been:
  - 1. Convicted of a serious or violent offense as listed under California Penal Code sections 667.5 and 1192.7(c); or
  - 2. Convicted of any of the offenses listed in Business and Professions Code section 19323; or
  - 3. Convicted of a misdemeanor involving moral turpitude as defined under State law (generally crimes relating to theft and dishonesty) within the five (5) years preceding the date of the application; or



4. Convicted of a felony involving the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, unless the individual has received a Certificate of Rehabilitation as defined in the Act; or
5. Has engaged in misconduct related to the qualifications, functions or duties of a permittee, such as lying on an application, falsifying legal documents, or anything that would otherwise ban the permittee from obtaining a State license under State Law.
6. Consistent with State Law or other applicable State law, the Business Owner or Operator has engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.
7. The Business Owner or Operator is under twenty-one (21) years of age, or any older other age set by the State.
8. The Cannabis Operation does not comply with the zoning ordinance standards of the City of Tulare or the development standards set forth in this Title.
9. The required annual business license fee, annual regulatory fee or revenue raising fee has not been paid.

E. The number of regulatory permits authorized by this Chapter has been reached.

**5.96.110 Grounds for Denial of Employee Permit.**

The grounds for denial of an Employee Permit shall be one or more of the following:

- A. The applicant has been issued a local or State permit related to Cannabis production at any other location in California, or another state, and that permit was suspended or revoked, or the applicant has had disciplinary action relating to the permit.
- B. Consistent with State Law or other applicable law, the applicant has been:
  1. Convicted of a serious or violent offense as listed under California Penal Code sections 667.5 and 1 192.7(c); or
  2. Convicted of any of the offenses listed in Business and Professions Code section 19323; or
  3. Convicted of a misdemeanor involving moral turpitude as defined under State law (generally crimes relating to theft and dishonesty) within the five (5) years preceding the date of the application; or

4. Convicted of a felony involving the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, unless the individual has received a Certificate of Rehabilitation as defined in State Law; or has engaged in misconduct related to the qualifications, functions or duties of a permittee.
5. Consistent with State Law or other applicable State law, the applicant has engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.
6. The applicant has committed any act, which, if done by a permittee, would be grounds for suspension or revocation of a permit.
7. An applicant is under twenty-one (21) years of age, or any older age set by the State.

**5.96.120 Notice of Decision and Final Action.**

A. Regulatory Permit. Action on the Regulatory Permit shall be as follows:

1. The Chief of Police shall cause a written notice of his or her recommendation on the issuance or denial of a Regulatory Permit, and the date and time when the City Council will consider action on the Regulatory Permit, to be personally delivered or mailed to the applicant by certified U.S. mail, postage prepaid.
2. Following a public hearing before the City Council, the Council may grant the Regulatory Permit subject to such conditions as it deems reasonable under the circumstances to protect the public health, safety, and welfare of the community, or it may deny the issuance of the Regulatory Permit for any of the grounds specified in this section. The decision of the Council shall be final, subject to judicial review.

B. Employee Permit. Action on the Employee Permit shall be as follows: 1. The Chief of Police shall cause a written notice of his or her determination on the issuance or denial of an Employee Permit to be personally delivered or mailed to the applicant by certified U.S. mail, postage prepaid. The Chief of Police decision on an Employee permit shall be final, subject to judicial review.

**5.96.130 Suspension and Revocation of Regulatory Permit or Employee Permit.**

A. Regulatory Permit. The City Council may suspend or revoke the Regulatory Permit of a Commercial Cannabis Operation when any of the following occur:

1. The Cannabis Operation is conducted in violation of any provision of this section, State Law, or any other applicable State law.
2. The Cannabis Operation is conducted in such a manner as to create a public or private nuisance.

3. A failure to pay the Regulatory Fee or Revenue Raising Fee required by this section.
4. A failure to take reasonable measures to control patron conduct, where applicable, resulting in disturbances, vandalism, or crowd control problems occurring inside of or outside the Premises, traffic control problems, or obstruction of the operation of another business.
5. A failure to comply with the terms and conditions of the Regulatory Permit.
6. Any act which would be considered grounds for denial of the Regulatory Permit in the first instance.

B. Employee Permit. The Chief of Police may suspend or revoke an Employee Permit when the permittee or the employee has committed any one or more of the following acts:

1. Any act which would be considered a ground for denial of the permit in the first instance.
2. Violates any provision of this section, State Law, or any other applicable law relating to the Cannabis Operation.
3. Violates or fails to comply with the terms and conditions of the Employee Permit.

C. Procedures for Revoking Regulatory Permits. For Regulatory Permits, the procedures and timelines for revoking a permit shall be the same as stated in Section 10.116.100 of this code, except that all matters shall be heard by the City Council in the first instance, and there shall be no further appeal following the City Council's decision.

D. Procedures/or Revoking Employee Permits. Prior to suspension or revocation of an Employee Permit, the Chief of Police shall conduct a hearing. Written notice of the time and place of such hearing shall be served upon the permittee at least five (5) calendar days prior to the date set for such hearing. The notice shall contain a brief statement of the grounds to be relied upon for revoking or suspending the permit. Notice may be given either by personal delivery or by certified U.S. mail, postage prepaid. Any permittee aggrieved by the decision of the Chief of Police in suspending or revoking an Employee Permit shall have no appeal rights and the Chief of Police decision shall be final, subject to judicial review as set forth in this section.

E. Immediate Suspension. The Chief of Police may immediately suspend or revoke a Regulatory Permit and an Employee Permit without notice or a hearing, subject to the appeal rights set forth herein, under either of the following circumstances:

1. The Business Owner or Operator is convicted of a public offense in any court for the violation of any law which relates to the Cannabis Operation, or in the case of an

Employee Permit, the employee is convicted of a public offense in any court for the violation of any law which relates to the permit.

2. The Chief of Police determines that immediate suspension is necessary to protect the public health, safety, and welfare of the community. The Chief of Police shall articulate the grounds for the immediate suspension in writing and the suspension shall only be for as long as necessary to address the circumstances which led to the immediate suspension.

#### **5.96.140 Effect of Denial or Revocation.**

When the City Council shall have denied a Regulatory Permit or revoked a Regulatory Permit, or the Chief of Police shall have denied or revoked an Employee Permit, no new application for a Regulatory Permit and no new application for an Employee Permit shall be accepted and no Regulatory Permit or Employee Permit shall be issued to such person or to any corporation in which he or she shall have any beneficial interest for a period of one (1) year after denying or revoking the Regulatory Permit or Employee Permit.

#### **5.96.150 Abandonment.**

In addition to the suspension or revocation of a Regulatory Permit, a Regulatory Permit shall be deemed abandoned if Cannabis Business ceases for a period of more than ninety (90) consecutive days. Before restarting operations, a new Regulatory Permit shall be secured. The 90-day period shall be tolled during periods of force majeure, which shall be defined as follows: war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; supernatural causes; acts of the "public enemy"; epidemics; quarantine restrictions; freight embargoes; lack of transportation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; or any other causes beyond the reasonable control of the permittee.

#### **5.96.160 Water Availability.**

As a condition of opening for business, the Premises Owner, Business Owner, Operator, and all Responsible Parties shall be deemed to have acknowledged and agreed to the following if the Cannabis Operation is connected to the City's water system.

The City cannot provide any guarantees that City water will be available for operations. Under circumstance where the City cannot or elects to not provide water, the Cannabis Operation may be required to find alternative sources of water supply. The Premises Owner, Business Owner, and Operator assume all risk associated with water supply to the Site, including all costs associated therewith.

The Premises Owner, Business Owner, Operator, and all Responsible Parties shall hold harmless, release, indemnify, and defend the City, its officers, employees, and agents, from any

liability associated with the curtailment of water because of the foregoing. This release includes any damages to the Premises Owner, Business Owner, Operator, and all Responsible Parties, its employees and contractors, and third parties, and includes the risk of lost revenue, profits and consequential damages.

If the Premises Owner, Business Owner, Operator, or Responsible Party procures their own source of water they must comply with all State and Federal water reporting laws and procedures.

#### **5.96.170 Other Licenses, Permits, Taxes, Fees, or Charges.**

Except as expressly provided in this Chapter, nothing contained in this Chapter shall be deemed to repeal, amend, be in lieu of, replace or in any way affect any requirements for any permit or license required by, under or by virtue of any provision of any other title or Chapter of this Code or any other ordinance or resolution of the City, nor be deemed to repeal, amend, be in lieu of, replace or in any way affect any tax, fee or other charge imposed, assessed or required by, under or by virtue of any other title or Chapter of this Code or any other ordinance or resolution of the City. Any references made or contained in any other title or Chapter of this Code to any permits, licenses, taxes, fees, or charges, or to any schedule of license fees, shall be deemed to refer to the permits, licenses, taxes, fees or charges, or schedule of license fees, provided for in other titles or Chapters of the Tulare City Code unless otherwise expressly provided.

#### **5.96.180 Violation Deemed Misdemeanor.**

Any person who violates any provision of this Chapter or who other than by a sworn statement, knowingly or intentionally misrepresents to any officer or employee of the City any material fact herein required to be provided is guilty of a misdemeanor punishable as provided in Section 5.04.610 of this Code. A person who on a sworn statement states as true a material fact that he or she knows to be false is guilty of perjury.

#### **5.96.190 Actions to Collect.**

The amount of any tax, fee, penalty and/or interest imposed pursuant to this Chapter shall be deemed a debt owed to the City. An action may be commenced in the name of the City in any court of competent jurisdiction, for the amount of any delinquent tax, fees, penalties and interest thereon.

#### **5.96.200 Severability.**

If any provision of this Chapter, or its application to any person or circumstance, is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Chapter or the application of this Chapter to any other person or circumstance and, to that end, the provisions hereof are severable.

### **5.96.210 Remedies Cumulative.**

All remedies prescribed under this Chapter shall be cumulative and the use of one or more remedies by the City shall not bar the use of any other remedy for the purpose of enforcing the provisions hereof.

### **5.96.220 Amendment or Repeal.**

This Chapter may be repealed or amended by ordinance of the Tulare City Council.

### **5.96.230 Penalties.**

Any entity that fails to pay the fees required by this chapter within fifteen (15) days after the due date shall pay in addition to the taxes a penalty for nonpayment in the sum equal to twenty-five percent (25%) of the total amount due. Additional penalties will be assessed in the following manner: ten percent (10%) shall be added on the first day of each calendar month following the month of the imposition of the twenty-five percent (25%) penalty if the fee remains unpaid – up to a maximum of one hundred percent (100%) of the fee payable on the due date. Receipt of the fee payment by the City shall govern the determination of whether the fee is delinquent. Postmarks will not be accepted as adequate proof of a timely payment.

### **5.96.240 Definitions**

The following definitions apply to this Chapter:

"Applicant" means a person who is required to file an application for a permit under this section.

"Business Owner" means the owner(s) of the Cannabis Business. For publicly traded companies, owner means the chief executive officer or any person or entity with an aggregate ownership interest of 5% or more. For all other businesses, other than publicly traded companies, an owner is an individual that has an aggregate ownership of interest other than a lien or encumbrance, of 20% or more in the commercial cannabis business.

"Cannabis" means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means 1) cannabis as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972, and amended by the California Control, Regulate and Tax Adult Use of Cannabis Initiative, 2) industrial hemp as defined by Section 11018.5 of the Health and Safety Code, 3) cannabidiol ("CBD") in any form, and 4) as defined by other applicable State law.

"Cannabis business" or "cannabis industry" means any business activity in the City relating to cannabis, including but not limited to cultivation (including nurseries), transportation, distribution, manufacture, compounding, conversion, processing, preparation, testing, storage, packaging, delivery and sales (wholesale and/or retail sales) of cannabis or cannabis products, whether or not carried on for gain or profit. A cannabis business does not include any business

whose only relationship to cannabis or cannabis products is the production or sale of cannabis accessories.

“Cannabis cultivation area” means the total aggregate area(s) of cannabis cultivation by a cannabis business as measured around the outermost perimeter of each separate and discrete area of cannabis cultivation at the dripline of the canopy expected at maturity and includes, but is not limited to, the space between plants within the cultivation area, the exterior dimensions of garden beds, garden plots, hoop houses, green houses, and each room or area where cannabis plants are grown, excluding non-production areas, as determined by the City Manager or his or her designee.

"Cannabis product" means any product containing cannabis, including, but not limited to, flowers, buds, oils, tinctures, concentrates, extractions, edibles and those products described in Section 11018.1 of the Health and Safety Code.

"Canopy" means all areas occupied by any portion of a cannabis plant, inclusive of all vertical planes, whether the areas are contiguous or noncontiguous. The plant canopy need not be contained to a single parcel of land in determining the total square footage that will be subject to tax under this Chapter. If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

“Chief of Police” means the Chief of the Tulare Police Department or his or her designee.

“City” means the City of Tulare, either the entity or its territorial limits, as the context requires.

“City Council” or “Council” means the City Council of the City of Tulare.

"Collector" means the City's Director of Finance or Chief Financial Officer or his or her designee.

"Commercial cannabis cultivation" means cultivation conducted by, for, or as part of a cannabis business. Commercial cannabis cultivation does not include personal medical cannabis cultivation, or cultivation for personal recreational use as authorized under the "Control, Regulate and Tax Adult Use of Marijuana Act" approved by the State's voters on November 8, 2016, for which the individual receives no compensation whatsoever.

“Commercial Cannabis Business” or “Cannabis Business” or “Cannabis Operation” means any commercial cannabis activity allowed under State Law and the implementing regulations, as State Law and the implementing regulations may be amended from time to time, and all uses permitted under any subsequently enacted State law pertaining to the same or similar uses for recreational cannabis.

“Cannabis Operator” means the person or persons responsible for the Commercial Cannabis Business regardless of the type of entity; e.g. partnership, corporation, etc.

“Cannabis production” means the processes associated with the processing, extraction, manufacturing, testing, distribution and transportation of medical and non-medical cannabis products.

"Commercial Cannabis Regulatory Permit" or "Regulatory Permit" means the permit required under this section to have a Cannabis Business.

"Commingling" means the physical aggregation of harvest batches or nonmanufactured cannabis products by a licensee.

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. "Cultivation" also includes nurseries. In addition, and without limiting the foregoing, "cultivation" includes "cultivation" as defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted and amended from time to time.

"Delivery" means the commercial transfer of marijuana cannabis or marijuana cannabis products to a customer. "Delivery" also includes the use by a retailer of any technology platform owned and controlled by the retailer, or independently licensed under this division, that enables customers to arrange for or facilitate the commercial transfer by a licensed retailer of marijuana or marijuana products.

"Delivery employee" means an individual employed by a licensed dispensary who delivers cannabis goods from the licensed dispensary premises to a physical address.

"Dispensary" means a facility where cannabis or cannabis products, are offered, either individually or in combination, for retail sale, including an establishment that engages in delivery of cannabis or cannabis products as part of a retail sale. In addition, and without limiting the foregoing, "dispensary" includes "dispensary" as defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted or amended from time to time.

"Distributor" means a person engaged in procuring cannabis from a cultivator, and/or procuring cannabis products from a manufacturer, for sale to a licensed commercial cannabis business. In addition, and without limiting the foregoing, "distributor" includes "distributor" as defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted or amended from time to time.

"Distribution" means the procurement, sale, and transport of cannabis or cannabis products between licensees.

"Employee" means each and every person engaged in the operation or conduct of any cannabis business, whether as owner, member of the owner's family, partner, associate, agent, manager or solicitor, and each and every other person employed or working in such cannabis business for a wage, salary, commission, barter or any other form of compensation.

"Gross Receipts" means the total amount of revenue a Cannabis Operation received from all sources during its accounting period, without subtracting any costs or expenses.

"Indoor cultivation" means the cultivation of cannabis within a structure using artificial light, at a rate greater than 25 watts per square foot.



"Manufacturer" means a person who conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, or that packages or repackages cannabis or cannabis products or labels or re-labels its container. In addition, and without limiting the foregoing, "manufacturer" includes "manufacturer" as defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted or amended from time to time.

"Mixed-light cultivation" means the cultivation of cannabis using light deprivation and/or artificial lighting below a rate of 25 watts per square foot."

"Nursery" means a person who produces cannabis clones, immature plants, and/or seeds for wholesale distribution, used specifically for the planting, propagation, and cultivation of cannabis. In addition, and without limiting the foregoing, "nursery" includes "nursery" as defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted or amended from time to time.

"Operator" means the Business Owner and any other person designated by the Business Owner as responsible for the day to day Cannabis business operation.

"Personal medical cannabis cultivation" means cultivation, by either a qualified patient who cultivates cannabis exclusively for his or her personal medical use or by a caregiver who cultivates cannabis exclusively for medical use by qualified patients and who is exempt from State licensing requirements under the State Medical Cannabis Regulation and Safety Act.

"Premises" means the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee.

"Regulatory Permit" means a permit issued by the City of Tulare that is required to be obtained prior to any operation of a Commercial Cannabis Business.

"Responsible Party" shall mean the Business Owner, Operator, manager(s), and any employee having significant control over the cannabis businesses operations.

"Retail License" means a storefront retailer (Type 10) licensee, issued by the California Bureau of Cannabis Control, which sells cannabis goods to customers at its premises or by delivery. A storefront retailer must have a licensed physical location (premises), including address, where commercial cannabis activities are conducted.

"State" means the State of California.

"State Law" means all regulations and laws in the State of California.

"State license," means a State license issued pursuant to California Business & Professions Code Sections 19300, et seq. or other applicable State law.

"Testing means a laboratory, facility, or entity in the State, that offers or performs tests of cannabis or cannabis products and that is both of the following:

- 1) Accredited by an accrediting body that is independent from all other persons involved in commercial marijuana cannabis activity in the State.
- 2) Registered and Licensed by the State Department of Public Health.

“Transport” means the transfer of cannabis or cannabis products from the permitted business location of one licensee to the permitted business location of another licensee, for the purposes of conducting commercial cannabis activity authorized pursuant to this chapter.

**Section 3. CEQA REVIEW.** The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a Notice of Exemption is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

**Section 4. NO LIABILITY.** The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Tulare, or any official, employee or agent thereof.

**Section 5. PENDING ACTIONS.** Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Tulare hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 7. CONSTRUCTION.** The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Tulare Municipal Code as amended by this ordinance are substantially the same as provisions in the Tulare Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

**Section 8. EFFECTIVE DATE.** The foregoing ordinance shall take effect thirty (30) days from the date of the second reading and passage hereof, on February 26, 2019. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted

in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the Visalia Times Delta/Tulare Advance-Register a newspaper printed and published in the City of Visalia, State of California, together with the names of the Council members voting for and against the same.

PASSED, ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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President of the Council and Ex-Officio  
Mayor of the City of Tulare

ATTEST:

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Chief Deputy City Clerk and Clerk of the  
Council of the City of Tulare

**ORDINANCE 2020-04**

**AN ORDINANCE OF THE CITY OF TULARE AMENDING THE ZONING MAP OF THE CITY BEING A PART OF THE SECTION 10.04.04 OF SAID CODE ZONE AMENDMENT NO. 740**

**WHEREAS**, the Tulare City Council finds that this application is necessary to achieve the objectives of the Zoning Title prescribed in Section 10.04.02 of the Tulare City Code; and

**WHEREAS**, the Tulare City Council finds that this zone change is in conformance with the adopted General Plan for the City of Tulare; and,

**WHEREAS**, the Tulare City Council finds that the request will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and,

**WHEREAS**, the Council of the City of Tulare finds that a Mitigated Negative Declaration Addendum has been prepared in accordance with the California Environmental Quality Act;

**NOW, THEREFORE, BE IT ORDAINED BY THE TULARE CITY COUNCIL AS FOLLOWS**, to wit:

**SECTION 1:** The Zoning Map of the City of Tulare as referred to in Section 10.24.05 of the City Code of the City of Tulare, and as enacted, being made a part of the Zoning title of said Code in Section 10.04.04; thereof, a property portion of said map, being attached hereto, is hereby amended as follows:

**REZONING** approximately 0.38-acres of property from the existing C-2 (Office Commercial) zone district to the C-3 (Retail Commercial) zone district (Portion of APN 171-300-015) located on the south side of Prosperity Avenue between Brentwood and Laspina Streets, as set forth more specifically on said map.

**SECTION 2:** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3:** This Ordinance shall be in full force and effect thirty (30) days from and after its passage, adoption, and approval.

**PASSED, APPROVED, AND ADOPTED** this 7th day of April 2020.

---

President of the Council and Ex-Officio  
Mayor of the City of Tulare

**ATTEST:**

---

Chief Deputy City Clerk and Clerk of the  
Council of the City of Tulare

**AGENDA ITEM: Consent 5**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Engineering Services / Engineering

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

**AGENDA ITEM:**

Accept the required public works improvements for the Sierra Vista Estates No. 2 Subdivision located south of Bardsley Avenue, between Mooney Boulevard and Irwin Street as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder’s Office.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

On April 3, 2018, City Council conditionally approved the final map for the Sierra Vista Estates No. 2 subdivision, which created 52 single family lots located south of Bardsley Avenue, between Irwin Street and Mooney Boulevard as shown on the attached map.

The Subdivider, **CRD Construction Co., Inc.**, has completed construction of all required public works improvements in accordance with the approved plans and specifications for this subdivision.

**STAFF RECOMMENDATION:**

Accept the required public works improvements for the Sierra Vista Estates No. 2 Subdivision located south of Bardsley Avenue, between Mooney Boulevard and Irwin Street as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder’s Office.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:** N/A

**Submitted by:** Michael Miller

**Title:** City Engineer

**Date:** April 21, 2020

**City Manager Approval:** \_\_\_\_\_

RECORDING REQUESTED BY:

City of Tulare

**WHEN RECORDED MAIL TO:**

City Clerk  
City of Tulare  
411 East Kern Avenue  
Tulare, CA 93274-4257

**PURSUANT TO GOVERNMENT CODE SECTION 6103,  
NO RECORDING FEE REQUIRED.**

**NOTICE OF COMPLETION**

**NOTICE IS HEREBY GIVEN THAT:**

1. **The City of Tulare, a Municipal Corporation, whose address is 411 East Kern Avenue, Tulare, California, 93274, is the owner of the real property, public works or structure hereinafter described.**
2. **The nature of the title of the stated owner is: In Fee.**
3. **On the 21<sup>st</sup> day of April, 2020, a work of improvement on real property hereinafter described was completed by CRD Construction Co., Inc., the Subdivider of record, whose address is 1648-B West Tulare Avenue, Tulare, CA 93274.**
4. **The type of surety for the work of improvements is a Certificate of Deposit held by Mechanics Bank, 2005 East Prosperity Avenue, Tulare, CA 93274.**
5. **The real property or public work or structure is described as follows:**  
  
**Public Works Improvements for the Sierra Vista Estates No. 2 Subdivision**
6. **The public works improvements were accepted as complete by the City Council of the City of Tulare on April 21, 2020.**

**Dated:** \_\_\_\_\_

**CITY OF TULARE  
A Municipal Corporation,**

**By:** \_\_\_\_\_  
**Michael W. Miller, City Engineer**

**VERIFICATION:**

**I am the City Engineer of the City of Tulare and am authorized to make this verification on behalf of the City. I have read the foregoing Notice of Completion, know the contents thereof, and believe it to be true and correct to the best of my knowledge.**

**I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

**Executed on \_\_\_\_\_, 2020 at Tulare, California.**

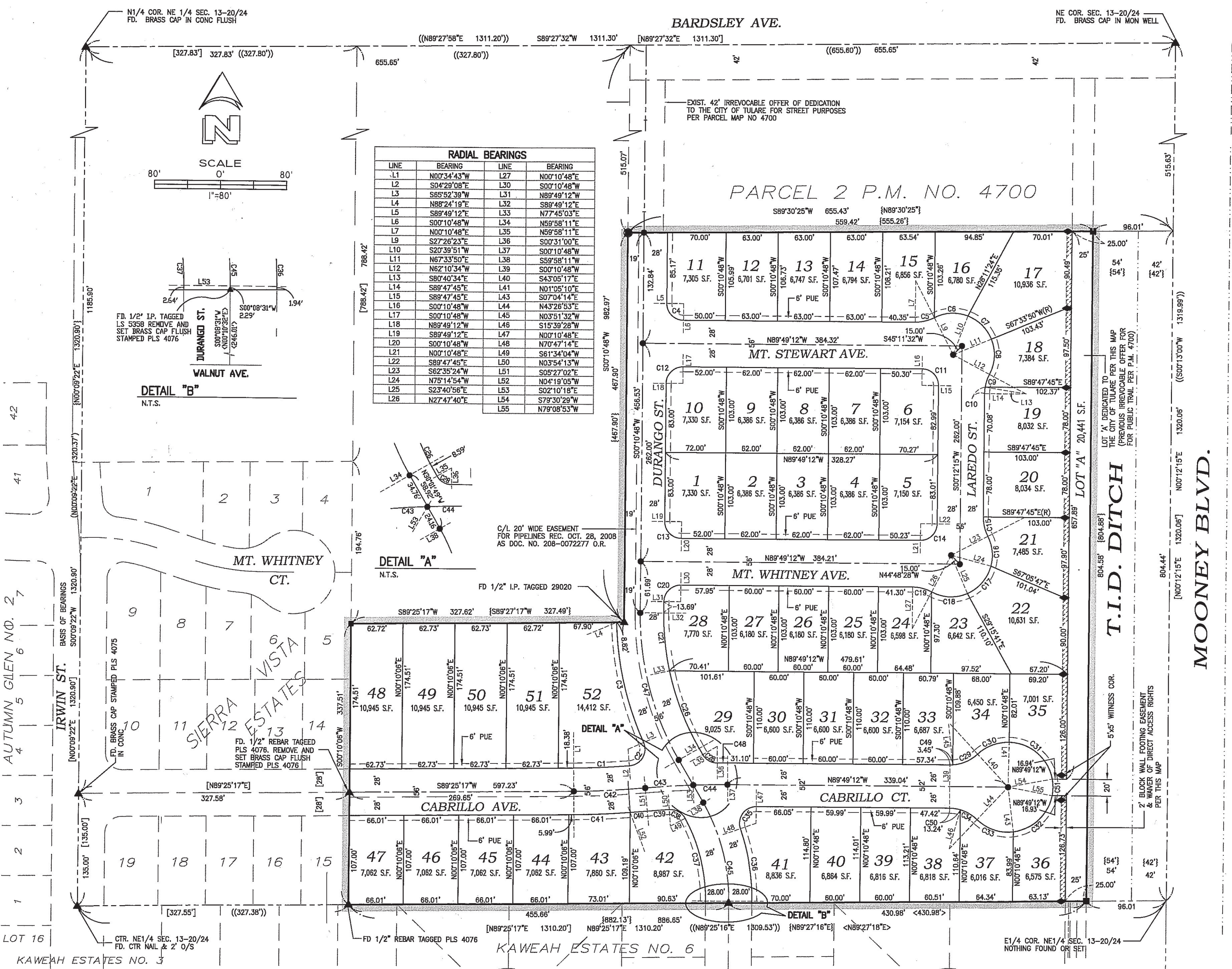
**By:** \_\_\_\_\_  
**Michael W. Miller, City Engineer**



**BASIS OF BEARINGS**

THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 13-20/24 PER AUTUMN GLEN NO. 1, PER MAP REC. IN VOL 39 OF MAPS AT PG 23, T.C.R. TAKEN AS: N00°09'22"E

**SIERRA VISTA ESTATES NO. 2**



**RADIAL BEARINGS**

LINE	BEARING	LINE	BEARING
L1	N00°34'43"W	L27	N00°10'48"E
L2	S04°29'08"E	L30	S00°10'48"W
L3	S65°52'39"W	L31	N89°49'12"W
L4	N88°24'19"E	L32	S89°49'12"E
L5	S89°49'12"E	L33	N77°45'03"E
L6	S00°10'48"W	L34	N59°58'11"E
L7	N00°10'48"E	L35	N59°58'11"E
L9	S27°26'23"E	L36	S00°31'00"E
L10	S20°39'51"W	L37	S00°10'48"W
L11	N67°33'50"E	L38	S59°58'11"W
L12	N62°10'34"W	L39	S00°10'48"W
L13	S80°40'34"E	L40	S43°05'17"E
L14	S89°47'45"E	L41	N01°05'10"E
L15	S89°47'45"E	L43	S07°04'14"E
L16	S00°10'48"W	L44	N43°26'53"E
L17	S00°10'48"W	L45	N03°51'32"W
L18	N89°49'12"W	L46	S15°39'28"W
L19	S89°49'12"E	L47	N00°10'48"E
L20	S00°10'48"W	L48	N70°47'14"E
L21	N00°10'48"E	L49	S61°34'04"W
L22	S89°47'45"E	L50	N03°54'13"W
L23	S62°35'24"W	L51	S05°27'02"E
L24	N75°14'54"W	L52	N04°19'05"W
L25	S27°40'56"E	L53	S02°10'18"E
L26	N27°47'40"E	L54	S79°30'29"W
		L55	N79°08'53"W

**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	3°54'28"	972.00'	68.28'	33.15'	66.27'
C2	109°38'13"	20.00'	38.27'	28.37'	32.69'
C3	22°31'40"	378.00'	148.62'	75.28'	147.67'
C4	90°00'00"	20.00'	31.42'	20.00'	28.28'
C5	27°37'11"	50.00'	24.10'	12.29'	23.87'
C6	48°06'14"	50.00'	41.98'	22.32'	40.76'
C7	46°53'59"	50.00'	40.93'	21.69'	39.78'
C8	50°15'36"	50.00'	43.86'	23.45'	42.47'
C9	18°30'00"	50.00'	16.14'	8.14'	16.07'
C10	9°07'11"	50.00'	7.96'	3.99'	7.95'
C11	90°01'27"	20.00'	31.42'	20.01'	28.29'
C12	90°00'00"	20.00'	31.42'	20.00'	28.28'
C13	90°00'00"	20.00'	31.42'	20.00'	28.28'
C14	89°58'33"	20.00'	31.41'	19.99'	28.28'
C15	27°36'51"	50.00'	24.10'	12.29'	23.87'
C16	42°09'42"	50.00'	36.79'	19.27'	35.97'
C17	51°33'58"	50.00'	45.00'	24.15'	43.50'
C18	51°28'35"	50.00'	44.92'	24.10'	43.43'
C19	27°36'51"	50.00'	24.10'	12.29'	23.87'
C20	90°00'00"	20.00'	31.42'	20.00'	28.28'
C21	12°25'45"	322.00'	69.85'	35.06'	69.71'
C26	17°46'53"	322.00'	99.93'	50.37'	99.53'
C28	60°29'10"	20.00'	21.11'	11.66'	20.15'
C29	39°13'45"	49.00'	33.55'	17.46'	32.90'
C30	44°10'26"	54.00'	41.63'	21.91'	40.61'
C31	78°25'20"	54.00'	73.91'	44.06'	68.28'
C32	72°04'39"	54.00'	67.93'	39.29'	63.54'
C33	50°31'07"	54.00'	47.61'	25.48'	46.09'
C34	27°47'25"	49.00'	23.77'	12.12'	23.53'
C35	109°23'34"	20.00'	38.19'	28.24'	32.64'
C36	19°21'17"	263.00'	88.84'	44.85'	88.42'
C37	28°34'27"	207.00'	103.23'	52.71'	102.17'
C38	65°28'17"	20.00'	22.85'	12.86'	21.53'
C39	1°32'49"	972.00'	26.24'	13.12'	26.24'
C40	1°07'57"	1028.00'	20.32'	10.16'	20.32'
C41	3°44'22"	1028.00'	67.09'	33.56'	67.08'
C42	4°52'19"	1000.00'	85.03'	42.54'	85.00'
C43	3°16'44"	1000.00'	57.23'	28.62'	57.22'
C44	2°21'06"	1000.00'	41.04'	20.52'	41.04'
C45	30°10'21"	235.00'	123.75'	63.35'	122.33'
C47	28°34'27"	350.00'	184.55'	94.47'	182.42'
C48	0°41'48"	1026.00'	12.48'	6.24'	12.48'
C49	30°12'38"	350.00'	184.55'	94.47'	182.42'
C50	4°02'20"	49.00'	3.45'	1.73'	3.45'
C51	15°28'40"	49.00'	13.24'	6.66'	13.20'
C52	21°20'38"	54.00'	20.12'	10.18'	20.00'

- LEGEND**
- ▲ FD AND ACCEPTED MONUMENT AS DESCRIBED
  - FD AND ACCEPTED 1/2" REBAR TAGGED PLS 4076
  - ◆ SET 1/2 REBAR TAGGED PLS 4076 AS WITNESS COR. 5' FROM TRUE COR. AND ON LINE AS SHOWN AND AT ALL LOT CORNERS
  - SET BRASS CAP FLUSH IN CONC. STAMPED LS 4076
  - SET 1/2" REBAR FLUSH IN CONC. TAGGED 4076
  - ( ) RECORD DATA PER AUTUMN GLEN NO. 2, PER MAP REC IN VOL 39 OF MAPS AT PG 59, T.C.R. OR CALCULATED THEREFROM
  - (( )) RECORD DATA PER PARCEL MAP NO. 3468, PER MAP REC IN BK 35 OF PARCEL MAPS AT PG 70, T.C.R., OR CALCULATED THEREFROM
  - [ ] RECORD DATA PER SIERRA VISTA ESTATES MAP REC. IN VOL 41 OF MAPS AT PG. 23, T.C.R.
  - { } RECORD DATA PER PARCEL MAP NO. 4700 MAP REC. IN BK. 48 OF PARCEL MAPS AT PG. 5, T.C.R.
  - < > RECORD DATA PER KAMEAH ESTATES NO. 6 REC. IN VOL. 42 OF MAPS AT PG. 90, T.C.R.
  - P.U.E. EASEMENT FOR PUBLIC UTILITIES
  - LINE INDICATES SUBDIVISION BOUNDARY
  - WAIVER OF DIRECT ACCESS RIGHTS

NOTE: THIS SUBDIVISION IS WITHIN A LANDSCAPE MAINTENANCE DISTRICT. MAINTENANCE FEE FOR LANDSCAPING AND BLOCK WALL MAINTENANCE IS SUBJECT TO AN ANNUAL REVISION BASED ON THE ACTUAL MAINTENANCE COST.



**AGENDA ITEM: Consent 6**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department: Engineering Services / Engineering**

**For Council Meeting of: April 21, 2020**

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Accept the required public works improvements for Phase 4 of The Windmills subdivision located along the east side of Morrison Street south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder’s Office.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

On February 5, 2019, City Council conditionally approved the final map for Phase 4 of The Windmills subdivision, which created 68 single-family lots located along the east side of Morrison Street south of Bardsley Avenue as shown on the attached map.

The Subdivider, Lennar Homes of California, Inc., has completed construction of all required public works improvements in accordance with the approved plans and specifications for this subdivision.

**STAFF RECOMMENDATION:**

Accept the required public works improvements for Phase 4 of The Windmills subdivision located along the east side of Morrison Street south of Bardsley Avenue as complete, authorize the City Engineer to sign the Notice of Completion, and direct the City Clerk to file the Notice of Completion with the Tulare County Recorder’s Office.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:** N/A

**Submitted by: Michael Miller**

**Title: City Engineer**

**Date: April 21, 2020**

**City Manager Approval: \_\_\_\_\_**



**RECORDING REQUESTED BY:**

City of Tulare

**WHEN RECORDED MAIL TO:**

City Clerk  
City of Tulare  
411 East Kern Avenue  
Tulare, CA 93274-4257

**PURSUANT TO GOVERNMENT CODE SECTION 6103,  
NO RECORDING FEE REQUIRED.**

**NOTICE OF COMPLETION**

**NOTICE IS HEREBY GIVEN THAT:**

1. **The City of Tulare, a Municipal Corporation, whose address is 411 East Kern Avenue, Tulare, California, 93274, is the owner of the real property, public works or structure hereinafter described.**
2. **The nature of the title of the stated owner is: In Fee.**
3. **On the 21<sup>st</sup> day of April, 2020, a work of improvement on real property hereinafter described was completed by Lennar Homes of California, Inc., the Subdivider of record, whose address is 8080 N. Palm Avenue, Suite 110, Fresno, CA 93711.**
4. **The name of the surety for the work of improvements is Hartford Fire Insurance Company, One Hartford Plaza, Hartford, Connecticut, 06155.**
5. **The real property or public work or structure is described as follows:**  
  

**Public Works Improvements for The Windmills No. 4 Subdivision**
6. **The public works improvements were accepted as complete by the City Council of the City of Tulare on April 21, 2020.**

**Dated:** \_\_\_\_\_

**CITY OF TULARE  
A Municipal Corporation,**

**By:** \_\_\_\_\_  
**Michael W. Miller, City Engineer**

**VERIFICATION:**

**I am the City Engineer of the City of Tulare and am authorized to make this verification on behalf of the City. I have read the foregoing Notice of Completion, know the contents thereof, and believe it to be true and correct to the best of my knowledge.**

**I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

**Executed on \_\_\_\_\_, 2020 at Tulare, California.**

**By:** \_\_\_\_\_  
**Michael W. Miller, City Engineer**

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS SUBDIVISION MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE BOLD BORDER LINES HEREON. WE HEREBY OFFER TO DEDICATE AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

1. STREET RIGHT OF WAY FOR OAKMORE STREET IN FEE TO THE CITY OF TULARE.
2. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, CABLE, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENTS).
3. LOTS A, B, AND C TO THE WINDMILLS COMMUNITY ASSOCIATION FOR P.U.E., SIDEWALK, LANDSCAPING, BLOCK WALLS, AND THE MAINTENANCE THEREOF.
4. LOT D TO THE WINDMILLS COMMUNITY ASSOCIATION FOR PRIVATE STREETS, AND THE MAINTENANCE THEREOF.
5. P.U.E., RECIPROCAL ACCESS AND SIDEWALK EASEMENT, FIRE LANE, AND EASEMENTS FOR SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES, AND THE MAINTENANCE THEREOF, LYING WITHIN LOT D, TO THE CITY OF TULARE.

WE ALSO HEREBY WAIVE ALL DIRECT ACCESS RIGHTS AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON.

FOR: LENNAR HOMES OF CALIFORNIA, INC.

BY: MIKE MILLER, VICE PRESIDENT

**THE WINDMILLS NO. 4**

BEING A DIVISION OF LOT 76 OF THE WINDMILLS NO. 1 PER MAP RECORDED IN VOLUME 41 OF MAPS, AT PAGE 56, TULARE COUNTY RECORDS, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT Diablo Base and Meridian, in the City of Tulare, County of Tulare, State of California.

FOR: LENNAR HOMES OF CALIFORNIA, INC.  
880 N. BALM AVE., STE. 10  
FRESNO, CA 93711

BY: **QK**  
901 EAST MAIN STREET  
VISALIA, CA 93292  
TEL (559) 733-0440  
WWW.QKINC.COM

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA, INC. IN JANUARY, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE MONUMENTS NOT 'SET' WILL BE SET WITHIN ONE YEAR OF RECORDEMENT OF THIS MAP.

D. CRAIG KNOPF, L.S. 5676  
DATE: Oct. 9, 2018



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THAT ALL REQUIRED OFFSITE AND ONSITE IMPROVEMENTS HAVE EITHER ALREADY BEEN INSTALLED, HAVE BEEN DEFERRED UNTIL FUTURE DEVELOPMENT, OR ADEQUATE BONDS OR OTHER SUBSTANTIAL SURETIES HAVE BEEN PROVIDED.

MICHAEL W. MILLER, CITY ENGINEER, PCE 53462  
DATE:

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF FRESNO } S.S.

ON Oct 11, 2018 BEFORE ME, Christine Couvres, NOTARY PUBLIC,

PERSONALLY APPEARED Mike Miller, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
SIGNATURE: [Signature]

PRINT NAME: Christine Couvres

MY COMMISSION EXPIRES Nov 7, 2019

MY COMMISSION NO. 2131344

PRINCIPAL PLACE OF BUSINESS FRESNO COUNTY

**SOIL ENGINEER'S STATEMENT**

I HEREBY CERTIFY THAT A SOILS REPORT WAS PREPARED BY ME ON 10-30-17 IN CONFORMANCE WITH THE PROVISIONS OF STATE AND LOCAL STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF October, 2018.

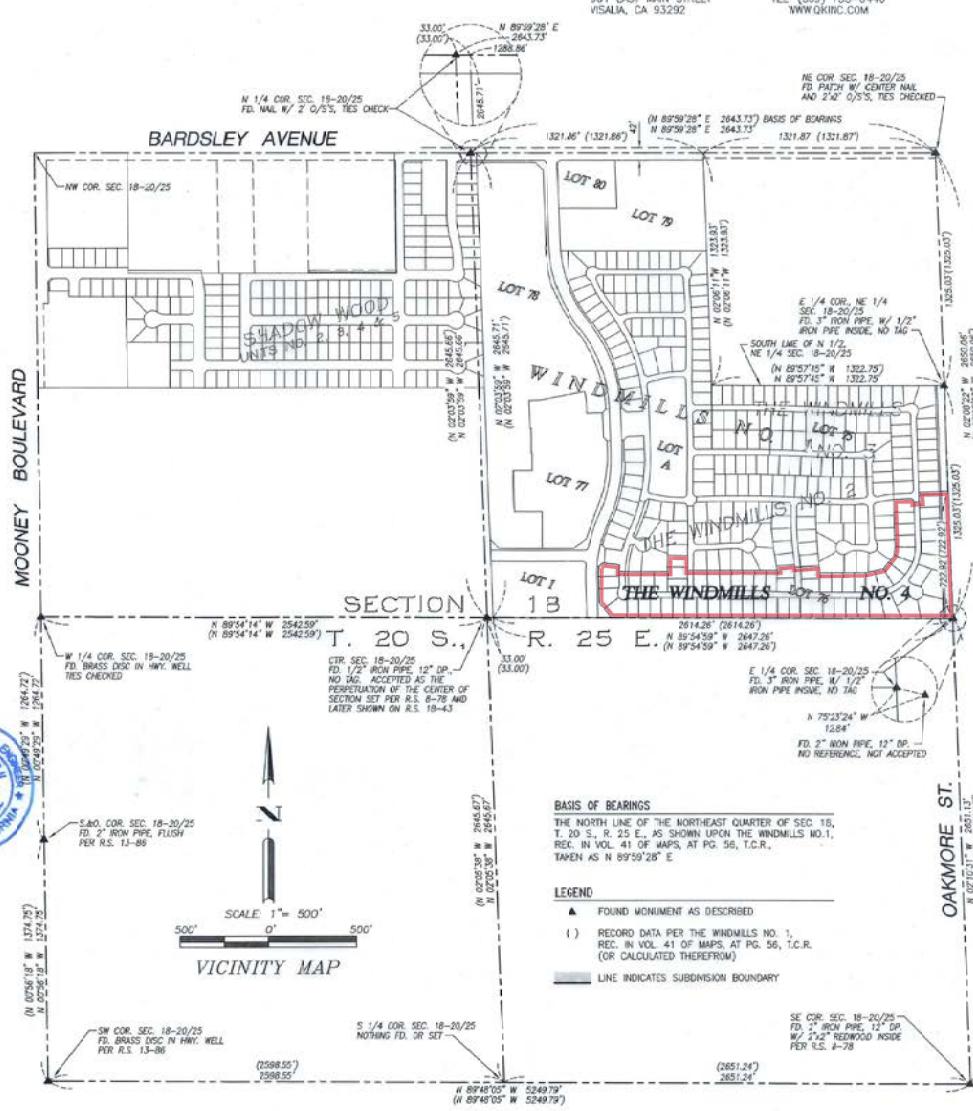
[Signature] 10-30-18  
DATE



**RIGHT TO FARM NOTICE**

IN ACCORDANCE WITH SECTION 10.130.040 OF THE CITY OF TULARE ORDINANCE CODE, AND AS A CONDITION OF APPROVAL OF THE ABOVE REFERENCED SUBDIVISION MAP, THE OWNERS HEREBY ACKNOWLEDGE THAT:

IF THE PROPERTY IN WHICH YOU ARE TAKING AN INTEREST IS LOCATED ADJACENT TO AGRICULTURAL LANDS OR OPERATIONS, OR IS INCLUDED WITHIN AN AREA ZONED FOR AGRICULTURAL PURPOSES, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORT ARISING FROM SUCH OPERATIONS INCLUDING, BUT NOT LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATIONS OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24-HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION (BY SPRAYING OR OTHERWISE) OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. ONE OR MORE OF THE INCONVENIENCES DESCRIBED HEREIN MAY OCCUR AS A RESULT OF ANY SUCH AGRICULTURAL OPERATION WHICH IS IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS AND ACCEPTED CUSTOMS AND STANDARDS. IF YOU LIVE ADJACENT TO AN AGRICULTURAL OPERATION, YOU SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES AND DISCOMFORT AS A NORMAL AND NECESSARY ASPECT OF LIVING IN A CITY WITH A STRONG RURAL CHARACTER AND AN ACTIVE AGRICULTURAL SECTOR IN THE REGION.



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP AND AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

RANDY DAVID WASNICK, CITY SURVEYOR, PLS 8163  
DATE:

**PLANNING COMMISSION STATEMENT**

APPROVED: \_\_\_\_\_, CITY OF TULARE PLANNING COMMISSION

JOSH McDONNELL, SECRETARY  
DATE:

**CITY CLERK'S STATEMENT**

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TULARE HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS SUBDIVISION MAP AND ACCEPTING ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENTS, OAKMORE STREET, THE PUBLIC UTILITY EASEMENTS, AND EASEMENTS FOR SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES INCLUDED WITHIN THE BOUNDARIES AS SHOWN AND/OR STATED UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF TULARE, THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2018.  
WILLARD EPPS, INTERIM CITY MANAGER/CITY CLERK

BY: Roxanne Yoder, CHIEF DEPUTY CITY CLERK  
DATE:

**BOARD OF SUPERVISOR'S STATEMENT**

I, MICHAEL C. SPATA, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_  
DEPUTY CLERK

**RECORDER'S STATEMENT**

DOCUMENT NO. \_\_\_\_\_  
FEE PAID: \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ M. IN  
VOLUME \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, TULARE COUNTY RECORDS, AT THE REQUEST OF OK.

ROLAND P. HILL  
TULARE COUNTY ASSessor/CLERK-RECORDER

BY: \_\_\_\_\_  
DEPUTY

**AGENDA ITEM: Consent 7**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department: Engineering Services / Project Management**

**For Council Meeting of: April 21, 2020**

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Adopt Resolution 2020-\_\_\_ authorizing the execution of a program supplement to the Measure R Cooperative Agreement with the Tulare County Association of Governments (TCAG) for the design and construction of the Cartmill Avenue Improvements Project, extension to Mooney Boulevard.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

Capital Improvement Project EN0073 addresses pavement and utility infrastructure improvements along Cartmill Avenue between the Cartmill Avenue Interchange at Highway 99 and Mooney Boulevard. The project modifies the existing traffic signals at the intersections of Cartmill Avenue and Akers Street along with Cartmill Avenue and Hillman Street to provide additional thru lanes and protected left-turn movements for eastbound and westbound traffic, and will install a new traffic signal at the intersection of Cartmill Avenue and Retherford Street. The project also includes installation of new water, sewer and storm drainage facilities needed to facilitate the development of properties along this segment of Cartmill Avenue, including the northeast and southeast quadrants of the Cartmill Avenue interchange. Finally, the additional paved width and construction of median improvements will provide additional operational capacity and addresses traffic safety concerns. These improvements are also expected to reduce the Fire Department’s response time from Fire Station 63 to the Del Lago area.

On May 7, 2019, the City Council provided direction to extend the limits of the project from its current eastern limit at De La Vina Street to Mooney Boulevard. Prior to proceeding with the additional work, City Staff identified the need for an additional \$1,687,778 of funding to complete this work in conjunction with existing project. The City Council expressed support of the funding opportunity proposed by Ted Smalley, Executive Director of TCAG, which included an advancement of approximately 1-years’ worth of Measure R funding via a no-interest loan. Utilizing various funding sources, a plan was developed to cover these costs, utilizing an advancement of \$1,200,000 of the City’s annual allocation of Measure R ‘Local’ revenues. The City Council approved the revised budget and proposed funding plan at its May 7, 2019 meeting. City Staff worked with TCAG to gain approval and on June 19, 2019 the TCAG Board approved Resolution 2019-109, authorizing the advancement of \$1,200,000 in the FY2019/20, with the reimbursement to be paid back in FY2022/23 and 2023/24. Since that time, TCAG has requested that the City formally adopt this agreement via resolution under a program supplement to the Measure R Cooperative Agreement.

As with the existing project improvement between the Highway 99 Interchange and Del La Vina Street, the portion of costs associated with the additional improvements that would have been the responsibility of benefiting properties will be subject to reimbursement to the City as future development occurs. The benefit to property owners of including the additional improvements in the current project is a significant reduction in the scope and magnitude of improvements required for them to develop their properties.

**STAFF RECOMMENDATION:**

Adopt Resolution 2020-\_\_\_ authorizing the execution of a program supplement to the Measure R Cooperative Agreement with the Tulare County Association of Governments (TCAG) for the design and construction of the Cartmill Avenue Improvements Project, extension to Mooney Boulevard.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:**

*Measure R 'Local'*

**Submitted by: Nick Bartsch**

**Title: Senior Project Manager**

**Date: April 10, 2020**

**City Manager Approval: \_\_\_\_\_**

**RESOLUTION 2020-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TULARE AUTHORIZING THE MAYOR TO EXECUTE A PROGRAM SUPPLEMENT TO THE MEASURE R COOPERATIVE AGREEMENT WITH THE TULARE COUNTY ASSOCIATION OF GOVERNMENTS FOR THE DESIGN AND CONSTRUCTION OF THE CARTMILL AVENUE IMPROVEMENTS PROJECT, EXTENSION TO MOONEY BOULEVARD**

**WHEREAS**, the City of Tulare (“City”) is eligible to receive Measure R funding for certain transportation projects through the Tulare County Association of Governments acting as the Tulare County Transportation Authority (“Authority”), and

**WHEREAS**, a Cooperative Agreement was executed with the Authority in May of 2007 before such funds could be claimed, and

**WHEREAS**, the City desires extend the current Cartmill Avenue Improvements project limits, which currently widens Cartmill Avenue from the Highway 99 Interchange to De La Vina Street. The extension from the current limits of the project would make improvements extending to Mooney Boulevard. These improvements will address both current pavement maintenance issues as well as enhance circulation and reduce congestion issues; and

**WHEREAS**, for the completion of the extension, the City has estimated the need of an additional \$1,200,000, to the funding it has already secured to construct these improvements; and

**WHEREAS**, the City has requested an advance of \$1,200,000 of Measure R Local funds in FY2019/2020, with the reimbursement to be paid back in FY2022/23 and 2023/24 at \$600,000 per year and wishes to execute a Program Supplement to the Cooperative Agreement for the Cartmill Avenue Improvements Project reflecting the programming of said \$1,200,000.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

That the Mayor of the City of Tulare, is hereby authorized to execute an amended Program Supplement to the Measure R Cooperative Agreement with the Tulare County Association of Governments.

**Passed, adopted and approved** this 21<sup>st</sup> day of April 2020.

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President of the Council and Ex-Officio  
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Rob A. Hunt, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 2020-\_\_\_\_ passed and adopted by the Council of the City of Tulare at a regular meeting held on April 21, 2020, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Absent/Abstention(s) \_\_\_\_\_.

Dated:

ROB A. HUNT, CITY CLERK

By Roxanne Yoder, Chief Deputy

# MEASURE R PROGRAM SUPPLEMENT TO COOPERATIVE AGREEMENT

AUTHORITY Agreement No. [REDACTED]

This Program Supplement is made and entered into on [REDACTED] by and between the City of Tulare (SPONSOR) and the Tulare County Association of Governments, acting as the Local Transportation AUTHORITY (AUTHORITY).

This Program Supplement hereby incorporates the "Measure R Cooperative Agreement" for Measure R Expenditures which was entered into between the SPONSOR and AUTHORITY on May 29, 2007 and is subject to all terms and conditions thereof.

This Program Supplement is executed under authority of Resolution No. 2019-109, dated June 17, 2019.

Project scope, costs and schedule are incorporated herein as Attachment "A" and agreed upon by Sponsor and Authority for Project: Cartmill Avenue Improvements -East of De La Vina.

## **Covenants of SPONSOR**

- 1.1 This Program Supplemental agrees that it will only proceed with work authorized for specific phase(s) with written "Authorization to Proceed" or AUTHORITY action and will not proceed with future phase(s) of this project(s) prior to receiving a written "Authorization to Proceed" or AUTHORITY Action.
- 1.2 The SPONSOR will advertise, award, and administer the project(s) in accordance with SPONSOR standards.
- 1.3 Award information shall be submitted by the SPONSOR to the AUTHORITY with 60 days after the project contract award.
- 1.4 Failure to submit award information in accordance with section 1.3 will cause a delay (without interest or penalties) in AUTHORITY processing invoices for the construction phase.
- 1.5 If no costs have been invoiced for a six month period, SPONSOR agrees to submit for each phase a written explanation of the absence of project(s) activity along with target billing date and target billing amount.

IN WITNESS WHEREOF, the undersigned parties have executed this Supplemental Agreement on the day and year first written above.

COUNTY OF TULARE TRANSPORTATION AUTHORITY

By: \_\_\_\_\_

Authority Director

Attest: \_\_\_\_\_

Authority Finance Manager

NAME OF SPONSOR (City or County)

By: \_\_\_\_\_

Rob Hunt, City Manager

Attest: \_\_\_\_\_

Darlene Thompson, Finance Director

By: \_\_\_\_\_

Attest: \_\_\_\_\_



**MEASURE R PROGRAM SUPPLEMENT TO  
COOPERATIVE AGREEMENT**

AUTHORITY Agreement No. \_\_\_\_\_

Attachment A

Project Name: Cartmill Avenue Improvements - East of De La Vina Street

**Project Scope**

Pavement Management System / Traffic Safety / Utility project on Cartmill Avenue from De La Vina Street to Mooney Boulevard. Includes the widening of Cartmill Avenue, raised median improvements, Water, Sewer and Surface Water facility improvements along the Cartmill Avenue corridor.

This project is an extension of an existing project started in a previous year beginning at the Cartmill Avenue Interchange at Highway 99 and ending at De La Vina Street. Extension of the project limits from De La Vina Street to Mooney Boulevard (State Route 63) is anticipated to significantly improve traffic operations along the Cartmill Avenue corridor.

**Project Schedule**

Construction on this part of the project will begin January, 2020 and should be completed in May, 2020.

**Sources and Use of Funds**

Budget Amounts

Funding Source	City/County	MR
PA&ED	\$	
PS&E	\$	\$ 134,400
ROW	\$ 75,000	\$ 115,700
Construction	\$ _____	\$ 949,900
Total Funding	\$ <u>75,000</u>	\$ <u>1,200,000</u>

BEFORE THE  
TULARE COUNTY TRANSPORTATION AUTHORITY  
COUNTY OF TULARE, STATE OF CALIFORNIA

In the matter of:

APPROVE MEASURE R LOCAL )  
FUNDING ADVANCE TO CITY OF TULARE )  
FOR CARTMILL AVENUE IMPROVEMENTS )

Resolution No.2019-109

WHEREAS, on November 7, 2006, the citizens of Tulare County approved Measure R and the Measure R Expenditure Plan; and

WHEREAS, on April 16, 2007, the Measure R Policies and Procedures were adopted; and

WHEREAS, the Measure R Expenditure Plan and the Policies and Procedures serve as a guide for the use of transportation funds that will be generated through the Tulare County half-cent transportation sales tax over the next thirty years; and

WHEREAS, The City of Tulare is considering extending the current Cartmill Avenue Improvements project, which currently widens Cartmill Avenue from the Highway 99 Interchange to De La Vina Street. The extension from the current limits of the project would make improvements to Mooney Boulevard. These improvements would address both current pavement maintenance issues as well as enhance circulation and reduce current congestion issues; and

WHEREAS, for completion of the extension, the City of Tulare has estimated the need of an additional \$1,200,000, to the funding it has already secured to construct these improvements; and

WHEREAS, the city of Tulare has requested an advance of \$1,200,000 of Measure R Local funds in FY 2019/20, with the reimbursement to be paid back in FY 2022/23 and 2023/24 at \$600,000 per year.

NOW, THEREFORE, BE IT RESOLVED that the Tulare County Transportation Authority approves the advancement of Measure R Local Program funds to the city of Tulare from the FY 2019/20 with the reimbursement to be paid back in FY 2022/23 and 2023/24 at \$600,000 per year.

The foregoing Resolution was adopted upon motion of Member Sayre, seconded by Member Vander Poel, at a regular meeting held on the 17<sup>th</sup> day of June, 2019 by the following vote:

AYES: Crocker, Vander Poel, Valero, Reynosa, Kimball, Flores, Sayre, and Link

NOES:

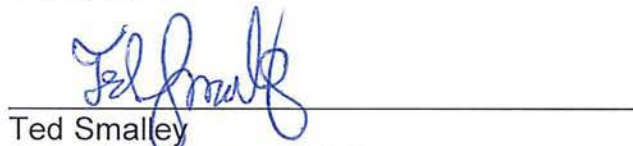
ABSTAIN:

ABSENT: Shuklian, Townsend, Petty, Macareno, and Mendoza

TULARE COUNTY TRANSPORTATION AUTHORITY



Kuyler Crocker  
Chair, TCTA



Ted Smalley  
Executive Director, TCTA

**CITY OF TULARE  
SUMMARY TREASURER'S REPORT  
SUMMARY OF ALL INVESTMENTS  
MARCH 31, 2020**

AGENDA ITEM

<u>TYPE OF INVESTMENT</u>	<u>BOOK VALUE</u>	<u>MARKET VALUE</u>	<u>CURRENT YIELD</u>	<u>BOOK VALUE % OF TOTAL</u>
UNRESTRICTED INVESTMENTS - SEE PAGE 2	130,789,038	131,028,747	1.833%	81.34%
RESTRICTED INVESTMENTS - SEE PAGE 4	<u>30,013,785</u>	<u>30,013,785</u>	N/A	<u>18.66%</u>
<b>TOTAL INVESTMENTS</b>	<u><u>160,802,823</u></u>	<u><u>161,042,532</u></u>	N/A	<u><u>100.00%</u></u>

Note: The City's financial statements will report market values, not book values, at June 30 each year.

I certify that this report reflects all City investments and complies with the investment policy of the City of Tulare as approved by City Council. Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditures for the next six months.

Presented to the City Council on April 9, 2020.

Presented to the Board of Public Utility Commissioners on April 9, 2020.

Respectfully submitted, Darlene J. Thompson, CPA, Finance Director/Treasurer

*Darlene J. Thompson*      4-9-2020  
Date

**CITY OF TULARE  
SUMMARY TREASURER'S REPORT, CONTINUED  
SUMMARY OF UNRESTRICTED INVESTMENTS  
MARCH 31, 2020**

TYPE OF INVESTMENT	ISSUER OF INVESTMENT	DATES:		INTEREST RATES:		BOOK VALUE	UNREALIZED GAIN/(LOSS):	ESTIMATED EARNINGS:	BOOK VALUE	
		ACQUISITION	MATURITY	STATED	CURRENT YIELD					PAR VALUE
Petty Cash	N/A	N/A	N/A	N/A	N/A	6,825	N/A	N/A	0.01%	
		N/A	None			6,825	N/A	N/A		
Checking Account - City	Wells Fargo Bank	N/A	N/A	N/A	N/A	7,770,489	N/A	N/A	5.94%	
		On Demand	None			7,770,489	N/A	N/A		
						Balance per bank is \$8,888,702				
Local Agency Investment Fund (LAIF)	State of California	Various	N/A	N/A	N/A	24,500,000	43,372	437,815	18.73%	
		On Demand	1.787%		*	24,543,372	74,353	36,485		
<b>Sub-Total</b>			N/A	N/A		32,277,314	43,372	437,815	24.68%	
			1.355%			32,320,686	74,353	36,485		
Fixed Income Investments	Various (See page 5-8)		N/A	N/A		Per BNY WTC 90,750,624	196,337	1,498,607	69.39%	
Investments in Safekeeping With BNY Western Trust Company			1.650%			90,946,961	108,157	124,884		
Commerical Paper			6.000%	N/A		7,761,100	0	465,666	5.93%	
Investments in Safekeeping With City Clerk			6.000%			7,761,100	0	39,550		
<b>TOTAL UNRESTRICTED INVESTMENTS</b>			N/A	N/A		130,789,038	239,709	2,402,088	100.00%	
			1.833%			131,028,747	182,510	200,918		

\* LAIF market values are based on the most currently available amortized cost information - December, 2019:

1.001770298

~ U/I = Unrestricted Investments

**CITY OF TULARE**  
**SUMMARY TREASURER'S REPORT, CONTINUED**  
**SUMMARY OF RESTRICTED INVESTMENTS**  
**MARCH 31, 2020**

TYPE OF INVESTMENT	ISSUER OF INVESTMENT	ACQUISITION DATE	MATURITY DATE	STATED INTEREST RATE	PAR VALUE	BOOK VALUE	MARKET VALUE	BALANCES AS-OF DATE
<b>Bond Funds (All are Managed by U.S. Bank Trust Except LAIF):</b>								
2018 Lease Revenue and Refunding Bonds (Account No. 244938000)								
First American Govt Fd	U.S. Bank Trust	Various	On Demand	Various	N/A	3,354,361	3,354,361	03-31-20
				Reserve Fund		<u>3,354,361</u>	<u>3,354,361</u>	
2012 Sewer Revenue Refunding Bonds (Account No. 162033000)								
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	307,972	307,972	03-31-20
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	927,762	927,762	03-31-20
				Reserve Fund		<u>1,235,734</u>	<u>1,235,734</u>	
2013 Sewer Revenue Refunding Bonds (Account No. 203701000)								
First American Govt Fd	U.S. Bank Trust	Various	On Demand	Various	N/A	184	184	03-31-20
Guarantee Invest. Cont.	Bayerische Landesbank	08-01-13	11-15-22	2.310%	N/A	2,745,126	2,745,126	03-31-20
						<u>2,745,310</u>	<u>2,745,310</u>	
2015 Sewer Revenue Refunding Bonds (Account No. 2615940000)								
First American Govt Fd	U.S. Bank Trust	Various	On Demand	Various	N/A	194,901	194,901	03-31-20
Investment Repurchase GIC	Bayerische Landesbank	11-15-15	11-15-25	1.960%	N/A	6,668,140	6,668,140	03-31-20
				Reserve Fund		<u>6,863,041</u>	<u>6,863,041</u>	
2016 Sewer Revenue Refunding Bonds (Account No. 260)								
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	768,846	768,846	03-31-20
						<u>768,846</u>	<u>768,846</u>	
2017 Water Revenue Bonds (Account No. 219189000)								
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	38	38	03-31-20
						<u>38</u>	<u>38</u>	
2020 Water Revenue Bonds (Account No. XXX)								
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	15,024,355	15,024,355	03-31-20
						<u>15,024,355</u>	<u>15,024,355</u>	

- CONTINUED ON PAGE 4 -

**CITY OF TULARE**  
**SUMMARY TREASURER'S REPORT, CONTINUED**  
**SUMMARY OF RESTRICTED INVESTMENTS**  
**MARCH 31, 2020**

<u>TYPE OF INVESTMENT</u>	<u>ISSUER OF INVESTMENT</u>	<u>ACQUISITION DATE</u>	<u>MATURITY DATE</u>	<u>STATED INTEREST RATE</u>	<u>PAR VALUE</u>	<u>BOOK VALUE</u>	<u>MARKET VALUE</u>	<u>BALANCES AS-OF DATE</u>
<b>Bond Funds (All are Managed by U.S. Bank Trust Except LAIF):</b>								
2017 Successor Agency Tax Allocation Bonds - Series A & B (Account No. 24534600)								
U S Bk Mmkt	U.S. Bank Trust	Various	On Demand	Various	N/A	62	62	03-31-20
						<u>62</u>	<u>62</u>	
<b>TOTAL BOND FUNDS</b>						<u>29,991,747</u>	<u>29,991,747</u>	
<b>Restricted Insurance Deposits Managed by Fiscal Agents:</b>								
Employee Welfare Fund	(60) Various	N/A	N/A	Various	N/A	(22,487)	(22,487)	03-31-20
Workers' Comp. Fund	(61) Various	N/A	N/A	Various	N/A	0	0 *	06-30-19
General Insurance Fund	(62) Various	N/A	N/A	Various	N/A	44,525	44,525 *	06-30-19
						<u>22,038</u>	<u>22,038</u>	
						* NOTE: Reported as information is made available.		
						* Adjusted annually.		
<b>TOTAL RESTRICTED INVESTMENTS</b>		<i>Book Value % of Total Investments =</i>			<b>18.66%</b>	<u>30,013,785</u>	<u>30,013,785</u>	

**CITY OF TULARE  
SUMMARY TREASURER'S REPORT, CONTINUED  
FIXED INCOME INVESTMENTS  
MARCH 31, 2020**

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:	INTEREST RATES:	PAR VALUE	BOOK VALUE	UNREALIZED	ESTIMATED
		ACQUISITION	STATED		MARKET VALUE	GAIN/(LOSS):	EARNINGS:
		MATURITY	CURRENT YIELD			THIS MONTH	ANNUAL
						LAST MONTH	THIS MONTH
<b><u>U.S. GOVERNMENT AGENCY OBLIGATIONS</u></b>							
			**		Per BNY WTC		
Federal Farm Credit Banks		01-29-18	2.250%	1,500,000	1,497,825	26,655	33,750
	3133EJAW9	01-29-21 C	2.210%		1,524,480	17,055	2,813
Federal Farm Credit Banks		07-06-16	1.500%	2,500,000	2,500,000	325	37,500
	3133EGKA2	07-06-21 C	1.500%		2,500,325	75	3,125
Federal Nat'l Mortgage Assoc		07-27-16	1.500%	1,000,000	998,750	2,090	15,000
	3136G3A70	07-27-21 C	1.500%		1,000,840	2,000	1,250
Federal Nat'l Mortgage Assoc		07-27-16	1.550%	1,000,000	999,500	1,370	15,500
	3136G3G90	07-27-21 C	1.550%		1,000,870	1,320	1,292
Federal Nat'l Mortgage Assoc		07-28-16	1.550%	1,000,000	999,250	1,610	15,500
	3136G3C78	07-28-21 C	1.550%		1,000,860	1,510	1,292
Federal Nat'l Mortgage Assoc		07-28-16	1.600%	2,000,000	2,000,000	1,560	32,000
	3136G3J30	07-28-21 C	1.600%		2,001,560	1,160	2,667
Federal Nat'l Mortgage Assoc		07-28-16	1.650%	2,000,000	2,000,000	1,960	33,000
	3136G3R72	07-28-21 C	1.650%		2,001,960	2,000	2,750
Federal Nat'l Mortgage Assoc		10-28-16	1.500%	1,500,000	1,500,000	1,290	22,500
	3136G4EF6	07-28-21 C	1.500%		1,501,290	1,140	1,875
Federal Home Loan Mtg Corp		08-24-16	1.550%	2,000,000	2,000,000	2,920	31,000
	3134G94T1	08-24-21 C	1.550%		2,002,920	1,560	2,583
Federal Nat'l Mortgage Assoc		08-24-16	1.500%	1,500,000	1,500,000	2,190	22,500
	3136G3X26	08-24-21 C	1.500%		1,502,190	1,185	1,875
Federal Home Loan Mtg Corp		08-25-16	1.625%	3,000,000	3,000,000	5,160	48,750
	3134G9X44	08-25-21 C	1.620%		3,005,160	3,450	4,063
Federal Nat'l Mortgage Assoc		08-25-16	1.500%	1,500,000	1,500,000	1,500	22,500
	3136G3Y25	08-25-21 C	1.500%		1,501,500	1,395	1,875

- CONTINUED ON PAGE 6 -



**CITY OF TULARE  
SUMMARY TREASURER'S REPORT, CONTINUED  
FIXED INCOME INVESTMENTS, CONTINUED  
MARCH 31, 2020**

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		BOOK VALUE MARKET VALUE	UNREALIZED	ESTIMATED
		ACQUISITION	MATURITY	STATED	CURRENT YIELD		GAIN/(LOSS): THIS MONTH	EARNINGS: ANNUAL THIS MONTH
<b>U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED</b>								
						Per BNY WTC		
Federal Home Ln Banks		10-12-16		1.700%	1,500,000	1,500,000	555	25,500
	3130A9GS4	10-12-21	C	1.700%		1,500,555	840	2,125
Federal Nat'l Mortgage Assoc		10-13-16		1.650%	2,255,000	2,255,000	992	37,208
	3136G4AS2	10-13-21	C	1.650%		2,255,992	1,579	3,101
Federal Nat'l Mortgage Assoc		10-25-16		1.550%	1,500,000	1,500,000	1,125	23,250
	3136G4ED1	10-25-21	C	1.550%		1,501,125	990	1,938
Federal Home Ln Mtg Corp		11-10-16		1.700%	2,500,000	2,500,000	3,400	42,500
	3134GATC8	11-10-21	C	1.700%		2,503,400	2,800	3,542
Federal Home Ln Mtg Corp		11-22-16		1.650%	2,000,000	2,000,000	3,380	33,000
	3134GAUB8	11-22-21	C	1.650%		2,003,380	2,400	2,750
Federal Nat'l Mtg Corp		11-23-16		1.600%	2,000,000	2,000,000	3,480	32,000
	3136G4GM9	11-23-21	C	1.600%		2,003,480	2,460	2,667
Federal Home Ln Mtg Corp		02-10-20		1.625%	2,000,000	2,000,000	8,020	32,500
	3134GVAH1	08-10-22	C	1.620%		2,008,020	4,200	2,708
Federal Farm Credit Bks Funding Corp		03-09-20		1.500%	3,000,000	3,000,000	4,230	45,000
	3133ELQT4	09-09-22	C	1.500%		3,004,230	0	3,750
Federal Home Ln Mtg Corp		02-07-20		1.750%	2,000,000	2,000,000	7,960	35,000
	3134GU6Q8	11-07-23	C	1.740%		2,007,960	4,640	2,917
Federal Home Ln Mtg Corp		02-28-20		1.625%	2,500,000	2,500,000	5,900	40,625
	3134GVEG9	02-28-24	C	1.620%		2,505,900	1,515	3,385
Federal Farm Credit Bks Funding Corp		03-25-20		1.200%	1,500,000	1,500,000	(3,090)	18,000
	3133ELUM4	03-25-24	C	1.200%		1,496,910	0	1,500
Federal Farm Credit Bks Funding Corp		03-03-20		1.670%	2,000,000	2,000,000	1,880	33,400
	3133ELQU1	03-03-24	C	1.670%		2,001,880	0	2,783

- CONTINUED ON PAGE 7 -

**CITY OF TULARE**  
**SUMMARY TREASURER'S REPORT, CONTINUED**  
**FIXED INCOME INVESTMENTS, CONTINUED**  
**MARCH 31, 2020**

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE MARKET VALUE	UNREALIZED	ESTIMATED
		ACQUISITION	MATURITY	STATED	CURRENT YIELD			GAIN/(LOSS): THIS MONTH LAST MONTH	EARNINGS: ANNUAL THIS MONTH
<b><u>U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED</u></b>									
				**			Per BNY WTC		
Federal Home Loan Mtg Corp		06-11-19		2.520%	1,500,000	1,500,000	4,680	37,800	
	3134GTRM7	06-11-24	C	2.510%		1,504,680	4,230	3,150	
Federal Home Loan Bks		07-22-19		2.270%	2,000,000	2,000,000	9,240	45,400	
	3130AGQE8	07-22-24	C	2.260%		2,009,240	7,220	3,783	
Federal Farm Credit Bks Funding Corp		03-03-20		1.700%	2,500,000	2,500,000	2,900	42,500	
	3133ELQV9	09-03-24	C	1.700%		2,502,900	0	3,542	
Federal Farm Credit Bks Funding Corp		03-12-20		1.250%	2,000,000	2,000,000	580	25,000	
	3133ELSU9	09-12-24	C	1.250%		2,000,580	0	2,083	
Federal Home Loan Mtg Corp		10-07-19		2.000%	1,500,000	1,500,000	375	30,000	
	3134GUF3	10-07-24	C	2.000%		1,500,375	1,170	2,500	
Federal Home Loan Mtg Corp		11-08-19		2.050%	2,000,000	2,000,000	2,960	41,000	
	3134GUPL8	11-08-24	C	2.050%		2,002,960	3,080	3,417	
Federal Home Loan Mtg Corp		11-12-19		2.000%	2,000,000	2,000,000	3,140	40,000	
	3134GUPK0	11-12-24	C	2.000%		2,003,140	3,080	3,333	
Federal Home Loan Mtg Corp		12-12-19		2.000%	2,000,000	2,000,000	5,400	40,000	
	3134GUWU0	12-12-24	C	1.990%		2,005,400	4,400	3,333	
Federal Home Loan Banks		12-16-19		2.050%	2,000,000	2,000,000	5,640	41,000	
	3130AHPM9	12-16-24	C	2.040%		2,005,640	4,500	3,417	
Federal Home Loan Mtg Corp		12-23-19		2.020%	2,000,000	2,000,000	5,980	40,400	
	3134GUYS3	12-23-24	C	2.010%		2,005,980	4,540	3,367	
Federal Home Loan Mtg Corp		02-10-20		1.875%	2,000,000	2,000,000	7,640	37,500	
	3134GVAE8	02-10-25	C	1.870%		2,007,640	4,380	3,125	
Federal Home Loan Banks		02-11-20		1.850%	2,000,000	2,000,000	7,700	37,000	
	3130AJ3X5	02-11-25	C	1.840%		2,007,700	4,400	3,083	

- CONTINUED ON PAGE 8 -

**CITY OF TULARE**  
**SUMMARY TREASURER'S REPORT, CONTINUED**  
**FIXED INCOME INVESTMENTS, CONTINUED**  
**MARCH 31, 2020**

TYPE OF FIXED INCOME INVESTMENT	CUSIP NUMBER	DATES:		INTEREST RATES:		PAR VALUE	BOOK VALUE MARKET VALUE	UNREALIZED	ESTIMATED
		ACQUISITION	MATURITY	STATED	CURRENT YIELD			GAIN/(LOSS):	EARNINGS:
								THIS MONTH	ANNUAL
								LAST MONTH	THIS MONTH
<b><u>U.S. GOVERNMENT AGENCY OBLIGATIONS, CONTINUED</u></b>									
			**				Per BNY WTC		
Federal Home Loan Banks		02-12-20		1.800%	2,000,000	2,000,000		18,480	36,000
	3130AJ4Q9	02-12-25	C	1.780%		2,018,480		9,620	3,000
Federal Home Loan Mtg Corp		02-27-20		1.700%	3,000,000	3,000,000		9,270	51,000
	3134GVDP0	02-27-25	C	1.690%		3,009,270		2,274	4,250
Federal Farm Credit Bks Funding Corp		03-03-20		1.640%	2,500,000	2,500,000		15,200	41,000
	3133ELQE7	03-03-25	C	1.630%		2,515,200		0	3,417
Federal Farm Credit Bks Funding Corp		03-03-20		1.750%	2,500,000	2,500,000		2,950	43,750
	3133ELQF4	03-03-25	C	1.750%		2,502,950		0	3,646
Federal Farm Credit Bks Funding Corp		03-17-20		1.220%	2,500,000	2,500,000		850	30,500
	3133ELTE4	03-17-25	C	1.220%		2,500,850		0	2,542
Federal Home Loan Mtg Corp		03-17-20		1.150%	1,500,000	1,500,000		1,125	17,250
	3134GVGB8	03-17-25	C	1.150%		1,501,125		0	1,438
Federal Home Loan Mtg Corp		03-17-20		1.000%	2,500,000	2,500,000		1,750	25,000
	3134GVGG7	03-17-25	C	1.000%		2,501,750		0	2,083
Federal Home Loan Mtg Corp		03-30-20		1.350%	2,000,000	2,000,000		3,460	27,000
	3134GVHH4	03-24-25	C	1.350%		2,003,460		0	2,250
Federal Home Loan Banks		03-25-20		1.200%	1,500,000	1,500,000		4,305	18,000
	3130AJF79	03-25-20	C	1.200%		1,504,305		0	1,500
Federal Farm Credit Bks Funding Corp		03-25-20		1.200%	2,000,000	2,000,000		(3,740)	24,000
	3133ELUK8	03-25-20	C	1.200%		1,996,260		0	2,000
Government National Mortgage Association II Pool		01-24-94		8.500%	N/A	299		(10)	24
	36202AHH3	09-20-22		8.240%		289		(11)	2
<b>TOTAL FIXED INCOME INVESTMENTS</b>				N/A	N/A	90,750,624		196,337	1,498,607
All are in safekeeping with BNY Western Trust Company				1.650%		90,946,961		108,157	124,884

**CITY OF TULARE**  
**SUMMARY TREASURER'S REPORT, CONTINUED**  
**COMMERICAL PAPER**  
**MARCH 31, 2020**

<u>INSTITUTION</u>	<u>CUSIP NUMBER</u>	<u>INTEREST RATES:</u>		<u>DATES:</u>		<u>BOOK VALUE</u> <u>MARKET VALUE</u>	<u>UNREALIZED GAIN/(LOSS)</u>		<u>ESTIMATED EARNING:</u>	
		<u>STATED</u>	<u>CURRENT YIELD</u>	<u>ACQUISITION</u>	<u>INVESTED</u>		<u>THIS MONTH</u>	<u>LAST MONTH</u>	<u>ANNUAL</u>	<u>THIS MONTH</u>
Tulare Local Healthcare District		6.000%		02/19/2019		7,761,100	0			465,666
		6.000%		02/19/2024		7,761,100	0			39,550
<b>TOTAL COMMERICAL PAPER</b>						<u>7,761,100</u>	<u>0</u>			<u>465,666</u> <u>39,550</u>

Safekeeping with City Clerk's Office

**CITY OF TULARE  
TREASURER'S EXECUTIVE SUMMARY  
MARCH 31, 2020**

CHANGES IN BALANCES AND YIELDS: CATEGORY	BOOK VALUE MARKET VALUE DIFFERENCE			AVERAGE STATED YIELD		
	MARCH	FEBRUARY	CHANGE	MARCH	FEBRUARY	CHANGE
Total Investments	160,802,823 <u>161,042,532</u> 239,709	158,825,720 <u>159,013,585</u> 187,865	1,977,103 <u>2,028,947</u> 51,844	N/A	N/A	N/A
Unrestricted Investments	130,789,038 <u>131,028,747</u> 239,709	130,548,781 <u>130,736,646</u> 187,865	240,257 <u>292,101</u> 51,844	1.833%	2.020%	-0.187%
Restricted Investments	30,013,785 <u>30,013,785</u> 0	28,276,939 <u>28,276,939</u> 0	1,736,846 <u>1,736,846</u> 0	N/A	N/A	N/A
Local Agency Investment Fund (LAIF)	24,500,000 <u>24,543,372</u> 43,372	42,000,000 <u>42,074,353</u> 74,353	(17,500,000) <u>(17,530,981)</u> (30,981)	1.787%	1.912%	-0.125%
Fixed Income Investments (Total)	90,750,624 <u>90,946,961</u> 196,337	77,748,862 <u>77,862,374</u> 113,512	13,001,762 <u>13,084,587</u> 82,825	1.650%	1.740%	-0.090%
Commerical Paper	7,761,100 <u>7,761,100</u> 0	8,100,000 <u>8,100,000</u> 0	(338,900) <u>(338,900)</u> 0	6.000%	6.000%	0.000%

**TRANSACTIONS (BOOK VALUE): \***

CATEGORY	PURCHASES	SALES / CALLS
<u>Fixed Income Investments</u>		<u>Fixed Income Investments</u>
Federal Farm Credit Bks Fd Corp, 1.50%	3,000,000	Government National Mortgage Assn. Pool 13
Federal Farm Credit Bks Fd Corp, 1.20%	1,500,000	Federal Home Loan Banks, 1.375% 1,500,000
Federal Farm Credit Bks Fd Corp, 1.67%	2,000,000	Federal National Mortgage Assoc, 1.50% 1,500,000
Federal Farm Credit Bks Fd Corp, 1.70%	2,500,000	Federal Farm Credit Banks, 1.440% 999,250
Federal Farm Credit Bks Fd Corp, 1.25%	2,000,000	Federal Home Loan Mtg Corp, 1.650% 2,000,000
Federal Home Loan Mortgage Corp, 1.640%	2,500,000	Federal Home Loan Banks, 1.620% 1,999,200
Federal Home Loan Mortgage Corp, 1.750%	2,500,000	Federal Home Loan Mtg Corp, 1.625% 2,000,000
Federal Home Loan Mortgage Corp, 1.220%	2,500,000	Federal National Mortgage Assoc, 1.500% 1,499,775
Federal Home Loan Mortgage Corp, 1.150%	1,500,000	Federal Home Loan Banks, 1.580% 1,500,000
Federal Home Loan Mortgage Corp, 1.000%	2,500,000	Federal Farm Credit Bks Fd Corp, 2.09 2,000,000
Federal Home Loan Mortgage Corp, 1.350%	2,000,000	
Federal Home Loan Banks, 1.200%	1,500,000	
Federal Farm Credit Bks Fd Corp, 1.20%	<u>2,000,000</u>	
	28,000,000	<u>14,998,238</u>

Net LAIF transactions are represented by the change in book value balance shown above. Changes in Restricted Investments are not shown.

**CITY OF TULARE**  
**INVESTMENTS BALANCE AND YIELD HISTORY FOR EIGHT MONTHS**  
**MARCH 31, 2020**

BALANCES:	BOOK VALUE							
	MARKET VALUE							
CATEGORY	DIFFERENCE							
	FEBRUARY 2020	JANAURY 2020	DECEMBER 2019	NOVEMBER 2019	OCTOBER 2019	SEPTEMBER 2019	AUGUST 2019	JULY 2019
Total Investments	158,825,720 <i>159,013,585</i> 187,865	159,460,643 <i>159,569,550</i> 108,907	141,352,789 <i>141,298,362</i> (54,427)	135,290,877 <i>135,171,807</i> (119,070)	200,196,836 <i>200,188,033</i> (8,803)	198,549,496 <i>198,463,927</i> (85,569)	199,257,600 <i>199,203,100</i> (54,500)	203,446,076 <i>202,864,953</i> (581,123)
Unrestricted Investments	130,548,781 <i>130,736,646</i> 187,865	127,672,437 <i>127,781,344</i> 108,907	128,223,897 <i>128,169,470</i> (54,427)	118,073,289 <i>117,954,219</i> (119,070)	127,377,929 <i>127,392,178</i> 14,249	125,294,929 <i>125,220,886</i> (74,043)	126,660,644 <i>126,720,815</i> 60,171	129,776,082 <i>129,419,971</i> (356,111)
Restricted Investments	28,276,939 <i>28,276,939</i> 0	31,788,206 <i>31,788,206</i> 0	13,128,892 <i>13,128,892</i> 0	17,217,588 <i>17,217,588</i> 0	72,818,907 <i>72,795,855</i> (23,052)	73,254,567 <i>73,243,041</i> (11,526)	72,596,956 <i>72,482,195</i> (114,761)	73,669,994 <i>73,444,982</i> (225,012)
Local Agency Investment Fund (LAIF)	42,000,000 <i>42,074,353</i> 74,353	43,000,000 <i>43,076,123</i> 76,123	36,500,000 <i>36,564,616</i> 64,616	31,500,000 <i>31,551,749</i> 51,749	43,385,698 <i>43,456,973</i> 71,275	35,000,000 <i>35,059,913</i> 59,913	33,000,000 <i>33,056,489</i> 56,489	27,500,000 <i>27,547,074</i> 47,074
Fixed Income Investments (Total)	77,748,862 <i>77,862,374</i> 113,512	73,747,374 <i>73,780,158</i> 32,784	77,247,387 <i>77,128,344</i> (119,043)	76,245,149 <i>76,074,330</i> (170,819)	76,244,862 <i>76,187,836</i> (57,026)	80,244,874 <i>80,110,918</i> (133,956)	86,294,100 <i>86,297,782</i> 3,682	95,794,112 <i>95,390,927</i> (403,185)
Commerical Paper	8,100,000 <i>8,100,000</i> 0	7,900,000 <i>7,900,000</i> 0	7,900,000 <i>7,900,000</i> 0	7,900,000 <i>7,900,000</i> 0	7,650,000 <i>7,650,000</i> 0	7,050,000 <i>7,050,000</i> 0	6,550,000 <i>6,550,000</i> 0	5,800,000 <i>5,800,000</i> 0

**AVERAGE STATED YIELDS:**

Unrestricted Investments	2.020%	2.064%	2.030%	2.130%	2.215%	2.191%	2.256%	2.281%
Restricted Investments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Local Agency Investment Fund (LAIF)	1.912%	1.967%	2.043%	2.103%	2.190%	2.280%	2.341%	2.379%
Fixed Income Investments (Total)	1.740%	1.790%	1.790%	1.800%	1.850%	1.900%	1.960%	2.030%
Commerical Paper	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%

**AGENDA ITEM: Consent 9**

**CITY OF TULARE, CA  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Finance/Transit

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Adopt Resolution 2020-\_\_\_\_ (1) designating and authorizing the City Manager or his/her designees to act on behalf of the City of Tulare to execute applications and agreements for California Low Carbon Transit Operations Program (LCTOP), (2) APPROVING 2019-20 Certifications and Assurances and (3) approving submittal of the City’s FY 2019-20 “Purchase One TIME CNG Bus” LCTOP project.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

The LCTOP is one of several programs that are part of the Transit, Affordable Housing, and sustainable Communities Program established by the California Legislature in 2014 by Senate Bill 862 (SB 862). The LCTOP was created to provide operating and capital assistance for transit agencies to reduce greenhouse gas emissions and improve mobility, with a priority on serving disadvantaged communities. SB 862 appropriated \$25 million for LCTOP in 2014/15 and continuously appropriates five percent of the annual auction proceeds in the Greenhouse Gas Reduction Fund for LCTOP beginning in 2016/17.

The Caltrans Division of Rail and Mass Transportation administers these funds and allocated \$947,506 to Tulare County for 2019/20 of which \$129,484 is allocated to the City of Tulare. The Tulare County Association of Governments (TCAG) allocates these funds to Tulare County agencies based on population.

The City submitted an LCTOP 2019/20 application for the purchase one TIME CNG bus. This project will increase reliability and safety and help reduce vehicle emissions. The total cost of this project is estimated at \$560,000. LCTOP allows an agency to accumulate funds over four years to fund larger projects. The City proposes to accumulate LCTOP funds for this project through FY 2022/23. No local matching funds are required.

Caltrans requires a resolution appointing agents authorized to execute any actions necessary for this application and approving Certifications and Assurances and submittal of the project. This Council item seeks approval for the attached resolutions in order to satisfy the terms of this grant.

**STAFF RECOMMENDATION:**

Adopt Resolution 2020- \_\_\_\_\_ (1) designating and authorizing the City Manager or his/her designees to act on behalf of the City of Tulare to execute applications and agreements for California Low Carbon Transit Operations Program (LCTOP), (2) APPROVING 2019-20 Certifications and Assurances and (3) approving submittal of the City’s FY 2019-20 “Purchase One TIME CNG Bus” LCTOP project.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:** N/A

**Submitted by:** Darlene Thompson

**Title:** City Finance Director

**Date:** April 7, 2020

**City Manager Approval:** \_\_\_\_\_



## RESOLUTION 2020-15

### A RESOLUTION OF THE TULARE CITY COUNCIL AUTHORIZING EXECUTION OF THE CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS FOR THE LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP) *“Purchase One (1) TIME CNG Bus (FY19/20 - \$129,484)”*

**WHEREAS**, the City of Tulare is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

**WHEREAS**, the statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations; and

**WHEREAS**, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP; and

**WHEREAS**, the Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies); and

**WHEREAS**, the City of Tulare wishes to delegate authorization to execute these documents and any amendments thereto to the Finance Director, Deputy City Manager, and General Services Manager; and

**WHEREAS**, the City of Tulare wishes to implement the LCTOP project listed above,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tulare that the fund recipient agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations and guidelines for all LCTOP funded transit projects.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that Finance Director and General Services Director be authorized to execute all required documents of the LCTOP program and any Amendments thereto with the California Department of Transportation.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tulare that it hereby authorizes the submittal of the following project nomination and allocation request to the Department in FY19/20 LCTOP funds:

Project Name: *“Purchase TIME CNG Bus”*

Funds Requested: \$129,484

Project Description: The City will purchase one TIME bus through the accumulation of LCTOP funds over four years through FY22/23.

Benefit to Priority Populations: The new TIME vehicle will improve the quality of services with improved reliability and safety.

Contributing Sponsors: Tulare County Association of Governments

**PASSED, ADOPTED AND APPROVED** this 21st day of April 2020.

\_\_\_\_\_  
President of the Council and Ex-officio  
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Rob A. Hunt, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 2020-15 passed and adopted by the Council of the City of Tulare at a regular meeting held on the 21st day of April 2020, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Abstention(s) \_\_\_\_\_

Dated: ROB A HUNT, CITY CLERK

Roxanne Yoder, Chief Deputy

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Fleet Maintenance Division

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Award Sourcewell (formally NJPA) bid to National Auto Fleet Group, Quote #23809R1, in the amount of \$33,070.79 for the replacement of the Senior Center delivery vehicle.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

For the 2019 / 2020 budget year, the Parks and Recreation Division requested, and was approved the purchase of a replacement cargo van for use by the Senior Center.

RFP # 20-699 was published 01/30/2020 with no bids received.

A bid was received from National Auto Fleet Group thru Sourcewell, formally the National Joint Powers Alliance (NJPA) co-operative purchasing program, using specifications provided by the Parks and Recreation Division, for a cargo van that will be a replacement for the Chevrolet Equinox Unit # 60 purchased in 2007

City's Purchasing Policy (Section 4, page 18, O) allows for the Use of Cooperative Purchasing Agreements and the City Manager to approve purchases over \$25,000. This purchase was approved in the 2019 / 2010 budget and has the required funds allocated.

**STAFF RECOMMENDATION:**

Award Sourcewell (formally NJPA) bid to National Auto Fleet Group, Quote #23809R1, in the amount of \$33,070.79 for the replacement of the Senior Center Delivery vehicle.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  No  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**Submitted by:** Steve Bonville

**Title:** General Services Manager (interim)

**Date** 04/08/2020

**City Manager Approval:** \_\_\_\_\_



# National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

4/8/2020

4/9/2020 Re-Configured

Quote ID: **23809 R1**

Order Cut Off Date: **TBA**

Steve Bonville  
City of Tulare  
Fleet

411 E. Kern Ave.

Tulare, California, 93274

Dear Steve Bonville,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

**One (1) New/Unused (2020 Ford Transit Cargo Van (E1C) T-150 130" Med Rf 8670 GVWR RWD, )** and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$39,415.00	\$33,062.04	16.118 %	\$6,352.96
Tax (0.0000 %)		\$0.00		
Tire fee		\$8.75		
Total		\$33,070.79		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper  
Account Manager  
Email: Fleet@NationalAutoFleetGroup.com  
Office: (855) 289-6572  
Fax: (831) 480-8497



**GMC**

**In order to Finalize your Quote, please submit this purchase packet to your governing body for Purchase Order Approval. Once you issue a Purchase Order please send by:**

**Fax: (831) 480-8497**

**Mail: National Auto Fleet Group  
490 Auto Center Drive  
Watsonville, CA 95076**

**Email: Fleet@NationalAutoFleetGroup.com**

**We will then send a W-9 if you need one**

**Please contact our main office with any questions:  
1-855-289-6572**



## Vehicle Configuration Options

ENGINE	
Code	Description
998	ENGINE: 3.5L PFDI V6 FLEX-FUEL, -inc: port injection (STD)
TRANSMISSION	
Code	Description
44U	TRANSMISSION: 10-SPD AUTOMATIC W/OD & SELECTSHIFT, -inc: auxiliary transmission oil cooler (STD)
PRIMARY PAINT	
Code	Description
YZ	OXFORD WHITE
PAINT SCHEME	
Code	Description
___	STANDARD PAINT
SEAT TYPE	
Code	Description
VK	DARK PALAZZO, VINYL FRONT BUCKET SEATS
AXLE RATIO	
Code	Description
X73	3.73 AXLE RATIO, (STD)
SEATING ARRANGEMENT	
Code	Description
21G	DARK PALAZZO GRAY VINYL BUCKET SEATS, -inc: 2-way manual driver seat, 2-way manual passenger seat and driver armrest (STD)
OPTION PACKAGE	
Code	Description
101A	ORDER CODE 101A
ADDITIONAL EQUIPMENT	
Code	Description
543	LONG-ARM MANUAL-FOLDING POWER ADJUSTING MIRRORS
153	FRONT LICENSE PLATE BRACKET
68H	RUNNING BOARDS, -inc: Covers the B-C pillar passenger-side
85B	HEAVY-DUTY SCUFF PLATE KIT, -inc: heavy-duty scuffs for rear cargo doors and side cargo

	door (60/40 hinged passenger-side door or sliding passenger-side door), Heavy-duty scuff plate kit is not installed on vehicle, needs to be installed by upfitter/dealership
86F	2 ADDITIONAL KEYS (4 TOTAL), -inc: key fobs
60B	HEAVY-DUTY CARGO FLOORING, -inc: Deletes rear vinyl, Heavy-Duty Scuff Plate Kit, heavy-duty scuffs for rear cargo doors and side cargo door (60/40 hinged passenger-side door or sliding passenger-side door), Heavy-duty scuff plate kit is not installed on vehicle, needs to be installed by upfitter/dealership
96D	LOAD AREA PROTECTION PACKAGE, -inc: full-height polypropylene cargo area panels, Front & Rear Vinyl Floor Covering, wheel well liners
43R	REVERSE SENSING SYSTEM
66C	D-PILLAR ASSIST HANDLES, -inc: driver and passenger-side, Due to space requirements, the Driver-side handle is deleted if front/rear aux a/c and heater (driver controlled) (57G) is also ordered
87A	12V POWERPOINT, -inc: Located in the rear of the vehicle
90C	110V/150W POWER OUTLET, -inc: The AC power outlet is designed to power low-draw electrical devices w/a household-style outlet for added convenience



# 2020 Fleet/Non-Retail Ford Transit Cargo Van T-150 130" Med Rf 8670 GVWR RWD

## WINDOW STICKER

2020 Ford Transit Cargo Van T-150 130" Med Rf 8670 GVWR RWD

CODE	MODEL	MSRP
E1C	2020 Ford Transit Cargo Van T-150 130" Med Rf 8670 GVWR RWD	\$35,660.00
<b>OPTIONS</b>		
998	ENGINE: 3.5L PFDI V6 FLEX-FUEL, -inc: port injection (STD)	\$0.00
44U	TRANSMISSION: 10-SPD AUTOMATIC W/OD & SELECTSHIFT, -inc: auxiliary transmission oil cooler (STD)	\$0.00
YZ	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
VK	DARK PALAZZO, VINYL FRONT BUCKET SEATS	\$0.00
X73	3.73 AXLE RATIO, (STD)	INC
21G	DARK PALAZZO GRAY VINYL BUCKET SEATS, -inc: 2-way manual driver seat, 2-way manual passenger seat and driver armrest (STD)	\$0.00
101A	ORDER CODE 101A	\$0.00
543	LONG-ARM MANUAL-FOLDING POWER ADJUSTING MIRRORS	\$65.00
153	FRONT LICENSE PLATE BRACKET	\$0.00
68H	RUNNING BOARDS, -inc: Covers the B-C pillar passenger-side	\$310.00
85B	HEAVY-DUTY SCUFF PLATE KIT, -inc: heavy-duty scuffs for rear cargo doors and side cargo door (60/40 hinged passenger-side door or sliding passenger-side door), Heavy-duty scuff plate kit is not installed on vehicle, needs to be installed by upfitter/dealership	INC
86F	2 ADDITIONAL KEYS (4 TOTAL), -inc: key fobs	\$75.00
60B	HEAVY-DUTY CARGO FLOORING, -inc: Deletes rear vinyl, Heavy-Duty Scuff Plate Kit, heavy-duty scuffs for rear cargo doors and side cargo door (60/40 hinged passenger-side door or sliding passenger-side door), Heavy-duty scuff plate kit is not installed on vehicle, needs to be installed by upfitter/dealership	\$745.00
96D	LOAD AREA PROTECTION PACKAGE, -inc: full-height polypropylene cargo area panels, Front & Rear Vinyl Floor Covering, wheel well liners	\$395.00
43R	REVERSE SENSING SYSTEM	\$295.00
66C	D-PILLAR ASSIST HANDLES, -inc: driver and passenger-side, Due to space requirements, the Driver-side handle is deleted if front/rear aux a/c and heater (driver controlled) (57G) is also ordered	\$60.00
87A	12V POWERPOINT, -inc: Located in the rear of the vehicle	\$15.00
90C	110V/150W POWER OUTLET, -inc: The AC power outlet is designed to power low-draw electrical devices w/a household-style outlet for added convenience	\$100.00

Please note selected options override standard equipment



<b>SUBTOTAL</b>	<b>\$37,720.00</b>
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,695.00
<b>TOTAL PRICE</b>	<b>\$39,415.00</b>

Est City: N/A MPG

Est Highway: N/A MPG

Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

## Standard Equipment

### MECHANICAL

Engine: 3.5L PFDi V6 Flex-Fuel -inc: port injection
Transmission: 10-Spd Automatic w/OD & SelectShift -inc: auxiliary transmission oil cooler
3.73 Axle Ratio
GVWR: 8,670 lbs
50-State Emissions System
Rear-Wheel Drive
70-Amp/Hr Maintenance-Free Battery w/Run Down Protection
250 Amp Alternator
3500# Maximum Payload
Front Anti-Roll Bar
Electric Power-Assist Steering
25.1 Gal. Fuel Tank
Single Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist and Hill Hold Control

### EXTERIOR

Wheels: 16" Silver Steel w/Black Hubcap
Tires: 235/65R16C 121/119 R AS BSW
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Black Front Bumper
Black Rear Bumper w/1 Tow Hook
Black Bodyside Cladding and Black Wheel Well Trim
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Side Mirrors w/Convex Spotter and Manual Folding
Short-Arm Manual-Folding Power Adjust Mirrors
Light Tinted Glass
Variable Intermittent Wipers
Fully Galvanized Steel Panels
Black Grille
Front License Plate Bracket
Sliding Rear Passenger Side Door
Split Swing-Out Rear Cargo Access



Tailgate/Rear Door Lock Included w/Power Door Locks
---

Aero-Composite Halogen Auto High-Beam Headlamps
---

Laminated Glass
-----------------

**ENTERTAINMENT**

Radio: AM/FM Stereo -inc: Bluetooth, dual USB ports, a 4.0" multi-function display and 4 speakers (front)
---

Radio w/Seek-Scan, Clock, Aux Audio Input Jack, Steering Wheel Controls and External Memory Control
---

Streaming Audio
-----------------

Fixed Antenna
---------------

Bluetooth Wireless Phone Connectivity
---------------------------------------

1 LCD Monitor In The Front
----------------------------

**INTERIOR**

Dark Palazzo Gray Vinyl Bucket Seats -inc: 2-way manual driver seat, 2-way manual passenger seat and driver armrest
---

4-Way Driver Seat
-------------------

4-Way Passenger Seat
----------------------

Manual Tilt/Telescoping Steering Column
---

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer and Trip Odometer
---

FordPass Connect 4G LTE WiFi Mobile Hotspot Internet Access
---

Front Cupholder
-----------------

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
---

Manual Air Conditioning
-------------------------

Locking Glove Box
-------------------

Driver Foot Rest
------------------

Interior Trim -inc: Metal-Look Instrument Panel Insert
--

Front Cloth Headliner
-----------------------

Urethane Gear Shifter Material
--------------------------------

Vinyl Front Bucket Seats
--------------------------

Partial Floor Console w/Storage, Full Overhead Console w/Storage and 2 12V DC Power Outlets
---

Front Map Lights
------------------

Fade-To-Off Interior Lighting
-------------------------------

Front Only Vinyl/Rubber Floor Covering
--

Cargo Space Lights
--------------------

Instrument Panel Bin, Driver And Passenger Door Bins
--

Power 1st Row Windows w/Driver 1-Touch Down
---

Power Door Locks w/Autolock Feature
-------------------------------------

Analog Display
----------------

Manual Adjustable Front Head Restraints
---

Securilock Anti-Theft Ignition (pats) Engine Immobilizer
--

2 12V DC Power Outlets
------------------------

**SAFETY**

Ford Co-Pilot360 w/Side Wind Stabilization Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Emergency Sos
Ford Co-Pilot360 - Pre-Collision Assist with Automatic Emergency Braking (AEB)
Ford Co-Pilot360 - Lane-Keeping Assist Lane Departure Warning
Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st Row Airbags
Airbag Occupancy Sensor
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners
Back-Up Camera

**AGENDA ITEM: Consent 11**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Police Department

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Surplus Police K-9 "Loki" and authorize the sale of same to his former handler, Police Corporal Dan Scott, for the purchase price of \$1.00.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

Police K-9 "Loki" was deployed in 2011 and has served the department and our community well for the past nine years. Due to age and mobility issues which prevented him from continuing to serve as an active Police K-9, "Loki" was retired from service in early 2020. At the time "Loki" was purchased by private donations (Danny Freitas) that were gifted to the city.

Because "Loki" is specially trained, it is necessary to retire him to someone who has the experience and training to handle a police K-9. A common practice used throughout law enforcement agencies, as well as the City of Tulare, is to surplus the K-9 to its former handler for the purchase price of \$1.00. This surplus purchase includes a release of liability (copy attached) that fully releases the City of Tulare from any further obligation regarding the K-9 and transfers ownership and control of K9 "Loki" to Police Corporal Dan Scott.

**STAFF RECOMMENDATION:**

Surplus Police K-9 "Loki" and authorize the sale of "Loki" to his former handler, Police Corporal Dan Scott, for the purchase price of \$1.00.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:**

**Submitted by:** Wes Hensley

**Title:** Police Chief

**Date:** April 2, 2020

**City Manager Approval:** \_\_\_\_\_



**AGENDA ITEM:**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Finance

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

---

**AGENDA ITEM:**

Public Hearing to adopt Resolution 2020-\_\_\_\_\_ approving the 2020-2021 Master Fee Schedule effective July 1, 2020.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

In July, 2018, City hired Willdan Financial Services of Temecula, Ca to conduct a Full Cost Allocation Plan and Comprehensive Fee Study. Willdan gathered information and met with each department to determine the time and cost to perform the services associated with each fee to determine the amount that should be charged. On January 21, 2020, Willdan had a study session with City Council to explain their methodology and how the fees were calculated.

It was explained to council the primary goal of a User Fee Study is to determine the “reasonable” full cost of providing services. Understand total costs of providing services. Identify subsidy amounts, if applicable. Identify appropriate fee adjustments that enhance fairness and equity. Maintain consistency with local policy and objectives, and compliance with state law. Develop updatable, comprehensive list of fees.

The attached master fee schedule is the recommendation from Willdan’s study except for the change recommended by Council.

**STAFF RECOMMENDATION:**

Adopt Resolution 2020-\_\_\_\_ approving the 2020-2021 Master Fee Schedule.

**CITY ATTORNEY REVIEW:**  Yes  No  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**Submitted by:** Darlene Thompson **Title:** Finance Director

**Date:** April 7, 2020 **City Manager Approval:** \_\_\_\_\_

**RESOLUTION 2020-\_\_\_\_**

**RESOLUTION OF THE COUNCIL OF THE CITY OF TULARE ESTABLISHING A SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES**

**WHEREAS**, the City of Tulare has conducted an extensive and exhaustive analysis of its services, the cost reasonably borne of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and,

**WHEREAS**, the City wishes to comply with both the letter and the spirit of Articles XIII B of the California Constitution and limit the growth of taxes; and,

**WHEREAS**, pursuant to Government Code Section 66018 the specific fees to be charged for services must be adopted by the City Council by Resolution after providing notice and holding a public hearing; and

**WHEREAS**, a schedule of fees and charges to be paid by those requesting such services need be adopted so that the City might carry into effect its policies; and,

**WHEREAS**, it is the intention of the City Council to develop a master schedule of fees and charges based on the City's budgeted and projected costs reasonably borne; and,

**WHEREAS**, all requirements of California Government Code Sections 66016, 66017, and 66018 are hereby found to have been complied with;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TULARE DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

Section 1. Fee Schedule Adoption. The following schedule of fees and charges are hereby directed to be computed by and applied by the various City departments, and to be collected by the City Finance Department for the herein listed services when provided by the City or its designated contractors.

Section 2. Repealer. All resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed.

Section 3. Effective Date. This resolution shall go into full force and effect July 1, 2020.

**PASSED, ADOPTED AND APPROVED this 21st day of April 2020.**

\_\_\_\_\_  
President of the Council and Ex-officio  
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Rob A. Hunt, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 2020-\_\_\_\_ passed and adopted by the Council of the City of Tulare at a regular meeting held on the 21st day of April 2020, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Abstention(s) \_\_\_\_\_

Dated:

ROB A HUNT, CITY CLERK

Roxanne Yoder, Chief Deputy



# City of Tulare, CA

Comprehensive User Fee Study



Developed by Willdan Financial Services - 2018

*Approved April \_\_, 2020*

***CITY OF TULARE***  
***MASTER FEE SCHEDULE***

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Approved April __, 2020	

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

			Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
IBC Class	ICC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
A-1	Assembly- Fixed Seating	1,000	\$ 6,701	\$ 34	\$ 5,584	\$ 29	\$ 4,468	\$ 23
	Theater, Concert Hall	5,000	\$ 8,072	\$ 63	\$ 6,727	\$ 53	\$ 5,381	\$ 42
		10,000	\$ 11,232	\$ 15	\$ 9,360	\$ 13	\$ 7,488	\$ 10
		20,000	\$ 12,782	\$ 26	\$ 10,652	\$ 22	\$ 8,522	\$ 17
		50,000	\$ 20,643	\$ 18	\$ 17,202	\$ 15	\$ 13,762	\$ 12
		100,000	\$ 29,739	\$ 30	\$ 24,783	\$ 25	\$ 19,826	\$ 20
A-2	Assembly- Food & Drink	250	\$ 3,306	\$ 73	\$ 2,755	\$ 61	\$ 2,204	\$ 49
	Restaurant, Night Club, Bar	1,250	\$ 4,038	\$ 131	\$ 3,365	\$ 109	\$ 2,692	\$ 87
		2,500	\$ 5,675	\$ 33	\$ 4,729	\$ 27	\$ 3,783	\$ 22
		5,000	\$ 6,490	\$ 55	\$ 5,408	\$ 46	\$ 4,327	\$ 37
		12,500	\$ 10,614	\$ 39	\$ 8,845	\$ 33	\$ 7,075	\$ 26
		25,000	\$ 15,528	\$ 62	\$ 12,940	\$ 52	\$ 10,352	\$ 41
A-3	Assembly-Workshop, Amusement, Arcade	500	\$ 4,021	\$ 45	\$ 3,350	\$ 37	\$ 2,681	\$ 30
	Church, Community Hall	2,500	\$ 4,920	\$ 80	\$ 4,099	\$ 67	\$ 3,280	\$ 53
		5,000	\$ 6,923	\$ 20	\$ 5,769	\$ 17	\$ 4,615	\$ 13
		10,000	\$ 7,923	\$ 34	\$ 6,602	\$ 28	\$ 5,281	\$ 22
		25,000	\$ 12,974	\$ 24	\$ 10,812	\$ 20	\$ 8,650	\$ 16
		50,000	\$ 19,025	\$ 38	\$ 15,854	\$ 34	\$ 12,683	\$ 25
A-4	Assembly- Indoor Sport Viewing	250	\$ 4,200	\$ 94	\$ 3,499	\$ 23	\$ 2,799	\$ 62
	Area, Skating Rink, Tennis Court	1,250	\$ 5,135	\$ 167	\$ 4,280	\$ 38	\$ 3,424	\$ 111
		2,500	\$ 7,223	\$ 42	\$ 6,019	\$ 29	\$ 4,816	\$ 28
		5,000	\$ 8,265	\$ 70	\$ 6,888	\$ 51	\$ 5,510	\$ 47
	A Occupancy Tenant Improvements	12,500	\$ 13,532	\$ 50	\$ 11,276	\$ 13	\$ 9,021	\$ 34
		25,000	\$ 19,827	\$ 79	\$ 16,522	\$ 22	\$ 13,218	\$ 53
A-5	Assembly- Outdoor Activities	500	\$ 4,914	\$ 51	\$ 4,096	\$ 42	\$ 3,276	\$ 34
	Amusement Park, Bleacher, Stadium	2,500	\$ 5,931	\$ 93	\$ 4,943	\$ 78	\$ 3,954	\$ 62
		5,000	\$ 8,264	\$ 23	\$ 6,886	\$ 19	\$ 5,510	\$ 15
		10,000	\$ 9,409	\$ 39	\$ 7,842	\$ 32	\$ 6,273	\$ 26
		25,000	\$ 15,220	\$ 27	\$ 12,684	\$ 23	\$ 10,147	\$ 18
		50,000	\$ 21,977	\$ 44	\$ 18,315	\$ 37	\$ 14,652	\$ 29

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

IBC Class	ICC Occupancy Type	Project Size Threshold	Construction Types: Base Cost @ Threshold Size	I-A, I-B Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-A, III-A,V-A Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-B, III-B,IV,V Cost for Each Additional 100 sf*
A	A Occupancy Tenant Improvements	500	\$ 3,127	\$ 36	\$ 2,606	\$ 30	\$ 2,085	\$ 24
		2,500	\$ 3,856	\$ 64	\$ 3,213	\$ 53	\$ 2,571	\$ 43
		5,000	\$ 5,456	\$ 16	\$ 4,547	\$ 13	\$ 3,637	\$ 11
		10,000	\$ 6,260	\$ 27	\$ 5,217	\$ 23	\$ 4,174	\$ 18
	Approved April __, 2020	25,000	\$ 10,324	\$ 20	\$ 8,603	\$ 16	\$ 6,883	\$ 13
		50,000	\$ 15,260	\$ 31	\$ 12,717	\$ 25	\$ 10,174	\$ 20
B	Business- Animal Hospital	500	\$ 4,736	\$ 52	\$ 3,946	\$ 43	\$ 3,157	\$ 35
		2,500	\$ 5,774	\$ 93	\$ 4,812	\$ 78	\$ 3,850	\$ 62
		5,000	\$ 8,104	\$ 23	\$ 6,753	\$ 19	\$ 5,402	\$ 15
		10,000	\$ 9,262	\$ 39	\$ 7,718	\$ 33	\$ 6,174	\$ 26
		25,000	\$ 15,120	\$ 28	\$ 12,600	\$ 23	\$ 10,081	\$ 19
		50,000	\$ 22,085	\$ 44	\$ 18,404	\$ 37	\$ 14,723	\$ 29
B	Business- Bank	200	\$ 3,574	\$ 95	\$ 2,979	\$ 79	\$ 2,383	\$ 64
		1,000	\$ 4,336	\$ 173	\$ 3,613	\$ 144	\$ 2,891	\$ 115
		2,000	\$ 6,064	\$ 43	\$ 5,054	\$ 36	\$ 4,043	\$ 28
		4,000	\$ 6,918	\$ 72	\$ 5,766	\$ 60	\$ 4,612	\$ 48
		10,000	\$ 11,245	\$ 51	\$ 9,370	\$ 42	\$ 7,496	\$ 34
		20,000	\$ 16,331	\$ 82	\$ 13,609	\$ 68	\$ 10,887	\$ 54
B	Business-Clinic, Outpatient	400	\$ 7,148	\$ 92	\$ 4,879	\$ 76	\$ 3,903	\$ 61
		2,000	\$ 8,615	\$ 169	\$ 5,917	\$ 141	\$ 4,735	\$ 113
		4,000	\$ 11,992	\$ 41	\$ 8,277	\$ 34	\$ 6,621	\$ 28
		8,000	\$ 13,648	\$ 70	\$ 11,373	\$ 58	\$ 9,099	\$ 47
		20,000	\$ 22,053	\$ 49	\$ 18,378	\$ 41	\$ 14,702	\$ 32
		40,000	\$ 31,790	\$ 79	\$ 26,491	\$ 66	\$ 21,193	\$ 53
B	Business-Dry Cleaning	150	\$ 3,842	\$ 122	\$ 3,202	\$ 102	\$ 2,561	\$ 81
		750	\$ 4,575	\$ 232	\$ 3,812	\$ 193	\$ 3,050	\$ 154
		1,500	\$ 6,313	\$ 56	\$ 5,261	\$ 47	\$ 4,209	\$ 37
		3,000	\$ 7,153	\$ 95	\$ 5,961	\$ 79	\$ 4,768	\$ 63
		7,500	\$ 11,424	\$ 64	\$ 9,520	\$ 53	\$ 7,616	\$ 43
		15,000	\$ 16,227	\$ 108	\$ 13,523	\$ 90	\$ 10,818	\$ 72
B	Business-Laboratory	200	\$ 3,574	\$ 90	\$ 2,979	\$ 75	\$ 2,383	\$ 60
		1,000	\$ 4,290	\$ 166	\$ 3,575	\$ 139	\$ 2,860	\$ 111

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

			Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
IBC Class	ICC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
		2,000	\$ 5,953	\$ 41	\$ 4,961	\$ 34	\$ 3,969	\$ 27
		4,000	\$ 6,765	\$ 69	\$ 5,638	\$ 57	\$ 4,509	\$ 46
		10,000	\$ 10,886	\$ 47	\$ 9,072	\$ 39	\$ 7,257	\$ 32
		20,000	\$ 15,612	\$ 78	\$ 13,010	\$ 65	\$ 10,408	\$ 52
B	Business-Motor Vehicle Showroom	250	\$ 3,395	\$ 70	\$ 2,830	\$ 58	\$ 2,263	\$ 47
		1,250	\$ 4,096	\$ 129	\$ 3,414	\$ 107	\$ 2,731	\$ 86
		2,500	\$ 5,707	\$ 32	\$ 4,756	\$ 26	\$ 3,804	\$ 21
		5,000	\$ 6,497	\$ 53	\$ 5,414	\$ 45	\$ 4,331	\$ 36
		12,500	\$ 10,506	\$ 37	\$ 8,755	\$ 34	\$ 6,261	\$ 27
		25,000	\$ 15,161	\$ 61	\$ 12,633	\$ 56	\$ 8,979	\$ 45
B	Business- Professional Office	1,000	\$ 5,540	\$ 31	\$ 4,617	\$ 26	\$ 3,693	\$ 21
		5,000	\$ 6,790	\$ 56	\$ 5,658	\$ 46	\$ 4,527	\$ 37
		10,000	\$ 9,566	\$ 14	\$ 7,972	\$ 12	\$ 6,377	\$ 9
		20,000	\$ 10,952	\$ 23	\$ 9,127	\$ 19	\$ 7,301	\$ 16
		50,000	\$ 17,966	\$ 17	\$ 14,971	\$ 14	\$ 11,977	\$ 11
		100,000	\$ 26,392	\$ 26	\$ 21,993	\$ 22	\$ 17,595	\$ 18
B	Occupancy Tenant Improvements	1,000	\$ 3,842	\$ 21	\$ 3,201	\$ 17	\$ 2,561	\$ 14
		5,000	\$ 4,671	\$ 37	\$ 3,893	\$ 31	\$ 3,115	\$ 25
		10,000	\$ 6,543	\$ 9	\$ 5,453	\$ 8	\$ 4,362	\$ 6
		20,000	\$ 7,473	\$ 16	\$ 6,227	\$ 13	\$ 4,981	\$ 10
		50,000	\$ 12,171	\$ 11	\$ 10,142	\$ 9	\$ 8,114	\$ 7
		100,000	\$ 17,716	\$ 18	\$ 14,764	\$ 15	\$ 11,811	\$ 12
E	Educational - DayCare	250	\$ 2,413	\$ 49	\$ 2,011	\$ 41	\$ 1,609	\$ 33
	5+ children, older than 2 1/2 yrs	1,250	\$ 2,907	\$ 91	\$ 2,423	\$ 76	\$ 1,938	\$ 61
		2,500	\$ 4,046	\$ 22	\$ 3,371	\$ 19	\$ 2,696	\$ 15
		5,000	\$ 4,604	\$ 38	\$ 3,836	\$ 31	\$ 3,069	\$ 25
		12,500	\$ 7,436	\$ 26	\$ 6,196	\$ 22	\$ 4,957	\$ 17
		25,000	\$ 10,711	\$ 43	\$ 8,926	\$ 36	\$ 7,141	\$ 29
F-1	Factory Industrial- Moderate Hazard	250	\$ 4,021	\$ 79	\$ 3,351	\$ 66	\$ 2,681	\$ 53
		1,250	\$ 4,811	\$ 148	\$ 4,010	\$ 123	\$ 3,208	\$ 99
		2,500	\$ 6,664	\$ 36	\$ 5,553	\$ 30	\$ 4,443	\$ 24

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

IBC Class	ICC Occupancy Type	Project Size Threshold	Construction Types: Base Cost @ Threshold Size	I-A, I-B Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-A, III-A,V-A Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-B, III-B,IV,V Cost for Each Additional 100 sf*
		5,000	\$ 7,564	\$ 61	\$ 6,304	\$ 51	\$ 5,043	\$ 41
		12,500	\$ 12,138	\$ 42	\$ 10,115	\$ 35	\$ 8,092	\$ 28
		25,000	\$ 17,349	\$ 69	\$ 14,457	\$ 58	\$ 11,566	\$ 46
F-2	Factory Industrial- Low Hazard	250	\$ 4,378	\$ 88	\$ 3,649	\$ 73	\$ 2,919	\$ 58
		1,250	\$ 5,255	\$ 163	\$ 4,378	\$ 136	\$ 3,503	\$ 109
		2,500	\$ 7,293	\$ 40	\$ 6,077	\$ 33	\$ 4,862	\$ 26
		5,000	\$ 8,286	\$ 67	\$ 6,905	\$ 56	\$ 5,525	\$ 45
		12,500	\$ 13,336	\$ 46	\$ 11,114	\$ 39	\$ 8,892	\$ 31
		25,000	\$ 19,127	\$ 77	\$ 15,939	\$ 64	\$ 12,751	\$ 51
F	Occupancy Tenant Improvements	500	\$ 4,110	\$ 50	\$ 3,425	\$ 42	\$ 2,740	\$ 34
		2,500	\$ 5,117	\$ 87	\$ 4,264	\$ 72	\$ 3,411	\$ 58
		5,000	\$ 7,285	\$ 22	\$ 6,071	\$ 18	\$ 4,857	\$ 15
		10,000	\$ 8,387	\$ 37	\$ 6,988	\$ 31	\$ 5,591	\$ 25
		25,000	\$ 13,940	\$ 27	\$ 11,617	\$ 23	\$ 9,293	\$ 18
		50,000	\$ 20,799	\$ 42	\$ 17,333	\$ 35	\$ 13,866	\$ 28
H-1	High Hazard Group H-1	1,000	\$ 6,344	\$ 35	\$ 5,287	\$ 29	\$ 4,230	\$ 23
	Pose a detonation Hazard	5,000	\$ 7,734	\$ 62	\$ 6,444	\$ 52	\$ 5,156	\$ 42
		10,000	\$ 10,852	\$ 16	\$ 9,044	\$ 13	\$ 7,235	\$ 10
		20,000	\$ 12,403	\$ 26	\$ 10,337	\$ 22	\$ 8,269	\$ 17
		50,000	\$ 20,251	\$ 19	\$ 16,876	\$ 16	\$ 13,501	\$ 12
		100,000	\$ 29,571	\$ 30	\$ 24,643	\$ 25	\$ 19,714	\$ 20
H-2	High Hazard Group H-2	2,000	\$ 6,612	\$ 18	\$ 5,510	\$ 15	\$ 4,408	\$ 12
	Pose a deflagration Hazard	10,000	\$ 8,019	\$ 32	\$ 6,682	\$ 27	\$ 5,346	\$ 22
		20,000	\$ 11,211	\$ 8	\$ 9,342	\$ 7	\$ 7,474	\$ 5
		40,000	\$ 12,787	\$ 13	\$ 10,656	\$ 11	\$ 8,524	\$ 9
		100,000	\$ 20,781	\$ 9	\$ 17,317	\$ 8	\$ 13,854	\$ 6
		200,000	\$ 30,177	\$ 15	\$ 25,147	\$ 13	\$ 20,118	\$ 10
H-3	High Hazard Group H-3	1,000	\$ 6,791	\$ 35	\$ 5,659	\$ 29	\$ 4,527	\$ 24
	Readily support combustion	5,000	\$ 8,205	\$ 65	\$ 6,838	\$ 54	\$ 5,470	\$ 43
		10,000	\$ 11,443	\$ 16	\$ 9,536	\$ 13	\$ 7,629	\$ 11
		20,000	\$ 13,038	\$ 27	\$ 10,865	\$ 22	\$ 8,692	\$ 18

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

IBC Class	ICC Occupancy Type	Project Size Threshold	Construction Types: Base Cost @ Threshold Size	I-A, I-B Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-A, III-A,V-A Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-B, III-B,IV,V Cost for Each Additional 100 sf*
		50,000	\$ 21,114	\$ 19	\$ 17,595	\$ 16	\$ 14,076	\$ 13
		100,000	\$ 30,527	\$ 31	\$ 25,440	\$ 25	\$ 20,352	\$ 20
H-4	High Hazard Group H-4	100	\$ 2,859	\$ 141	\$ 2,383	\$ 117	\$ 1,906	\$ 94
	Pose Health Hazards	500	\$ 3,423	\$ 264	\$ 2,852	\$ 220	\$ 2,282	\$ 176
		1,000	\$ 4,743	\$ 64	\$ 3,953	\$ 54	\$ 3,162	\$ 43
		2,000	\$ 5,385	\$ 109	\$ 4,487	\$ 91	\$ 3,590	\$ 72
		5,000	\$ 8,647	\$ 74	\$ 7,205	\$ 62	\$ 5,764	\$ 50
		10,000	\$ 12,366	\$ 124	\$ 10,305	\$ 103	\$ 8,244	\$ 82
H-5	High Hazard Group H-5	100	\$ 2,859	\$ 141	\$ 2,383	\$ 117	\$ 1,906	\$ 94
	Semi Conductor Fabrication. R & D	500	\$ 3,423	\$ 264	\$ 2,852	\$ 220	\$ 2,282	\$ 176
		1,000	\$ 4,743	\$ 64	\$ 3,953	\$ 54	\$ 3,162	\$ 43
		2,000	\$ 5,385	\$ 109	\$ 4,487	\$ 91	\$ 3,590	\$ 72
		5,000	\$ 8,647	\$ 74	\$ 7,205	\$ 62	\$ 5,764	\$ 50
		10,000	\$ 12,366	\$ 124	\$ 10,305	\$ 103	\$ 8,244	\$ 82
H	H Occupancy Tenant Improvements	1,000	\$ 9,829	\$ 53	\$ 8,191	\$ 11	\$ 6,554	\$ 9
		5,000	\$ 11,951	\$ 96	\$ 9,958	\$ 19	\$ 7,968	\$ 15
		10,000	\$ 16,740	\$ 24	\$ 13,949	\$ 20	\$ 11,160	\$ 16
		20,000	\$ 19,110	\$ 40	\$ 15,926	\$ 50	\$ 12,740	\$ 27
		50,000	\$ 31,133	\$ 28	\$ 25,944	\$ 24	\$ 20,755	\$ 19
		100,000	\$ 45,312	\$ 45	\$ 37,761	\$ 38	\$ 30,208	\$ 30
M	Mercantile- Department & Drug Store	1,000	\$ 6,523	\$ 34	\$ 5,436	\$ 28	\$ 4,348	\$ 23
		5,000	\$ 7,874	\$ 62	\$ 6,561	\$ 52	\$ 5,250	\$ 41
		10,000	\$ 10,973	\$ 15	\$ 9,144	\$ 13	\$ 7,315	\$ 10
		20,000	\$ 12,495	\$ 26	\$ 10,412	\$ 21	\$ 8,330	\$ 17
		50,000	\$ 20,218	\$ 18	\$ 16,848	\$ 15	\$ 13,479	\$ 12
		100,000	\$ 29,190	\$ 29	\$ 24,324	\$ 24	\$ 19,460	\$ 19
M	Mercantile- Market	5,000	\$ 14,028	\$ 17	\$ 11,691	\$ 13	\$ 9,353	\$ 10
		25,000	\$ 17,377	\$ 29	\$ 14,482	\$ 24	\$ 11,585	\$ 19
		50,000	\$ 24,653	\$ 7	\$ 20,544	\$ 6	\$ 16,435	\$ 5
		100,000	\$ 28,335	\$ 12	\$ 23,612	\$ 10	\$ 18,890	\$ 8
		250,000	\$ 46,914	\$ 9	\$ 39,095	\$ 8	\$ 31,276	\$ 6
		500,000	\$ 69,650	\$ 14	\$ 58,042	\$ 12	\$ 46,433	\$ 9

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

			Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
IBC Class	ICC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
M	Mercantile- Motor Fuel-Dispensing	2,000	\$ 6,433	\$ 20	\$ 5,361	\$ 17	\$ 4,289	\$ 14
		10,000	\$ 8,061	\$ 35	\$ 6,717	\$ 29	\$ 5,374	\$ 23
		20,000	\$ 11,528	\$ 9	\$ 9,606	\$ 7	\$ 7,685	\$ 6
		40,000	\$ 13,302	\$ 15	\$ 11,085	\$ 12	\$ 8,869	\$ 10
		100,000	\$ 22,224	\$ 11	\$ 18,520	\$ 9	\$ 14,816	\$ 7
		200,000	\$ 33,366	\$ 17	\$ 27,805	\$ 14	\$ 22,244	\$ 11
M	Mercantile- Retail or Wholesale Store	300	\$ 3,574	\$ 65	\$ 2,979	\$ 54	\$ 2,383	\$ 43
		1,500	\$ 4,354	\$ 117	\$ 3,628	\$ 97	\$ 2,903	\$ 78
		3,000	\$ 6,105	\$ 29	\$ 5,088	\$ 24	\$ 4,071	\$ 19
		6,000	\$ 6,975	\$ 49	\$ 5,813	\$ 41	\$ 4,650	\$ 33
		15,000	\$ 11,378	\$ 35	\$ 9,481	\$ 29	\$ 7,586	\$ 23
		30,000	\$ 16,599	\$ 55	\$ 13,831	\$ 46	\$ 11,065	\$ 37
M	M Occupancy Tenant Improvements	2,000	\$ 3,753	\$ 58	\$ 3,128	\$ 48	\$ 2,502	\$ 38
		10,000	\$ 8,366	\$ 59	\$ 6,971	\$ 49	\$ 5,577	\$ 40
		20,000	\$ 14,295	\$ 11	\$ 11,913	\$ 9	\$ 9,530	\$ 7
		40,000	\$ 16,482	\$ 18	\$ 13,735	\$ 15	\$ 10,988	\$ 12
		100,000	\$ 27,491	\$ 14	\$ 22,909	\$ 11	\$ 18,327	\$ 9
		200,000	\$ 41,189	\$ 21	\$ 34,324	\$ 14	\$ 27,459	\$ 14
R-1	Residential- Transient	800	\$ 5,629	\$ 43	\$ 4,691	\$ 36	\$ 3,753	\$ 29
	Boarding Houses, Hotels, Motels	4,000	\$ 7,019	\$ 74	\$ 5,849	\$ 62	\$ 4,679	\$ 49
		8,000	\$ 9,983	\$ 19	\$ 8,337	\$ 16	\$ 6,668	\$ 13
		16,000	\$ 11,522	\$ 32	\$ 9,601	\$ 27	\$ 7,681	\$ 21
		40,000	\$ 19,174	\$ 24	\$ 15,979	\$ 20	\$ 12,784	\$ 16
		80,000	\$ 28,647	\$ 36	\$ 23,873	\$ 30	\$ 19,098	\$ 24
R-1	Residential- Transient, Phased Permit	800	\$ 5,808	\$ 45	\$ 4,840	\$ 37	\$ 3,872	\$ 29
	Boarding Houses, Hotels, Motels	4,000	\$ 7,245	\$ 77	\$ 6,038	\$ 64	\$ 4,830	\$ 51
		8,000	\$ 10,329	\$ 20	\$ 8,607	\$ 16	\$ 6,886	\$ 13
		16,000	\$ 11,899	\$ 33	\$ 9,916	\$ 27	\$ 7,933	\$ 22
		40,000	\$ 19,811	\$ 25	\$ 16,509	\$ 20	\$ 13,207	\$ 16
		80,000	\$ 29,613	\$ 37	\$ 24,677	\$ 31	\$ 19,742	\$ 25



**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

			Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
IBC Class	ICC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
R-3	Dwellings- Custom Homes	1,000	\$ 4,646	\$ 29	\$ 3,872	\$ 24	\$ 3,098	\$ 19
		2,500	\$ 5,082	\$ 129	\$ 4,234	\$ 107	\$ 3,388	\$ 86
		4,000	\$ 7,013	\$ 68	\$ 5,845	\$ 57	\$ 4,676	\$ 45
		6,000	\$ 8,375	\$ 76	\$ 6,979	\$ 63	\$ 5,583	\$ 50
		8,000	\$ 9,887	\$ 146	\$ 8,239	\$ 121	\$ 6,592	\$ 97
		10,000	\$ 12,799	\$ 128	\$ 10,665	\$ 107	\$ 8,532	\$ 85
R-3	Dwellings- Models, First Master Plan	1,000	\$ 4,468	\$ 48	\$ 3,723	\$ 40	\$ 2,979	\$ 32
		2,500	\$ 5,190	\$ 150	\$ 4,324	\$ 125	\$ 3,460	\$ 100
		4,000	\$ 7,433	\$ 86	\$ 6,194	\$ 71	\$ 4,955	\$ 57
		6,000	\$ 9,144	\$ 112	\$ 7,620	\$ 93	\$ 2,979	\$ 75
		8,000	\$ 11,387	\$ 84	\$ 9,489	\$ 70	\$ 3,460	\$ 56
		10,000	\$ 13,061	\$ 131	\$ 10,884	\$ 109	\$ 8,707	\$ 87
R-3	Dwellings-Production Phase of Master Plan	1,000	\$ 3,753	\$ 44	\$ 3,127	\$ 37	\$ 2,502	\$ 29
	(Repeats)	2,500	\$ 4,411	\$ 121	\$ 3,676	\$ 101	\$ 2,941	\$ 81
		4,000	\$ 6,229	\$ 79	\$ 5,191	\$ 66	\$ 4,153	\$ 53
		6,000	\$ 7,815	\$ 87	\$ 6,512	\$ 73	\$ 5,210	\$ 58
		8,000	\$ 9,557	\$ 73	\$ 7,964	\$ 61	\$ 6,371	\$ 49
		10,000	\$ 11,026	\$ 110	\$ 9,188	\$ 92	\$ 7,350	\$ 74
R-4	Residential- Assisted Living (6-16 persons)	1,000	\$ 4,468	\$ 24	\$ 3,723	\$ 20	\$ 2,979	\$ 16
		5,000	\$ 5,430	\$ 43	\$ 4,525	\$ 36	\$ 3,620	\$ 29
		10,000	\$ 7,604	\$ 11	\$ 6,336	\$ 9	\$ 5,069	\$ 7
		20,000	\$ 8,680	\$ 18	\$ 7,233	\$ 15	\$ 5,786	\$ 12
		50,000	\$ 14,131	\$ 13	\$ 11,776	\$ 11	\$ 9,421	\$ 9
		100,000	\$ 20,573	\$ 21	\$ 17,144	\$ 17	\$ 13,715	\$ 14
S-1	Storage- Moderate Hazard	500	\$ 3,574	\$ 46	\$ 2,979	\$ 38	\$ 2,383	\$ 31
		2,500	\$ 4,489	\$ 78	\$ 3,741	\$ 65	\$ 2,992	\$ 52
		5,000	\$ 6,430	\$ 20	\$ 5,358	\$ 17	\$ 4,286	\$ 13
		10,000	\$ 7,423	\$ 33	\$ 6,186	\$ 28	\$ 4,949	\$ 22
		25,000	\$ 12,428	\$ 25	\$ 10,357	\$ 21	\$ 8,285	\$ 17
		50,000	\$ 18,692	\$ 37	\$ 15,577	\$ 31	\$ 12,462	\$ 25
S-1	Storage- Moderate Hazard, Repair Garage	500	\$ 5,897	\$ 64	\$ 4,914	\$ 54	\$ 3,932	\$ 43

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

IBC Class	ICC Occupancy Type	Project Size Threshold	Construction Types: Base Cost @ Threshold Size	I-A, I-B Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-A, III-A,V-A Cost for Each Additional 100 sf*	Construction Types: Base Cost @ Threshold Size	II-B, III-B,IV,V Cost for Each Additional 100 sf*
	Motor Vehicles (not High Hazard)	2,500	\$ 7,182	\$ 116	\$ 5,985	\$ 96	\$ 4,788	\$ 77
		5,000	\$ 10,070	\$ 29	\$ 8,392	\$ 24	\$ 6,713	\$ 19
		10,000	\$ 11,505	\$ 48	\$ 9,587	\$ 40	\$ 7,670	\$ 32
		25,000	\$ 18,765	\$ 34	\$ 15,638	\$ 29	\$ 12,510	\$ 23
		50,000	\$ 27,365	\$ 55	\$ 22,804	\$ 46	\$ 18,243	\$ 36
S-2	Storage- Low Hazard	80	\$ 2,100	\$ 135	\$ 1,750	\$ 112	\$ 1,400	\$ 90
		400	\$ 2,531	\$ 248	\$ 2,109	\$ 207	\$ 1,687	\$ 165
		800	\$ 3,522	\$ 61	\$ 2,936	\$ 51	\$ 2,348	\$ 41
		1,600	\$ 4,009	\$ 103	\$ 3,341	\$ 86	\$ 2,673	\$ 69
		4,000	\$ 6,477	\$ 71	\$ 5,398	\$ 60	\$ 4,317	\$ 48
		8,000	\$ 9,336	\$ 117	\$ 7,780	\$ 97	\$ 6,224	\$ 78
S-2	Storage- low Hazard, Aircraft Hanger	1,000	\$ 6,255	\$ 37	\$ 5,212	\$ 31	\$ 4,169	\$ 25
		5,000	\$ 7,743	\$ 65	\$ 6,453	\$ 54	\$ 5,162	\$ 43
		10,000	\$ 10,983	\$ 16	\$ 9,153	\$ 14	\$ 7,322	\$ 11
		20,000	\$ 12,619	\$ 28	\$ 10,516	\$ 23	\$ 8,412	\$ 18
		50,000	\$ 20,876	\$ 20	\$ 17,396	\$ 17	\$ 13,917	\$ 13
		100,000	\$ 30,972	\$ 31	\$ 25,810	\$ 26	\$ 20,648	\$ 21
S-2	Storage- Low Hazard, Parking Garages	1,000	\$ 5,361	\$ 32	\$ 4,467	\$ 27	\$ 3,574	\$ 21
	Open or Enclosed	5,000	\$ 6,634	\$ 55	\$ 5,528	\$ 46	\$ 4,423	\$ 37
		10,000	\$ 9,407	\$ 14	\$ 7,839	\$ 12	\$ 6,271	\$ 9
		20,000	\$ 10,809	\$ 24	\$ 8,985	\$ 20	\$ 7,205	\$ 16
		50,000	\$ 17,876	\$ 17	\$ 14,897	\$ 14	\$ 11,918	\$ 12
		100,000	\$ 26,510	\$ 27	\$ 22,091	\$ 22	\$ 17,673	\$ 18
S	S Occupancy Tenant Improvements	1,000	\$ 6,255	\$ 37	\$ 5,213	\$ 31	\$ 4,170	\$ 25
		5,000	\$ 7,727	\$ 64	\$ 6,440	\$ 54	\$ 5,151	\$ 43
		10,000	\$ 10,945	\$ 16	\$ 9,120	\$ 13	\$ 7,296	\$ 11
		20,000	\$ 12,565	\$ 27	\$ 10,471	\$ 23	\$ 8,376	\$ 18
		50,000	\$ 20,753	\$ 20	\$ 17,295	\$ 17	\$ 13,835	\$ 13
		100,000	\$ 30,730	\$ 31	\$ 25,608	\$ 26	\$ 20,486	\$ 20
U	Accessory- Shed, Private Garage	50	\$ 1,001	\$ 113	\$ 832	\$ 95	\$ 666	\$ 76
		250	\$ 1,228	\$ 200	\$ 1,021	\$ 167	\$ 817	\$ 133

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

IBC Class	ICC Occupancy Type	Project Size Threshold	Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
		500	\$ 1,728	\$ 51	\$ 1,440	\$ 42	\$ 1,152	\$ 34
		1,000	\$ 1,981	\$ 85	\$ 1,652	\$ 71	\$ 1,321	\$ 57
		2,500	\$ 3,252	\$ 61	\$ 2,711	\$ 51	\$ 2,170	\$ 41
		5,000	\$ 4,788	\$ 96	\$ 3,988	\$ 80	\$ 3,191	\$ 64
	Other Tenant Improvements	300	\$ 3,574	\$ 65	\$ 2,978	\$ 54	\$ 2,383	\$ 43
		1,500	\$ 4,353	\$ 117	\$ 3,628	\$ 97	\$ 2,901	\$ 78
		3,000	\$ 6,105	\$ 29	\$ 5,087	\$ 24	\$ 4,069	\$ 19
		6,000	\$ 6,973	\$ 49	\$ 5,811	\$ 41	\$ 4,649	\$ 33
		15,000	\$ 11,375	\$ 35	\$ 9,478	\$ 29	\$ 7,583	\$ 23
		30,000	\$ 16,589	\$ 55	\$ 13,824	\$ 46	\$ 11,060	\$ 37
	Shell Buildings	1,000	\$ 7,148	\$ 45	\$ 5,956	\$ 38	\$ 4,765	\$ 30
	All Shell Buildings	5,000	\$ 8,954	\$ 77	\$ 7,462	\$ 64	\$ 5,969	\$ 51
		10,000	\$ 12,803	\$ 20	\$ 10,670	\$ 16	\$ 8,536	\$ 13
		20,000	\$ 14,771	\$ 33	\$ 12,309	\$ 28	\$ 9,847	\$ 22
		50,000	\$ 24,674	\$ 25	\$ 20,562	\$ 21	\$ 16,449	\$ 16
		100,000	\$ 37,033	\$ 37	\$ 30,861	\$ 31	\$ 24,689	\$ 25
A-2	Assembly- Food & Drink	500	\$ 6,255	\$ 60	\$ 5,212	\$ 50	\$ 4,170	\$ 40
		2,500	\$ 7,454	\$ 114	\$ 6,212	\$ 95	\$ 4,969	\$ 76
		5,000	\$ 10,293	\$ 27	\$ 8,577	\$ 23	\$ 5,699	\$ 18
		10,000	\$ 11,665	\$ 47	\$ 9,721	\$ 39	\$ 7,776	\$ 31
		25,000	\$ 18,644	\$ 31	\$ 15,536	\$ 26	\$ 12,429	\$ 21
		50,000	\$ 26,509	\$ 53	\$ 22,090	\$ 44	\$ 17,672	\$ 35
B	Business- Clinic, Outpatient	1,000	\$ 4,646	\$ 21	\$ 3,871	\$ 17	\$ 3,098	\$ 14
		5,000	\$ 5,486	\$ 41	\$ 4,572	\$ 34	\$ 3,658	\$ 27
		10,000	\$ 7,524	\$ 10	\$ 6,270	\$ 8	\$ 5,016	\$ 6
		20,000	\$ 8,498	\$ 17	\$ 7,081	\$ 14	\$ 5,666	\$ 11
		50,000	\$ 13,458	\$ 11	\$ 11,215	\$ 9	\$ 8,972	\$ 7
		100,000	\$ 18,908	\$ 19	\$ 15,756	\$ 16	\$ 12,606	\$ 13
B	Business- Professional Office	1,000	\$ 6,076	\$ 30	\$ 5,063	\$ 25	\$ 4,050	\$ 20
		5,000	\$ 7,258	\$ 56	\$ 6,048	\$ 46	\$ 4,839	\$ 37
		10,000	\$ 10,041	\$ 13	\$ 8,367	\$ 11	\$ 6,694	\$ 9
		20,000	\$ 11,389	\$ 23	\$ 9,491	\$ 19	\$ 7,593	\$ 15
		50,000	\$ 18,249	\$ 16	\$ 15,207	\$ 13	\$ 12,165	\$ 10
		100,000	\$ 26,031	\$ 26	\$ 21,692	\$ 22	\$ 17,354	\$ 17

**City Of Tulare**  
**Schedule of New Construction Fees**  
**Plan Check & Inspection Fees Combined**

			Construction Types:	I-A, I-B	Construction Types:	II-A, III-A,V-A	Construction Types:	II-B, III-B,IV,V
IBC Class	ICC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*	Base Cost @ Threshold Size	Cost for Each Additional 100 sf*
M	Mercantile- Department & Drug Store	1,000	\$ 6,076	\$ 30	\$ 5,063	\$ 25	\$ 4,050	\$ 20
		5,000	\$ 7,258	\$ 56	\$ 6,048	\$ 46	\$ 4,839	\$ 37
		10,000	\$ 10,041	\$ 13	\$ 8,367	\$ 11	\$ 6,694	\$ 9
		20,000	\$ 11,389	\$ 23	\$ 9,491	\$ 19	\$ 7,593	\$ 15
		50,000	\$ 18,249	\$ 16	\$ 15,207	\$ 13	\$ 12,165	\$ 10
		100,000	\$ 26,031	\$ 26	\$ 21,692	\$ 22	\$ 17,354	\$ 17
	Other Shell Building	1,000	\$ 6,076	\$ 31	\$ 5,063	\$ 26	\$ 4,050	\$ 21
		5,000	\$ 7,329	\$ 58	\$ 6,107	\$ 48	\$ 4,885	\$ 38
		10,000	\$ 10,206	\$ 14	\$ 8,506	\$ 12	\$ 6,804	\$ 9
		20,000	\$ 11,620	\$ 24	\$ 9,683	\$ 20	\$ 7,746	\$ 16
		50,000	\$ 18,785	\$ 17	\$ 166,989	\$ 12	\$ 12,523	\$ 10
		100,000	\$ 27,111	\$ 24	\$ 22,593	\$ 20	\$ 18,074	\$ 16

## Building Division Fees Miscellaneous Services and Permit Items

#	Description	Unit	Tran Code	GL Account	Fee
1	Abandoned Property Registration			008-3104-000	\$ 75.00
2	Awning/Canopy		1211	008-3103-001	\$ 263.00
3	Each additional 100 sq ft. Awn/Can		1211	008-3103-001	\$ 105.00
4	Bay Window		1211	008-3103-001	\$ 263.00
5	Carport (up to 300 s.f.)		1211	008-3103-001	\$ 263.00
6	Additional Carport		1211	008-3103-001	\$ 53.00
7	Cellular/Mobile Phone, Attached to building		1211	008-3103-001	\$ 525.00
8	Cellular/Mobile Phone, Free Standing		1211	008-3103-001	\$ 578.00
9	Close existing opening in wall		1211	008-3103-001	\$ 105.00
10	Balcony/Up to 300 Sq.ft.		1211	008-3104-000	\$ 367.00
11	Commercial- Demolition		1211	008-3103-001	\$ 158.00
12	Covered Porch (up to 300 sq ft.)		1211	008-3103-001	\$ 210.00
13	Additional Porch (100 s.f.)		1211	008-3103-001	\$ 27.00
14	Deck (wood) up to 500 Sq Ft		1211	008-3103-001	\$ 263.00
15	Each additional 100 sq ft. Deck		1211	008-3103-001	\$ 105.00
16	Disabled Acces Compliance	Per Hour	1211	008-3103-001	\$ 105.00
17	Door up to 5		1211	008-3103-001	\$ 53.00
18	Each Additional Door		1211	008-3103-001	\$ 14.00
19	Drywall up to 500 s.f.		1211	008-3103-001	\$ 53.00
20	Additional Drywall (500 Sq ft)		1211	008-3103-001	\$ 27.00
21	Duplicate Inspection Card		1211	008-3103-001	\$ 53.00
22	Electrical Service		1211	008-3104-000	
23	60 to 200 amps		1211	008-3104-000	\$ 232.00
24	201 to 500 amps		1211	008-3104-000	\$ 260.00
25	501 to 1000 amps		1211	008-3104-000	\$ 260.00
26	over 1000 amps		1211	008-3104-000	\$ 403.00
27	Factory Built Fireplace		1211	008-3103-001	\$ 210.00
28	Fence, Non-Masonry over 6' in height, up to 100 l.f.) (standard)		1211	008-3103-001	\$ 105.00
29	Additional 100 l.f. Fence,		1211	008-3103-001	\$ 53.00
30	Flag Pole 20' or under		1211	008-3103-001	\$ 105.00
31	Flag Pole over 20'		1211	008-3103-001	\$ 158.00
32	Foundation (new for existing house)		1211	008-3103-001	\$ 420.00
33	Foundation Repair		1211	008-3103-001	\$ 158.00
34	Inspection Fee	Per Hour	1211	008-3103-001	\$ 105.00
35	Lighting pole up to 5		1211	008-3104-000	\$ 210.00
36	Approved April __, 2020		1211	008-3104-000	\$ 53.00
37	Masonry Fence up to 6' in height up to 100' (residential masonry) (Special Design)		1211	008-3103-001	\$ 315.00
38	Each Additional 100' Masonry Fence		1211	008-3103-001	\$ 79.00
39	Masonry Fence up to 6' in height up to 100' (residential masonry) (Standard)		1211	008-3103-001	\$ 263.00
40	Additional 100' Masonry Fence		1211	008-3103-001	\$ 53.00
41	Non-Permitted Garage Conversion - Demolition		1211	008-3103-001	\$ 53.00
42	Shed up to 500 Sq ft - Demolition		1211	008-3103-001	\$ 53.00

## Building Division Fees Miscellaneous Services and Permit Items

#	Description	Unit	Tran Code	GL Account	Fee
43	Onsite Parking Lots up to 1 acre		1211	008-3103-001	\$ 630.00
44	Each Additional Acre		1211	008-3103-001	\$ 473.00
45	Partition Residential up to 30' L.F.		1211	008-3103-001	\$ 132.00
46	Each additional 30' L.F. Residential		1211	008-3103-001	\$ 53.00
47	Partition Commercial up to 30' L.F.		1211	008-3103-001	\$ 132.00
48	Each additional 30' L.F. Commercial		1211	008-3103-001	\$ 53.00
49	Patio Cover (Custom-Up to 300 sq.ft.)		1211	008-3103-001	\$ 315.00
50	Additional custom Patio		1211	008-3103-001	\$ 53.00
51	EA. Additional 100 Sq.Ft.		1211	008-3103-001	\$ 53.00
52	Patio Cover Up to 300 Sq. ft.		1211	008-3103-001	\$ 210.00
53	Each additional 100' Sq. Ft.		1211	008-3103-001	\$ 27.00
54	Photovoltaic System 1-8 Kilowatts		1211	008-3104-000	\$ 248.00
55	Each Additional 8 Kilowatts		1211	008-3104-000	\$ 199.00
56	Pilaster (up to 6' high) Residential 1-10		1211	008-3103-001	\$ 105.00
57	Additional, Each Pilaster		1211	008-3103-001	\$ 14.00
58	Pole Light		1211	008-3104-000	\$ 27.00
59	Pool Abandonment		1211	008-3103-001	\$ 53.00
60	Reroof Commercial up to 2,000 sq. ft.		1211	008-3103-001	\$ 368.00
61	Each additional 1,000 sq. ft. Reroof		1211	008-3103-001	\$ 53.00
62	Reroof Residential Up to 3,000 sq ft		1211	008-3103-001	\$ 210.00
63	Each Additional 3,000 sq. ft. reroof		1211	008-3103-001	\$ 53.00
64	Rewire Residential Electrical up to 1,000 sq. ft.		1211	008-3104-000	\$ 236.00
65	Each additional 500 sq. ft.		1211	008-3104-000	\$ 105.00
66	Receptacle, Switch, and Lighting Outlets 1-10		1211	008-3104-000	\$ 53.00
67	Each Additional		1211	008-3104-000	\$ 27.00
68	Re-Inspection Fee		1211	008-3104-000	\$ 105.00
69	Remodel- Residential up to 300 sq. ft.		1211	008-3103-001	\$ 394.00
70	Each additional 100 sq. ft. Remodel		1211	008-3103-001	\$ 158.00
71	Residential- Demolition		1211	008-3103-001	\$ 158.00
72	Retaining wall 3'-6', up to 100'		1211	008-3103-001	\$ 420.00
73	Each Additional 100' Retainng wall		1211	008-3103-001	\$ 210.00
74	Roof drain up to 4		1211	008-3103-001	\$ 132.00
75	Each additional Roof Drain		1211	008-3103-001	\$ 53.00
76	Roof Structure replacement Up to 3,000 sq. ft.		1211	008-3103-001	\$ 578.00
77	Each additional 500 sq ft		1211	008-3103-001	\$ 158.00
78	Septic Abandonment		1211	008-3103-001	\$ 53.00
79	Siding up to 800 Sq.Ft.		1211	008-3103-001	\$ 158.00
80	Additional Siding (100 sq. Ft.)		1211	008-3103-001	\$ 13.00
81	Skylight 10 sq ft or less with no framing modification		1211	008-3103-001	\$ 105.00
82	Additional Skylight < 10 sq ft.		1211	008-3103-001	\$ 53.00
83	Skylight Greater than 10 sq ft or structural		1211	008-3103-001	\$ 210.00
84	Spa or Hot Tub (pre-fab)		1211	008-3103-001	\$ 158.00
85	Stone and Brick Veneer Up to 400 Sq Ft		1211	008-3237-000	\$ 158.00
86	Additional 400 Sq Ft Veneer		1211	008-3237-000	\$ 53.00

## Building Division Fees Miscellaneous Services and Permit Items

#	Description	Unit	Tran Code	GL Account	Fee
87	Storage Racks		1211	008-3103-001	
88	0-8' High Up to 100 L.F.		1211	008-3103-001	\$ 263.00
89	Additional 100 L.F. 0-8' High		1211	008-3103-001	\$ 105.00
90	Over 8' High up to 100 L.f.		1211	008-3103-001	\$ 368.00
91	Aditonal 100 L.f. Over 8' High		1211	008-3103-001	\$ 158.00
92	Stucco Up to 800 Sq. Ft.		1211	008-3237-000	\$ 158.00
93	Additional Stucco 100 Sq. Ft.		1211	008-3237-000	\$ 13.00
94	Swimming Pool Residential up to 800 sq. ft.		1211	008-3103-001	\$ 368.00
95	Additional 800 Sq. Ft. Residential		1211	008-3103-001	\$ 263.00
96	Swimming Pool Commercial up to 800 sq. ft.		1211	008-3103-001	\$ 1,312.00
97	Commercial each additional 800 sq. ft.		1211	008-3103-001	\$ 1,103.00
98	Temporary Sales Trailer		1211	008-3103-001	\$ 315.00
99	Tempororary Power including Meter		1211	008-3104-000	\$ 53.00
100	Temporary Sub Poles		1211	008-3104-000	\$ 53.00
101	Theatrical- Type Lighting Fixture		1211	008-3104-000	\$ 53.00
102	Trash Enclosure		1211	008-3103-001	\$ 210.00
103	Water Well Abandonment		1211	008-3103-001	\$ 53.00
104	Window or Sliding glass door 1-5		1211	008-3103-001	\$ 53.00
105	Each Additional Glass Door		1211	008-3103-001	\$ 13.00

<b>POWER APPARATUS</b>		Industrial Heating, Air Conditioners and heat Pumps, Cooking or Baking Equipment			
106	Up to 1 HP		1211	008-3104-000	\$ 53.00
107	Over 1 HP and Not Over 10 HP		1211	008-3104-000	\$ 105.00
108	Over 10 HP		1211	008-3104-000	\$ 158.00

<b>RESIDENTIAL APPLIANCES</b>					
109	Wall Mounted Electrical Ovens, Cook Tops, Rangers, Food Waste Grinders, Dishwashers, Washing Machines, Clothes Dryers, Other Motor Operated Appliances not exceeding 1 to 5 Horsepower		1211	008-3104-000	\$ 53.00
110	Each Additional Horsepower		1211	008-3104-000	\$ 27.00

<b>SIGNS</b>					
111	Alterations to existing Sign		1211	008-3103-001	\$ 53.00
112	Electrical Inspections		1211	008-3104-000	\$ 105.00
113	Miscellaneous Apparatus		1211	008-3103-001	\$ 105.00
114	Monument, Pole, and Freestanding		1211	008-3103-001	\$ 263.00
115	Non-illuminated Sign		1211	008-3103-001	\$ 79.00
116	One Sign and One Transformer		1211	008-3103-001	\$ 105.00
117	Each addition Sign per Address		1211	008-3103-001	\$ 53.00
118	Other Types of Sign		1211	008-3103-001	\$ 158.00

## Building Division Fees Miscellaneous Services and Permit Items

#	Description	Unit	Tran Code	GL Account	Fee
<b>MECHANICAL</b>					
119	A/C, with new duct work		1211	008-3104-000	\$ 184.00
120	A/C, without duct work		1211	008-3104-000	\$ 79.00
121	Absorption Unit		1211	008-3104-000	\$ 79.00
122	Chiller		1211	008-3104-000	\$ 105.00
123	Duct Work, New		1211	008-3104-000	\$ 105.00
124	Evaporative Cooler		1211	008-3104-000	\$ 53.00
125	Exhaust Hood and Duct (Residential)		1211	008-3104-000	\$ 53.00
126	Factory Built or Metal Chimney		1211	008-3104-000	\$ 13.00
127	Fire Dampers, Smoke Dampers		1211	008-3104-000	\$ 53.00
128	Furnace		1211	008-3104-000	\$ 79.00
129	Gas System, 1-5 outlets		1211	008-3104-000	\$ 53.00
130	Each Additional Gas Outlet		1211	008-3104-000	\$ 45.00
131	Heating or Cooling Coils		1211	008-3104-000	\$ 53.00
132	Mechanical Inspection		1211	008-3104-000	\$ 105.00
133	Miscellaneous Appliance		1211	008-3104-000	\$ 79.00
134	Refrigeration Compressor		1211	008-3104-000	\$ 105.00
135	Type I Commercial Grease Hood		1211	008-3103-001	\$ 158.00
136	Type II Commercial Steam Hood		1211	008-3103-001	\$ 105.00
137	Ventilation Fans (including Dryer Duct)		1211	008-3104-000	\$ 53.00
138	Wall Furnace		1211	008-3104-000	\$ 79.00
<b>PLUMBING</b>					
139	Building sewer up to 100'		1211	008-3104-000	\$ 105.00
140	Each Additional 100' Sewer		1211	008-3104-000	\$ 53.00
141	Gas System, 1-5 outlets		1211	008-3103-001	\$ 144.00
142	Each Additional Gas Outlet		1211	008-3103-001	\$ 72.00
143	Gray Water System		1211	008-3104-000	\$ 105.00
144	Grease Trap		1211	008-3103-001	\$ 157.00
145	Medical Gas System, 1-5 Outlets		1211	008-3104-000	\$ 53.00
146	Each Medical Gas Outlet Over 5		1211	008-3104-000	\$ 50.00
147	Plumbing fixture (including water, sump pump, drainage piping and back flow protection)		1211	008-3104-000	\$ 53.00
148	Plumbing Inspections		1211	008-3104-000	\$ 105.00
149	Repair, Sewer, Drain, or Water Piping		1211	008-3104-000	\$ 53.00
150	Solar Water System		1211	008-3104-000	\$ 105.00
151	Water Treatment Equipment		1211	008-3104-000	\$ 105.00

**Note:**

Applicant can choose to pay a deposit in the sum of \$10,000 for a 3rd party consultant to perform project inspections. 3rd party consultant invoicing will be deducted directly from the Applicant deposit.



## Planning Application Fees

#	Miscellaneous Services and Permit Items	Notes	GL Account	Fee
1	Administrative Approval	Minor Deviation	008-3239-001	\$ 124.00
2	Administrative Approval	Minor Additions	008-3239-001	\$ 1,360.00
3	Appeal		008-3250-015	\$ 1,118.00
4	Annexations		008-3246-001	\$ 15,737.00
5	Cancellation of Williamson Act	Deposit		\$ 2,000.00
6	Categorical Exemption		008-3235-002	\$ 219.00
7	Certificate of Compliance		008-3240-002	\$ 963.00
8	Conditional Use Permits		008-3250-016	\$ 4,774.00
9	Conditional Use Permits	Minor	008-3250-006	\$ 2,359.00
10	Conditional Use Permit	Temporary	008-3250-006	\$ 393.00
11	Detachment		008-3246-001	\$ 2,579.57
12	Development Agreement	Deposit		\$ 1,500.00
13	EIR Staff Report		008-3235-003	\$ 10,731.81
14	Environmental Assessment	Negative Declaration	008-3235-001	\$ 1,505.00
15	Environmental Assessment	Mitigated Negative Declaration	008-3235-001	\$ 7,913.00
16	General Plans Amendment		008-3250-001	\$ 5,032.00
17	Home Occupation Permit		008-3250-010	\$ 125.00
18	Landscape Maintenance District Establishment	flat	008-3250-011	\$ 2,994.00
19	Lot line Adjustment/Lot Merger	flat	008-3240-001	\$ 1,141.39
20	Medical Marijuana	flat	008-3250-020	\$ 1,315.00
21	Off-Premise Subdivision Sign	Flat plus \$1,000.00 deposit	008-3250-002	\$ 385.00
22	Outdoor Dining & Sales of Merchandise	flat	008-3250-012	\$ 133.00
23	Reorganizations		008-3246-001	\$ 15,737.00
24	Sign Review Application		008-3250-013	\$ 347.00
25	Sign Program Application (Multiple signs & Tenants)		008-3250-013	\$ 621.00
26	South I Street Specific Plan	Per acre to be charged as a one time fee at such time as building permit is requested.		\$ 538.00
27	Special Use Permit	flat	008-3104-000	\$ 1,086.00
28	Specific Plan Amendment	flat	008-3250-001	\$ 4,550.00
29	Specific Plan Text/Review	flat	008-3250-002	\$ 4,903.00
30	Tentative Parcel Map		008-3240-001	\$ 2,454.00

## *Planning Application Fees*

#	Miscellaneous Services and Permit Items	Notes	GL Account	Fee
31	Tentative Subdivision Maps - Up to 49 lots	flat	008-3240-001	\$ 3,477.52
32	Tentative Subdivision Maps - 50 to 99 lots	flat	008-3240-001	\$ 3,615.00
33	Tentative Subdivision Maps - 100 to 199 lots	flat	008-3240-001	\$ 4,186.00
34	Tentative Subdivision Maps - 200 to 299 lots	flat	008-3240-001	\$ 5,188.00
35	Tentative Subdivision Maps - over 300 lots	flat	008-3240-001	\$ 6,150.85
36	Time Extension		008-3239-002	\$ 535.00
37	Approved April __, 2020		008-3239-002	\$ 250.00
38	Zone Amendments	flat	008-3250-003	\$ 2,996.00
39	Zone Variances		008-3250-004	\$ 3,125.00

Submittal of Multiple planning and development entitlement application:

Submission of an annexation application shall include the pre-zone request without submission of a separate zone amendment application.

Submission of a general plan amendment application and a zone amendment application shall require payment of the zone amendment application at one-half the application fee.

Submission of a conditional use permit application and a design review application for the same project shall require only the conditional use permit application

Submission of a variance application with either a subdivision, conditional use or design review application shall require payment of one-half the variance application fee.

## *Engineering Division Fees*

#	Description	Notes	GL Account	Fee
1	Parcel Map up to 4 parcels	Per Project	008-3248-000	\$ 2,249.00
2	Parcel Map per parcel over 4 parcels	Per Parcel	008-3248-001	\$ 57.00
3	Final Subdivision Map	Per Project	008-3251-001	\$ 4,628.00
4	Final Subdivision Map per lot	Per Lot	008-3251-001	\$ 48.00
5	Engineering Plan Check/Grading Permit	Per Sheet	008-3251-002	\$ 942.00
6	Public Improvement Inspection: First \$5,000 of estimated cost of improvements	Per Project		\$ 0.06
7	Public Improvement Inspection: Next \$20,000 of estimated cost of improvements	Per Project		\$ 0.05
8	Public Improvement Inspection: Next \$75,000 of estimated cost of improvements	Per Project		\$ 0.05
9	Public Improvement Inspection: Next \$150,000 of estimated cost of improvements	Per Project		\$ 0.04
10	Public Improvement Inspection: Next \$250,000 of estimated cost of improvements	Per Project		\$ 0.02
11	Encroachment Permit (processing and issuance)	Per Project	008-3120-001	\$ 204.00
12	Encroachment Permit Drive Approach	Per Project	008-3120-001	\$ 459.00
13	Encroachment Permit Sidewalk (up to 75 LF)	Per Project	008-3120-001	\$ 437.00
14	Sidewalk each additional 75 linear feet	Per Project	008-3120-001	\$ 88.00
15	Encroachment Permit Curb & Gutter (up to 75 LF)	Per Project	008-3120-001	\$ 523.00
16	Curb and Gutter each additional 100 linear feet	Per Project	008-3120-001	\$ 153.00
17	Encroachment Permit AC Pave-out (up to 75 LF)	Per Project	008-3120-001	\$ 524.00
18	AC Pave-out each additional 100 linear feet	Per Project	008-3120-001	\$ 177.00
19	Encroachment Permit Utility Trenches (up to 25 LF)	Per Project	008-3120-001	\$ 459.00
20	Utility Trenches each additional 100 linear feet	Per Project	008-3120-001	\$ 134.00
21	Encroachment Permit Lane Closure	Per Project	008-3120-001	\$ 346.00
22	R.O.W. Street Abandonment/Easement	Per Project	008-3120-002	\$ 1,666.00
23	Load Permit (\$90.00 annual)	Per Trip	008-3120-003	\$ 17.00
24	Benefit District Creation/Renewal	Per Project	008-3252-002	\$ 1,356.00
25	Street Name Sign (post provided by others) 2 per post	Per Blade	001-3266-000	\$ 257.00
26	Water Main Front Foot Connection Charge	Per foot of property frontage	010-3265-000	\$ 17.50
27	Back Flow Test	Per Test	010-3270-002	\$ 85.00
28	Water Pressure Test	Per Test	010-3270-003	\$ 246.00
29	Water Sampling Test	Per Test	010-3270-004	\$ 211.00
30	Metered Water Service Connection - Service & Meter	1"	010-3263-002	\$ 1,811.00
31	Meter and Meter Box Installation Only	1"	010-3263-002	\$ 671.00
32	Metered Water Service Connection - Service & Meter	1-1/2"	010-3263-002	\$ 2,780.00
33	Meter and Meter Box Installation Only	1-1/2"	010-3263-002	\$ 1,248.00

## *Engineering Division Fees*

#	Description	Notes	GL Account	Fee
34	Metered Water Service Connection - Service & Meter	2"	010-3263-002	\$ 3,383.00
35	Meter and Meter Box Installation Only	2"	010-3263-002	\$ 1,433.00
36	Sewer Main Front Foot Connection Charge	Per foot of property frontage	015-3265-000	\$ 26.00
37	Sewer Lateral Charge	Each	015-3265-000	\$ 2,772.00
38	Approved April __, 2020	Each	015-3247-003	\$ 186.00
39	Grading Permit and Plan Review - Residential: Single family residence	Per Unit	008-3251-002	\$ 190.00
40	Grading Permit and Plan Review - Residential: Two or three units	Per Unit	008-3251-002	\$ 263.00
41	Grading Permit and Plan Review - Residential: Four thru eight units	Per Unit	008-3251-002	\$ 306.00
42	Grading Permit and Plan Review - Residential: Eight or more units	Per Unit	008-3251-002	\$ 531.00
43	Grading Permit and Plan Review - Commercial/Industrial: < 1/2 acre	Per Acre	008-3251-002	\$ 295.00
44	Grading Permit and Plan Review - Commercial/Industrial: From 1/2 to 1 acre	Per Acre	008-3251-002	\$ 377.00
45	Grading Permit and Plan Review - Commercial/Industrial: 1 to 5 acres	Per Acre	008-3251-002	\$ 531.00
46	Grading Permit and Plan Review - Commercial/Industrial: Over 5 acres	Per Acre	008-3251-002	\$ 1,026.00
47	LMD Creation Fee	Per Project		\$ 2,399.00
48	DIF Deferral Agreement & Release	Each		\$ 577.00
49	Driveway Variance	Each		\$ 101.00
50	Final Map Conditional Approval Renew Fee	Each	008-3251-001	\$ 331.00

# Fire Prevention Fees

#	Description	Unit	Fees
1	False Alarm Response	Per Occurrence	\$ 263.00
2	Control Burn Escape	Per Issuance	\$ 398.00
3	Fire Report Copying & Processing	Per Issuance	\$ 93.00
4	Fire Inspection	Per Issuance	\$ 95.00
5	Medical Aid Response	Per Issuance	\$ 263.00
6	Fire Suppression Hood System	Per Issuance	\$ 241.00
7	Fire Sprinkler System 1-100 Heads	Per System	\$ 310.00
8	Fire Sprinkler System 101-300 Heads	Per System	\$ 450.00
9	Fire Sprinkler System 301-500 Heads	Per System	\$ 520.00
10	Fire Sprinkler System > 501 Heads	Per System	\$ 590.00
11	Fire Alarm System Plan Review/Testing 1-15 Devices	Project	\$ 241.00
12	Fire Alarm System Plan Review/Testing 16-50 Devices	Project	\$ 380.00
13	Fire Alarm System Plan Review/Testing 51-100 Devices	Project	\$ 520.00
14	Fire Alarm System Plan Review/Testing 101-500 Devices	Project	\$ 659.00
15	Fire Alarm System > 501 Devices	Project	\$ 799.00
16	Haz Mat Release Standby	T & M	\$ 398.00
17	Tank Plan Review	Project	\$ 241.00
18	Special Fire Service Standby-By	Project	\$ 263.00
19	Fireworks Stand Processing & Inspection	Project	\$ 261.00
20	Spray Booth Plan Review & Testing	Project	\$ 215.00
21	Refrigerant and Monitoring System	Project	\$ 241.00
22	Underground Fire Line Plan Review/Testing	Per Issuance	\$ 263.00
23	State Mandated Inspection Fee R-1 (Hotel/Motel) 1-50	Per Issuance	\$ 209.00
24	State Mandated Inspection Fee R-1 (Hotel/Motel) > 50	Per Issuance	\$ 279.00
25	Vegetation/Weed Abatement	Per Issuance	\$ 303.00
26	Reinspection Fee	Per Issuance	\$ 119.00
27	State Mandated Inspection Fee R-2 (Apartments) 1-20	Per Issuance	\$ 139.00
28	State Mandated Inspection Fee R-2 (Apartments) 21-50	Per Issuance	\$ 174.00
29	State Mandated Inspection Fee R-2 (Apartments) 51-100	Per Issuance	\$ 209.00
30	State Mandated Inspection Fee R-2 (Apartments) >100	Per Issuance	\$ 244.00
31	State Mandated Inspection Fee I (Institutions) < 12,000 sqft	Per Issuance	\$ 139.00
32	State Mandated Inspection Fee I (Institutions) > 12,000 sqft	Per Issuance	\$ 279.00
33	State Mandated Inspection Fee E (Education)	Per Issuance	\$ 279.00
34	State Mandated Inspection Fee High Rise	Per Issuance	\$ 418.00
35	Training Facility	Per Issuance	\$ 250.00
36	Approved April __, 2020	Per Issuance	\$ 133.00
37	Fire Prevention Event Coordination	Per Issuance	\$ 69.00

## *Police Department Fees*

#	Miscellaneous Police Services	Unit	Fee
1	DUI Accident Response Deposit (T&M)	Per Hour	\$ 378.00
2	DUI Arrest Procedure Deposit (T& M)	Per Officer Flat Fee	\$ 301.00
3	Police Report Copy- Crime	Per Issuance	\$ 114.00
4	Police Report Copy- Traffic Accident	Per Issuance	\$ 102.00
5	Fingerprint Processing Per Card	Per Issuance	\$ 22.00
6	Crime Scene/Traffic Accident Photos or CD	Per Issuance	\$ 33.00
7	Statutory Registration- Narcotic Only- 1 time	Per Issuance	\$ 22.00
8	Police False Alarm Response (after 3 occurances)	Per Issuance	\$ 46.00
9	Repossessed Vehicle Admin Fee	Per Issuance	\$ 22.00
10	22651 Stored Vehicles	Per Issuance	\$ 109.00
11	14601 Impound Vehicles	Per Issuance	\$ 109.00
12	Mechanical Cite Checks	Per Issuance	\$ 51.00
13	Unruly Gathering Response - First Response		\$ 250.00
14	Unruly Gathering Response - Second Response		\$ 500.00
15	Unruly Gathering Response - Third Response		\$ 750.00
16	Code Enforcement Issues	Varies	Actual Cost

#	Animal Control Fees and Licenses	Unit	Fee
17	Abuse of Animal Services		\$ 79.00
18	Adoption Cat, Female		\$ 110.00
19	Adoption Cat, Male		\$ 90.00
20	Adoption Dog, over 60 lbs.		\$ 235.00
21	Adoption Dog, under 60 lbs.		\$ 235.00
22	Animal Impound, First Day of Intake		\$ 66.00
23	Animal Impound, Each Day After Intake		\$ 59.00
24	Corrective Action Plan		\$ 95.00
25	Dead Animal Disposal of Owned Animal		\$ 54.00
26	Dead Livestock/Equine Disposal of Owned Animal		Pass Through Fees
27	Dog License Fee - Altered (1 Year)		\$ 7.00
28	Dog License Fee - Unaltered (1 Year)		\$ 48.00
29	Dog License Late Fee X2 Fee Amount		Actual Cost
30	Dog License Altered (2 Years)		\$ 48.00
31	Fowl/Poultry Kenneling Per Day		\$ 31.00
32	Exotic Animal Kenneling Per Day		Pass Through Fees
33	Approved April __, 2020		Pass Through Fees
34	Impound of Domestic Litters, Unweaned		\$ 40.00
35	Inspection Fee by Field Officers (fence, housing basic needs, etc.)		\$ 54.00
36	Additional Animal Services Fee/Animal Services Officer	Per Hour	\$ 57.00
37	Additional Animal Services Fee/Police Officer	Per Hour	\$ 86.00

## *Police Department Fees*

#	Animal Control Fees and Licenses	Unit	Fee
38	Investigation Report Fee		\$ 85.00
39	Kennel Permits - Inspection and Registration		\$ 251.00
40	Lab Services/Rabies Control		Pass Through Fees
41	Microchip Implant		\$ 51.00
42	Microchip Transfer Fee to New Owner		\$ 23.00
43	Officer Service Fee/Investigation		\$ 96.00
44	Officer Service Fee/After Hours Call Out		\$ 121.00
45	Owned Injury Animal Veterinary Costs		Actual
46	Owned Protective Custody Animal		Same as Intake & Kennel Fees
47	Owner Surrender of Animal		\$ 85.00
48	Owner Surrender of Animal for Euthanasia		\$ 80.00
49	Potentially Dangerous Animal Appeal Hearing		\$ 109.00
50	Potentially Dangerous Animal Hearing		\$ 126.00
51	Potentially Dangerous Animal Registration		\$ 126.00
52	Protective Custody Kenneling of Owned Animal		Pass Through Fees
53	Quarantined Animal, (10 Day Holding Period)		\$ 158.00
54	Replacement Dog Tag		\$ 5.00
55	Tranquilized Large Animal, 2cc		\$ 119.00
56	Tranquilized Small to Medium Size Animal, 1cc		\$ 117.00
57	Unaltered Animal Certification Fee		\$ 145.00
58	Vaccine - Bordatella		\$ 10.00
59	Vaccine - Bordatella Injection		\$ 15.00
60	Vaccine - Bordatella Oral		\$ 15.00
61	Vaccine - DAPPV		\$ 10.00
62	Vaccine - Rabies		\$ 10.00

#	Code Enforcement Fees	Unit	Fee
63	Officer Service Fee/Report		\$ 123.00
64	Site Visit/Code Enforcement officer		\$ 137.00
65	Administration Fee/Abatement Warrant		\$ 525.00
66	Lien Attachment Fees		\$ 146.00
67	Lien Release Fees		\$ 73.00
68	Site Visit/ Sub-Standard Housing		\$ 181.00

Library Fees			
#	Description	Unit	Fee
1	Overdue Fines	Per Item & Per Day	\$ 0.25
2	Library Card	1st Time	Free
3	Library Card Replacement - Adult		\$ 2.00
4	Library Card Replacement - Child		\$ 1.00
5	Lost Processing Fees-DVDs, CDs, Hardcover Books, Book on Tape/CD	Replacement Cost in Addition to Fee	\$ 10.00
6	Lost Processing Fees- Magazines and Paperbacks	Replacement Cost in Addition to Fee	\$ 3.50
7	Passport Processing Fee	Subject to change as authorized by the US Department of State	\$ 35.00
8	Passport Expedite Mailing Fee	Subject to change as authorized by the US Postal Service	\$ 22.95
9	Public Room Rental- Olympic Room	Hourly Rate	\$ 25.00
10	Public Room Rental- Charter Room	Hourly Rate	\$ 35.00
11	Public Room Rental- Council Chambers	Hourly Rate	\$ 65.00
12	Technology Fee for Olympic & Charter Rooms		\$ 20.00
13	Test Monitoring	Per Test Fee - Postage in Addition	\$ 10.00
14	Photocopies and/or Computer Prints	Black & White Copy Each	\$ 0.10
15	Photocopies and/or Computer Prints	Color Copy Each	\$ 0.50
16	Telephone Calls	Local Calls Only No Long Distance Allowed	\$ 0.10
17	Lost Item Barcode or RFID Tag	Damages Extra	\$ 1.00
18	Damaged Materials	Fee Contingent on the Amount of Damage	Replacement cost plus processing fees
19	CDs returned without the front and back jacket		Full Replacement Price
20	CDs returned missing just one jacket or damaged to jacket which leads to replacement		\$ 5.00
21	Cleaning Fee	Per Item	\$ 1.00
22	Collections Fee		\$ 10.00
23	Council Chamber Technology fee	Per Item	\$ 1.00
24	Overdue Laptop/Study Room Key		\$ 10.00



## *Administration/Finance Fees*

#	Description	Unit	Fee
1	Notary	Per Signature* Fee Set by Statute	\$ 15.00
2	Taxi Company Application		\$ 65.00
3	Taxi driver Application	Per Driver	\$ 30.00
4	Security Guard Application		\$ 65.00
5	Audio CD		\$ 5.00
6	Street Closure Application		\$ 28.00
7	Amplified Sound Permit		\$ 20.00
8	Copy charge	Black/White Per page	\$ 0.10
9	Copy charge	Color Per Page	\$ 0.25
10	School Zone Parking Permits - Residents	Valid until the Resident moves.	\$ 10.00
11	School Zone Parking Permits - Resident Transfer	Fee to transfer permit from one school zone to another.	\$ 1.00
12	School Zone Parking Permits - Visitors	Valid for 1 month	\$ 2.00
13	Return Check Fee	Set by State Statute 1719	\$ 25.00
14	Regular Business License Application Fee		\$ 87.00
15	Business License Outside of City & Home Business Application		\$ 69.00

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Building Rental Charges</b>				
1	Community Center	per hour		\$ 65.00
2	Community Center/Sequoia Room	per hour		\$ 25.00
3	Prosperity Sports Park	per hour		\$ 65.00
4	Senior Center/Louis Rich Room			
5	Up to 100 persons (1 building attendant)	per hour		\$ 75.00
6	More than 100 persons (2 building attendants)	per hour		\$ 85.00
7	Senior Center/Sierra Room	per hour		\$ 45.00
8	Senior Center/Cascade Room	per hour		\$ 45.00
9	Senior Center/Sierra-Cascade Room	per hour		\$ 60.00
10	Senior Center/Bill Thompson	per hour		\$ 25.00
11	Senior Center/Kitchen	per hour		\$ 50.00
12	Security Deposits - Dinner and/or Meeting		This is a refundable deposit. Check or credit card deposit to be deposited into City revenue account and refunded by check after function is held through City A/P Department. Security guard services are mandatory at all dances. Fee payment is made directly to security services. Same Deposit required for all buildings.	\$ 150.00
13	Security Deposits - Dance and Groups >150			\$ 300.00
14	Cancellations		If Cancellation occurs, City will retain 100 % of deposit	
15	Reservation Policy of City Facilities		School District to complete a formal reservation request for the use of City Facilities. Current Rates Apply.	
16	Reservation Policy of School Facilities		City to complete a formal reservation request for the use of school district facilities	
<b>Tulare Youth Center</b>				
	Nonprofit			
17	Conference Room		Deposit required.	\$ 25.00
18	Gymnasium		Deposit required - includes heating/cooling, lights, and building attendant.	\$ 45.00
19	Deposit-Meetings		If Cancellation occurs, city will retain 100 % of deposit. No private dances allowed.	\$ 150.00
20	Deposit - Groups >150		If Cancellation occurs, city will retain 100 % of deposit. No private dances allowed.	\$ 300.00
21	Cancellations		If Cancellation occurs, city will retain 100 % of deposit.	
	Private			
22	Conference Room		Deposit required.	\$ 25.00
23	Gymnasium		Deposit required - includes heating/cooling, lights, and building attendant.	\$ 55.00
24	Deposit-Meetings		If Cancellation occurs, city will retain 100 % of deposit. No private dances allowed.	\$ 150.00
25	Deposit - Groups >150		If Cancellation occurs, city will retain 100 % of deposit.	\$ 300.00
26	Cancellations		If Cancellation occurs, city will retain 100 % of deposit.	No Refunds

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Outdoor Facility Light Fees</b>				
	<b>YOUTH LEAGUES</b>			
27	Centennial Softball	per hour		\$ 11.00
28	Centennial Horseshoe Pits	per hour		\$ 6.00
29	Cypress Softball	per hour		\$ 14.00
30	Live Oak Softball (JV)	per hour		\$ 14.00
31	Live Oak Softball (Varsity)	per hour		\$ 17.00
32	Prosperity Sports Park	per hour		\$ 17.00
33	Elk Bayou Soccer Complex	per hour		\$ 16.00
34	Rotary Skatepark	per hour		\$ 11.00
	<b>ADULT LEAGUES</b>			
35	Centennial Softball	per hour		\$ 14.00
36	Centennial Horseshoe Pits	per hour		\$ 6.00
37	Cypress Softball	per hour		\$ 17.00
38	Live Oak Softball (JV)	per hour		\$ 17.00
39	Live Oak Softball (Varsity)	per hour		\$ 24.00
40	Prosperity Sports Park	per hour		\$ 24.00
41	Elk Bayou Soccer Complex	per hour		\$ 33.00
42	Rotary Skatepark	per hour		\$ 11.00
<b>Softball Tournament Use Charges</b>				
	<b>YOUTH LEAGUES</b>			
43	Centennial Softball	per day/field		\$ 100.00
44	Live Oak Softball	per day/field		\$ 100.00
45	Cypress Softball	per day/field		\$ 100.00
46	Prosperity Sports Park	per day/field		\$ 100.00
	<b>ADULT LEAGUES</b>			
47	Centennial Softball	per day/field		\$ 125.00
48	Live Oak Softball	per day/field		\$ 125.00
54	Cypress Softball	per day/field		\$ 125.00

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Swimming Pools</b>				
	<b>PRIVATE</b>			
56	High School Pool - 1-75 persons	Per Hour	Min. two hour rental. Excludes Diving	\$ 90.00
57	High School Pool - 76-100 persons	Per Hour	Min. two hour rental. Excludes Diving	\$ 100.00
58	High School Pool - 101-125 persons	Per Hour	Min. two hour rental. Excludes Diving	\$ 110.00
59	Evening Light Fee	Per Hour	Organized Swim Teams (Sharks, TNT) Requires a certified lifeguard on duty at all times.	\$ 6.00
60	Swim Club Rental	Per Day	Deposit refunded unless cancelled then the city will retain 100% of deposit	\$ 90.00
61	Rental Deposit			\$ 100.00
	<b>PUBLIC</b>			
62	High School Pools - 17 Years & Under			\$ 2.00
63	High School Pools - Adults			\$ 3.00
	<b>SWIM PASSES</b>			
64	High School Pools		20 swims (seasonal only)	\$ 30.00
	<b>INSTRUCTIONAL</b>			
65	Parent & Me		Rate includes first participant and reduced rate for 2nd family member. Early bird same as 2nd family member.	\$52/\$50/\$42
66	Hot Tot		Same as above	\$52/\$50/\$42
67	Beginner A- Swimmer		Same as above	\$52/\$50/\$42
68	Adult		1- Week Sessions	\$ 72.00
69	Private Lessons (1 Week Session)		1- Week Sessions	\$ 72.00
70	Beginning Water Polo		Early bird same as 2nd family member	\$52/\$50/\$42
71	Junior Lifeguard			\$42/\$40/\$32
72	High School	Per Day	Use fee for P.E. by Tulare Union, Tulare Western, Mission Oak schools (charge actual daily cost to operate pool). Requires a certified lifeguard on duty at all times (see Section XIX)	\$ 90.00
73	Bender Park		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 50.00
74	Blain Park		No Electricity Available	\$ 50.00
75	Cesar Chavez Park		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 50.00
76	Centennial Park		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 70.00
78	Cypress Park (2 Shelters)		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 60.00
79	Live Oak Park Half Shelter		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 60.00
80	Live Oak Park Entire Shelter		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 95.00
81	Del Lago Park #1 and #2		No Electricity Available	\$ 70.00
82	Del Lago Park #3, #4, #5		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 80.00
83	Del Lago park #6		Not Covered, No Electricity Available	\$ 60.00
84	Elk Bayou Park #2		Electricity available but is not guaranteed at any shelter. No refund will be given if electricity is not on or available.	\$ 60.00
85	Elk Bayou Park #3		No Electricity Available	\$ 50.00
89	Mulcahy Park - North			\$ 60.00

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Reserved Picnic Shelters</b>				
90	Mulcahy Park - South			\$ 50.00
91	Commercial - Up to 100 persons			\$ 50.00
92	Commercial - More than 100 persons			\$ 65.00
93	Schools		Current Fee School	
94	Shelter Cancellation Policy		Minimum of five (5) business day notice with a \$25 cancellation fee. No refunds if a cancellation request is received within five (5) business days of event. A \$10 rebooking fee will apply to request a date change once reservation is made.	\$ 25.00
95	Picnic Kits		72-Hour Use/Weekends, 24-Hour Use/Weekdays	\$ 10.00
96	Rebooking		If a reserved date of a shelter/ballfield is rescheduled, a rebooking fee will be assessed.	\$ 15.00
97	Unnecessary Callouts		If a renter contacts the Police Department and Parks Standby is called out unnecessarily, a \$50 fee will be assessed. This fee must be paid prior to any further use or reservations of fields.	\$ 50.00
<b>Rotary Skate Park Rentals</b>				
98	Up to 100 Persons	Per Hour	2 hr Min. W/1 Park Attendant	\$ 45.00
99	101 - 150 Persons	Per Hour	2 hr Min. W/2 Park Attendants	\$ 85.00
100	151 - 200 Persons	Per Hour	2 hr Min. W/3 Park Attendants	\$ 130.00
101	201 - 300 Persons	Per Hour	2 hr Min. W/4 Park Attendants	\$ 170.00
102	Deposit		Security Clean-up Deposit	\$ 250.00
103	Concessions		Renter must obtain Health Department Permit prior to rental	\$ 35.00
104	Light Fee	Per Hour		\$ 11.00
<b>General Park Use</b>				
105	Special Events Parks - Private	1/2 day	Less than 4 Hours - Zumwalt Park, Del Lago Park, Mucahy Park, Centennial Park	\$ 350.00
106	Special Events Parks - Private	Full day	Four or More Hours - Zumwalt Park, Del Lago Park, Mucahy Park, Centennial Park	\$ 550.00
107	Special Events Parks - Non-Profit Groups	1/2 day	Less than 4 Hours	\$ 200.00
108	Special Events Parks - Non-Profit Groups	Full day	Four or More Hours	\$ 300.00
109	Santa Fe Trail Use	Per Hour		\$ 30.00
110	Santa Fe Trail Use - Refundable Deposit			\$ 250.00
111	Deposits		Cleaning Security (Refundable)	\$ 250.00
112	Cancellations		If Cancellation occurs, City will retain 100% of deposit	No Refunds
	Special Charges			
113	Stage Removal			\$ 100.00
114	Supplemental Dumpster Delivery & Pick-up			\$ 25.00
115	Supplemental Trash Recepticle Delivery & Pick-up			\$ 25.00
116	Alcohol Permit Processing Fee			\$ 25.00
117	Special Stand by charge	Per Hour		\$ 50.00
118	Pre-Event Practice at Half Day Rate - Private			\$ 100.00
119	Pre-Event Practice at Half Day Rate - Non-Profit			\$ 75.00
120	Clean Up Charge	Per Hour	2 Hour Minimum	\$ 40.00
121	Trash Recepticles (Must Complete Rental Application)	**	**Up to 6 Cans	\$ 55.49

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Reserved Sports Fields</b>				
	<b>Ballfields Hourly Rates</b>			
122	Bender		The softball diamonds at Cypress, Live Oak and Centennial parks may be reserved for general play providing use is not in conflict with City sponsored events. Softball play on regulation baseball diamond must be discontinued once field is fully-developed and improved. Softball play at Vic Lombardi baseball field at Live Oak is not permitted. An additional charge is imposed for lighted facilities.	\$ 15.00
123	Centennial			\$ 15.00
124	Cypress			\$ 15.00
125	Live Oak			\$ 15.00
126	Prosperity Sports Park (Field 2 & 3)			\$ 20.00
	<b>Misc. Fees</b>			
127	Rebooking		If a reserved date is rescheduled for another date, a rebooking fee will be assessed	\$ 15.00
128	Administrative		If a reservation of a ballfield is canceled by renter, an administrative fee will be assessed.	\$ 10.00
129	Unnecessary Call-outs		If a renter contacts the Police Department and Parks Standby Personnel is called out unnecessarily, the fee will be assessed. This fee must be paid prior to any further use or reservation of fields.	\$ 50.00
130	Deposits		May be required if sport groups have consistently left debris on the grounds. Deposit will be held for one year.	\$ 250.00
	<b>Tennis Courts</b>			
131	Centennial Courts	per hour	2 Hour Maximum Reservation	\$ 10.00
132	De Lago Courts	per hour	2 Hour Maximum Reservation	\$ 10.00
133	Live Oak Courts	per hour	2 Hour Maximum Reservation	\$ 10.00
<b>Elk Bayou Soccer Complex</b>				
	<b>Field Rental</b>			
134	ALL SOCCER FIELDS	Per Hour Per Field		\$ 15.00
135	5+ Hours - One Field	Per Hour Per Field		\$ 75.00
136	5+ Hours - Two Fields	Per Hour Per Field		\$ 150.00
137	5+ Hours - Three Fields	Per Hour Per Field		\$ 225.00
138	5+ Hours - Four Fields	Per Hour Per Field		\$ 300.00
139	5+ Hours - Five Fields	Per Hour Per Field		\$ 375.00
140	Cancellation Fee			\$ 10.00
141	Rebooking Fee			\$ 10.00
142	AYSO		All fields; all day during soccer season (Sept-Nov.)	See Fee Schedule Above
143	Concession Building Rental	Per Hour Per Field	\$ City holds county health Permit for Snack Bar Only.	\$ 36.00
144	Concession Building Deposit	Deposit	\$ For Cooked Foods, Renter Obtains 1 - Day county Health Permit, City of Tulare Business License and Insurance Certificate. \$ concession building is supplied with refrigerator & microwave	\$ 25.00
145	Mobile Vendors/Concessionaires		Permit must be approved by Parks Manager. Department requires concessionaire to have liability insurance naming City as additional insured, must provide a city business license and Health Dept. permit.	Varies

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Adult Sports Programs</b>				
	Adult Basketball			
146	Men			\$ 350.00
147	Summer			\$ 275.00
148	Late Fee		Late Fee will be assessed if registration fee not received by deadline.	\$ 100.00
	Adult Volleyball			
149	Men	Per Team		\$ 160.00
150	Women	Per Team		\$ 160.00
151	Co-Ed	Per Team		\$ 160.00
152	Second Season	Per Team		\$ 150.00
153	Late Fee		Late Fee will be assessed if registration fee not received by deadline.	\$ 20.00
	Adult Softball			
154	Men	Per Team	Plus \$15 ASA Fee	\$ 415.00
155	Women	Per Team	Plus \$15 ASA Fee	\$ 415.00
156	Co-Ed	Per Team	Plus \$15 ASA Fee	\$ 415.00
157	Fall League			\$ 340.00
158	Over the Line			
159	Late Fee		Late Fee will be assessed if registration fee not received by deadline.	\$ 100.00
160	Co-Ed Horseshoe League			\$ 45.00
161	Program Registration Cancellation Fee			\$ 15.00
<b>Youth Program Fees</b>				
	KIDS Basketball (Little Dunkers)			
162	1 st Family Participant			\$ 40.00
163	Two or more family participants			\$ 36.00
164	Early Bird/Promotional			\$ 36.00
165	Low Income Opportunity			\$ 30.00
	KIDS T-Ball (Little Sluggers)			
166	1 st Family Participant			\$ 40.00
167	Two or more family participants			\$ 36.00
168	Early Bird/Promotional			\$ 36.00
169	Low Income Opportunity			\$ 30.00

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Youth Program Fees</b>				
	KIDS Soccer (little Kickers)			
170	1 st Family Participant			\$ 40.00
171	Two or more family participants			\$ 36.00
172	Early Bird/Promotional			\$ 36.00
173	Low Income Opportunity			\$ 30.00
	KIDS Dancers (Little Dancers)			
174	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
175	Two or more family participants			\$ 36.00
176	Early Bird/Promotional			\$ 36.00
177	Low Income Opportunity			\$ 30.00
	Youth Volleyball			
178	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
179	Two or more family participants			\$ 36.00
180	Early Bird/Promotional			\$ 36.00
181	Low Income Opportunity			\$ 30.00
	Presports			
182	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
183	Two or more family participants			\$ 36.00
184	Early Bird/Promotional			\$ 36.00
185	Low Income Opportunity			\$ 30.00
	Sports Camp (Adaptive & Inclusive)			
186	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
187	Two or more family participants			\$ 36.00
188	Early Bird/Promotional			\$ 36.00
189	Low Income Opportunity			\$ 30.00
	Track & Field (Tulare Zoom)			
190	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
191	Two or more family participants			\$ 36.00
192	Early Bird/Promotional			\$ 36.00
193	Low Income Opportunity			\$ 30.00
	After School Soccer			
194	1 st Family Participant			\$ 30.00
195	Low Income Opportunity			\$ 25.00
	After School Basketball			
196	1 st Family Participant			\$ 30.00
197	Low Income Opportunity			\$ 23.00
	Future Flyers			
198	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
199	Two or more family participants			\$ 36.00
200	Early Bird/Promotional			\$ 36.00
201	Low Income Opportunity			\$ 30.00



# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Youth Program Fees</b>				
	Tennis, Pee Wee			
202	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
203	Two or more family participants			\$ 36.00
204	Early Bird/Promotional			\$ 36.00
205	Low Income Opportunity			\$ 30.00
	Tennis, Beginner/Intermediate			
206	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 50.00
207	Two or more family participants			\$ 46.00
208	Early Bird/Promotional			\$ 46.00
209	Low Income Opportunity			\$ 40.00
	Super Sitter			
210	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 30.00
211	Two or more family participants			\$ 28.00
212	Early Bird/Promotional			\$ 28.00
213	Low Income Opportunity			\$ 25.00
	Presports PLUS			
214	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
215	Two or more family participants			\$ 36.00
216	Early Bird/Promotional			\$ 36.00
217	Low Income Opportunity			\$ 30.00
218	CPR for Kids		Participants will be accepted upon meeting minimum enrollment	\$ 30.00
	Golf, Beginner/Intermediate			
219	1 st Family Participant		Participants will be accepted upon meeting minimum enrollment	\$ 40.00
220	Two or more family participants			\$ 36.00
221	Early Bird/Promotional			\$ 36.00
222	Low Income Opportunity			\$ 30.00
	Colorguard & Auxilliary			
223	1 st Family Participant		Fall program (Wednesdays) 4th - 8th grades	\$ 40.00
224	Two or more family participants			\$ 36.00
225	Early Bird/Promotional			\$ 36.00
226	Low Income Opportunity			\$ 30.00
	Tulare Family Karate			
227	BEST Afterschool Program	School Year	Grades TK - 8th (allow 7th-8th grade students as of 1/1/16) \$400 or \$200 per semester (effective 2016-17 school year)\$450 or \$225 per semester (effective 2017-18 school year) Reduce fee: Fall - October 15 and Spring - April 1	\$ 525.00
228	BEST Spring Holiday Camp	Per Week	Week-long all-day program held in March/April. Daily fee: \$20	\$ 83.00
229	BEST Winter Holiday Camp	Per Week	Three week all-day program held in December/January. Daily fee: \$20	\$ 83.00
230	BEST Summer Camp	Per Week	Seven week all-day program held in June/July. Daily Fee: \$20	\$ 83.00
231	BEST One-Day Camp		Daily Drop-In	\$ 20.00
232	Camps - Daily Drop-in Fee	Daily		\$ 20.00
233	Summer Neighborhood Drop-In	Daily per Child		Free
234	Program Registration Cancellation Fee			\$ 50.00

# Parks & Recreation Department

#	Description	Unit	Notes	Fee
<b>Adult Instructional Class Fees</b>				
	Tennis, Teens/Adult			
235	1 st Family Participant			\$ 50.00
236	Two or more family participants			\$ 46.00
237	Early Bird/Promotional			\$ 46.00
238	Low Income Opportunity			\$ 40.00
239	Progam Registration Cancellantion Fee			\$ 15.00
<b>Miscellaneous Fees</b>				
	Teen Programs			
240	Teen Fest		Entry Fee	\$ 5.00
241	Bounce House Fee	Annual Fee	Fee allows bounce house companies to conduct business within the Tulare park system. Company must also provide a Certificate of Insurance naming the City of Tulare as additional insured and current City business license. Bounce houses are NOT allowed at Del Lago Park and Live Oak Park. Companies must also provide generator since electricity is not guranteed at any picnic shelter.	\$ 85.00

## *Transit Fees*

#	Description	Unit	Fee
	Dial -A-Ride		
1	General		\$ 3.25
2	Senior (65 & Older)/Disabled/Military/Medicare card holder		\$ 2.00
3	Passport Processing Fee	*	\$ 25.00
4	Passport Expedite Mailing Fee	**	\$ 18.95
5	ADA Attendant		Free
6	Children six and younger with a fare-paying adult		\$ 1.25
7	Children without a fare-paying adult		\$ 2.50
8	General Public Trip Tickets (book of 10)		\$ 32.50
9	ADA Trip Tickets/book 10		\$ 20.00
	Fixed Route		
10	General		\$ 1.50
11	Seniors (65 & older)/Disabled/Military/Medicare card holder		\$ 0.75
12	First two children six and younger w/fare paying adult		Free
13	Each additional child		\$ 1.50
14	Personal Care Attendant (with ADA passenger)		Free
15	Trip Tickets/book of 20		\$ 30.00
16	Monthly General Pass (Passes valid only on TIME fixed routes.) Unlimited rides		\$ 40.00
17	Reduced Senior 65+/ADA/Medicare Pass/ Military, Unlimited rides		\$ 20.00
18	Monthly Student Pass, Unlimited rides		\$ 33.00

## *Miscellaneous Utility Fees*

#	Description	Unit	Fee
1	Replace Lock Fee	Flat	\$ 30.00
2	Pull/Replace Meter Fee		
	1" Meter	Flat	\$ 100.00
	1.5" Meter	Flat	\$ 140.00
	2" Meter	Flat	\$ 160.00
3	Replace Broken Curb Stop Fee		
	1" Curb Stop	Flat	\$ 250.00
	1.5" Curb Stop	Flat	\$ 375.00
	2" Curb Stop	Flat	\$ 500.00
4	Repaired Damaged Meter Fee		
	1" Meter Repair	Flat	\$ 400.00
	1.5" Meter Repair	Flat	\$ 850.00
	2" Meter Repair	Flat	\$ 1,050.00
5	Water Waste Fee		
	First Ticket		Warning
	Second Ticket	Flat	\$ 35.00
	Third Ticket	Flat	\$ 70.00
	Fourth Ticket	Flat	\$ 150.00
	Each additional Ticket for a period of one (1) Year	Flat	\$ 300.00
6	Shopping Cart Retrieval Fee	Hourly Rate	\$ 75.00
7	Graffiti Abatement	Hourly Rate Plus Material Costs	\$ 60.00
8	Special events - street closure request (staff put out/pick up barricades/various signs)		\$ 200.00
9	Special events - flashing signals request (staff turn on/off to flashing intersections)		\$ 100.00

**AGENDA ITEM: Gen Bus PH 1b**

**CITY OF TULARE, CA  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department: Community & Economic Development**

**For Council Meeting of: April 21, 2020**

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

---

**AGENDA ITEM:**

Public Hearing for City Council review and comment on the City of Tulare’s Draft Program Year 2020-2024 Five-Year Consolidated Plan, Draft Analysis of Impediments to Fair Housing Choice, 2020-2021 Annual Action Plan, and 2019-2020 Action Plan Amendment II and provide direction to staff for the finalization of the documents for Council consideration for adoption at the May 5, 2020 City Council meeting.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

The City of Tulare is designated as an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD) to receive an annual allocation of Community Development Block Grant (CDBG) funds. The Community Development Block Grant (CDBG) Program was established to assist in developing viable urban communities, by providing decent housing, sustainable living environment, and promote economic development that benefit primarily low and moderate-income persons.

As an entitlement community, the City is required to prepare a Consolidated Plan every five years that sets forth goals for projects during that five-year period to meet the community’s needs and National Objectives for HUD funding. The City is currently in the 2020-2024 Consolidated Plan cycle.

The Draft 2020-2024 Five-Year Consolidated Plan presented to Council with this staff report is divided into five major parts:

1. The Process, which summarizes the City’s efforts to engage Tulare residents/stakeholders and determine the community’s priorities;
2. The Needs Assessment, which identifies the City’s priority needs related to affordable housing and community development;
3. The Market Analysis, which sets forth the environment in which the City will implement its programs;
4. The Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community; and
5. The City’s Annual Action for FY 2020-2021.

In addition to the aforementioned, the Draft 2020-2024 Five-Year Consolidated Plan must be accompanied by a draft Citizen Participation Plan (CPP) and Analysis of Impediments to Fair Housing Choice (AI).

The following is a summary of each of the draft documents presented to City Council for review and comment.

## **2020-2024 FIVE-YEAR CONSOLIDATED PLAN**

### ***1. The Process, which summarizes the City's efforts to engage Tulare residents/stakeholders and determine the community's priorities***

The City of Tulare took several steps to obtain the input of community residents and stakeholders to develop the 2020-2024 Consolidated Plan (ConPlan), Citizen Participation Plan (CPP), Analysis of Impediments to Fair Housing Choice (AI) and 2020-2021 Annual Action Plan (AAP). Consultation efforts included dissemination of a community needs survey, three community meetings and a public hearing to obtain community input on prioritization of goals in the development the ConPlan, CPP, AI and 2020-2021 AAP. The City also consulted with state and regional agencies and local service providers. The three community meetings that took place during the community needs assessment were held at the following dates and locations:

- **Tulare Public Library**  
475 North M Street  
Tulare, CA 93274  
July 2, 2019 at 5:30pm
- **Tulare Chamber of Commerce**  
220 East Tulare Avenue  
Tulare, CA 93274  
July 11, 2019 at 5:30pm
- **Roosevelt Elementary School**  
1046 West Sonora Avenue  
Tulare, CA 9374  
July 17, 2019 at 5:30pm

In addition, a notice of public review (in both English and Spanish) was sent in the July, 2019 City of Tulare utility billing reaching approximately 19,000 households.

### ***2. The Needs Assessment, which identifies the City's priority needs related to affordable housing and community development.***

The Needs Assessment summarizes the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identified those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. The City's

overall objective for the CDBG program, as specified in the Strategic Plan section, mirrors HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Tulare, the following ConPlan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting the provision of 12 federal rental assistance vouchers and 553 Section 8 Housing Choice Vouchers administered by the Housing Authority of Tulare County (HATC) within the City of Tulare.
- Assist with the preservation of the City's owner-occupied single-family housing stock by providing owner occupied rehabilitation programs to low-moderate income households.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All planned programs and projects are subject to availability of funds and the approval of the City Council.

### ***3. The Market Analysis, which sets forth the environment in which the City will implement its programs***

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City will administer its CDBG programs over the term of the ConPlan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2011-2015 American Community Survey (ACS) data. Other sources are noted throughout the ConPlan.

### ***4. The Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community***

The Strategic Plan is the centerpiece of the City of Tulare's 2020–2024 ConPlan. The Strategic Plan identifies the programs and projects that the City will undertake or consider during the five-year ConPlan cycle. In addition to identifying resources, objectives and goals to implement housing and community development activities, the Strategic Plan includes several sub-strategies including the development of institutional structures, coordination with housing and community partners, the reduction of lead based-paint hazards, addressing homeless issues, addressing barriers to affordable housing, and program/project monitoring.

High Priority needs as identified in the Community Needs Assessment and incorporated into the Strategic Plan are as follows:

- Public infrastructure and facilities improvements
- Efforts to provide services to the homeless
- Availability and accessibility to affordable housing
- Neighborhood cleanup and crime prevention
- On-the-job training and job placement
- Fair housing services

### ***5. The City's Annual Action Plan for FY 2020-2021***

The City's ConPlan provides the community with an overview of priorities and projects over a five-year time frame. The City's Annual Action Plan is a year-by-year report that defines how that program year's funding will be allocated. The City of Tulare estimates to receive \$713,300 annually with a total of \$3,566,500 in CDBG funds over the next five-years. Based upon the priority needs as defined by the community, the **City's proposed FY 2020-2021 Annual Action Plan's** allocation objectives, include:

*(Note: The 2020-2021 Annual Action Plan funding is a combination of the current year's grant, estimated program income and 2019 rollover funding)*

- Public Services
  - Neighborhood clean up
  - Kings/Tulare Homeless Alliance – Homeless Services
  - Family Services of Tulare County – Homeless Services
  - Kings View – Homeless Assistance
  - United Way – Homeless Assistance
- Affordable Housing
  - Habitat for Humanity – Owner/occupied rehabilitation
  - Bardsley Garden Apartments – Low/Mod Senior housing rehabilitation
- Public Facility Infrastructure Improvements
  - Tulare Avenue Improvements
  - Parkwood Meadows Improvements
- Economic Development
  - Job training and placement through the Tulare County Workforce Investment Board
- Administration and Planning



The designated projects all meet the priority needs outlined in the City's proposed Five-Year ConPlan. The priority needs identified include public services, public facilities, affordable housing, homelessness, low to moderate income households, public infrastructure improvements and economic development. These projects were selected based upon the ability to meet the needs of LMI households in the City and the capacity of each entity to fulfill their objectives.

### **Draft Citizen's Participation Plan**

HUD also requires entitlement communities under the federal Housing and Community Development Act of 1974 to develop a Citizen Participation Plan (CPP). The Citizen Participation Plan describes how the City of Tulare will involve residents in the planning, implementation and assessment of how CDBG and HOME funds will be used.

The City of Tulare will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs.

Affirmative efforts to encourage and solicit participation from the City's residents and populations least likely to have awareness of HUD-funded programs and processes including low-income residents, individuals with disabilities, racial and ethnic minorities, and female-headed households shall include:

1. Advertising the details of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) in the City's daily newspapers, and other daily or non-daily publications - The Tulare Advance Register and/or Visalia Times Delta;
2. Sending notice of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) with advocacy groups, nonprofit and for profit organizations, and City and community agencies that provide services to or advocate for low-income individuals, individuals with disabilities, racial and ethnic minorities and female-headed households; including Kings Tulare Homeless Alliance, Family Services, Kings View PATH Program, United Way of Tulare County, and Tulare Lighthouse Rescue Mission; and
3. Posting Notifications at City Hall, Tulare Public Library, Tulare Senior Center, Claude Meitzenheimer Community Center, Tulare Chamber of Commerce and City website

The City of Tulare will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

The City has a diverse population where many languages are spoken. A substantial number of persons that speak these languages do not speak English or do not speak English very well, and are considered Limited English Proficient.

Regardless of which language a person speaks or their ability to speak English, the City will make every effort to ensure that they have meaningful access to federal funding services through either oral interpretation or written translations of vital documents.

Citizens and groups may obtain a reasonable number of free copies of the proposed Citizen's Participation Plan by contacting the City's Community and Economic Development Department.

### **Draft 2020-2024 Analysis of Impediments to Fair Housing Choice (AI Report)**

This report presents a demographic profile of the City of Tulare, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing. As the name of the report suggests, the document reviews "impediments" to fair housing. Although this report also assesses the nature and extent of housing discrimination, it primarily focuses on identifying impediments that could prevent equal housing access and developing solutions to mitigate or remove such impediments.

The AI Report has been developed to provide an overview of laws, regulations, conditions or other possible obstacles that could affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals and service providers. To assure that the report responds to community needs, the development of the AI includes a community outreach program consisting of community meetings, an on-line survey, service provider interviews and City Council public hearings.

In efforts to maximize public participation in the development of the City's Consolidated Plan and AI, English and Spanish community meeting public notices were published in the Tulare Advance Register and Visalia Times Delta newspapers on July 1st, 8th, and 15th, 2019. The English and Spanish public notices were also sent in the July 2019 water bill to approximately 19,000 households within the City. The public notices were sent via the Kings Tulare Homeless Alliance list server to over 330 stakeholders on June 14, 2019. The public notices were also sent via the Tulare Chamber of Commerce list service to over 350 stakeholders on June 21, 2019. The public notices were posted on the City's website and Facebook page. The public notices were also posted conspicuously at City Hall, the Tulare Senior Community Center, the Tulare Public Library and the Meitzenheimer Community Center from June 1, 2019 through July 31, 2019.

The following summarizes the key findings from the AI:

#### **Community Profile**

- § In 2017, just over 27 percent of the City's population was 14 years of age or under and nine percent was 65 years and over. These two age groups are an indicator of the reliance of **children and senior citizens** on the working age population, also known in economics as the dependency ratio. Lower the dependency ratio, the lesser the "burden" is on a community's working age residents. Tulare's dependency ratio is 0.57 as compared to a countywide of 0.59, and thus, faces a slightly lesser burden on working age residents.
- § The **Hispanic ethnic population** represents 61 percent of the City's total population. All minority groups in the City account for over three-quarters of the City total population.
- § The majority (55%) of Tulare households spoke only English, with Spanish being the second highest spoken language.
- § The **Section 8 Housing Voucher Program** administered by the Housing Authority of the Tulare County (HATC) assisted 388 low-income renters living in the City of Tulare.

- § **Seniors** (age 65+) represent 9.1 percent of Tulare’s population. Some of the characteristics of elderly residents included: limited mobility; increased medical attention due to health complications; and, restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people also have difficulty completing normal, everyday tasks without assistance. The 2013-2017 ACS data estimate that approximately half of the Tulare’s elderly had ambulatory difficulty, which is the highest percentage of the six disability categories classified by the U.S.
- § The number of Tulare residents age 18 and older with some type of **disability** totaled about 13 percent of the City’s total population of the same age group. The top three disabilities among persons age five and older include those with ambulatory difficulty, independent living difficulty, and cognitive difficulty. It was estimated that approximately half of the City’s elderly population had ambulatory difficulty.
- § Approximately 43 percent of the homes in Tulare are about 40 years and older. In general, homes built more than 30 years ago are likely to require structural renovation and increased maintenance, resulting in greater costs for the owner. **Older homes** can also create health and safety problems for occupants, as many deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices, and seismic safety retrofits. In addition, there are greater lead-based paint related health risks.
- § The **2019 Point-In-Time Homeless Count** reported there were 146 unsheltered homeless individuals counted in the City of Tulare. Almost 77 percent of homeless person were White and about 43 percent Hispanic. (The Hispanic category is considered an ethnicity by the Census Bureau, not a race. Thus, many of the homeless Hispanics were in the White race category.) There were four homeless families with children in Tulare.
- § The average household size in Tulare was 3.39 very close to the 3.41 countywide figure. About 21.4 percent of the City’s households were considered **large households** (5 or more persons per household). Large households are a special needs group because of the lack of available affordable housing of adequate size. To save for necessities such as food, clothing, transportation, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.
- § **Overcrowding** (defined as more than one person per room) occurred in 8.3 percent of the City’s total occupied units and severe overcrowding (more than 1.5 persons per room) occurred in 2.2 percent of the total occupied units. More overcrowding occurred in rental units than owner-occupied units. This indicates the need for larger rental units and/or more rental subsidies to allow large households to afford adequately sized units.
- § The most prevalent housing problem facing Tulare households was **overpayment on housing cost**. A household is considered to be overpaying for housing if housing costs (rent plus utilities) make up more than 30 percent of the household’s gross monthly income. Overpaying occurred with 36 percent of the total occupied units. Renter households tended to overpay more for housing than owners occupied households.

## Fair Housing Profile

- § Regarding **fair housing education and outreach** the City of Tulare has partnered with Self-Help Enterprises (“SHE”) to administer the City’s HOME program since 2015. SHE conducts outreach and education sessions to the citizens of the City of Tulare relating to fair housing.
- § In addition, the City of Tulare has a link to relevant organizations and education materials on website relating to fair housing and affirmatively furthering fair housing. The Housing Authority of Tulare County (HATC) provides outreach in the community as well. Currently, the TCHA has an affordable housing development under construction within

the City of Tulare. Other **fair housing education and outreach** to housing providers and owners is provided through the Fair Housing Council of Central County (FHC-CC), the California, the California Department of Fair Employment and Housing, the California Department of Consumer Affairs, California Legal Services, The Kings-Tulare Area Agency on Aging (KTAAA), and for properties with Section 8 rent vouchers (HATC). Given the characteristics of Tulare's apartment stock as predominately older and in smaller complexes, a large segment of the City's rentals are not managed by professional management companies and small "mom and pop" managers may not be trained in fair housing laws. As small property managers/owners are typically the primary violators of fair housing laws, targeted outreach to this group remains important.

- § In the City of Tulare over the past five years (2015-2019) there have been a total of 17 complaints. The most were in 2018, with seven inquiries, and just this current year. The complaints have been filed primarily by Hispanics (7), followed by Caucasian (5), African Americans (4) and one Asian person (1). It will be important to monitor discrimination complaints in the City over time to more fully assess patterns and to appropriately tailor outreach.
- § The City partners with local organizations - such as Kings Rehabilitation and AmVets - in order to disseminate information on State, County and local programs. These programs are also promoted on the City's website to interested homebuyers, realtors and lenders.

### Public Sector Impediments

- § Regarding **reasonable accommodation** - on March 14, 2016, a public hearing was held before the Tulare Planning Commission to recommend adoption of Ordinance 16-06 regarding Zone Amendment 711 adding Chapter 10.218 (Reasonable Accommodation) establishing policies and procedures for implementation of the Federal Fair Housing Act and California Fair Employment and Housing Act. A public hearing before City Council was held on April 27, 2016 for the adoption of same.
- § Last year, the City's Housing Element was "Conditionally Compliant" by HCD, as shown on HCD's website. Tulare has completed all of the tasks recommended by HCD and is in the process reviewing latest City documents and in process of being in full compliance.
- § Providing development opportunities for a **variety of housing types** helps to address the diverse range of housing needs present in a community. Senior citizens, persons with disabilities, veterans, and persons suffering from homelessness, among others, may require non-traditional housing types. As required under state and federal law, Tulare's Zoning Code needs to facilitate the following types of housing: residential care facilities, SROs, transitional and supportive housing, emergency homeless shelters, and farm worker/employee housing.
- § Based on the limited data available, there is not sufficient housing for households at lower income levels in Tulare. According to 2011-2015 CHAS data from HUD, there were 1,165 renter households making 30 percent HAMFI or less, but only 314 units affordable to a household at the 30 percent level. Also, according to CHAS data, there were 1,435 households making between 30 and 50 percent HAMFI, with only 1,309 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is affordable to a particular income level, does not necessarily mean that it is occupied by a household at that income level, meaning that the affordability mismatch is very likely more severe than reported in the data. Local tools including **inclusionary zoning and density bonuses** can be used to facilitate the production of units affordable to low- and moderate-income households, and further goals for economic integration.

## Private Sector Impediments

- § The **approval rate for home purchase loans** in Tulare in 2017 was 88.6% and the denial rate was 8.1%. The other loans that were approved by the lending institutions (3.4%) were rejected by applicants.
- § **Mortgage loan denial rates** in Tulare varied by race/ethnicity. In 2017, 52 home purchase loans (6.8%) to White applicants were denied. This figure has declined from the 2013 figure of 11.9%. Hispanic applicants had a denial rate of 6.9% in 2017. This figure has also dropped from the 13.6 denial rate in 2013. Asian applicants had 3 of 30 loans denied in 2017. On the other hand, African American applicants had 4 of 16 loans denied in 2017 (25%). In 2013, the denial rate of African Americans was 11.2%. For the most part, denial rates have dropped in the past four years, except for African Americans. Though, the number of loans (4) may be a small sample size, it is an item that the City should keep on reviewing and assessing each year.
- § **Realtors and Property Managers** did not provide any information on discriminatory practices in Tulare.
- § **City Staff** that has extensive contact with residents of Tulare, in departments such as City Planning, Development Services, Community & Economic Development Department, Engineering, Building and Safety, and Police were not aware of any discriminatory practices in Tulare. They had not received complaints from residents.

The City will continue to take actions to outreach and educate the Tulare residents, property owners and managers relating to fair housing and the duty to affirmatively further fair housing. The City partners with Self-Help Enterprises to administer the HOME program, which a component of the program is to conduct outreach and education sessions to the public. Additionally, City staff manages the Housing & CDBG department's webpage and updates it regularly with relevant Fair Housing information as needed.

### **Draft 2019-2020 Action Plan Amendment II**

On April 16, 2019, Tulare City Council approved the City's 2019-2020 Action Plan. On December 10, 2019, Tulare City Council approved the First Amendment to the City's 2019-2020 Action Plan, which reallocated unspent funds from the Bardsley Gardens Senior Living rehabilitation project to the Workforce Investment Board for the purpose of employing five of Tulare's homeless population.

The proposed 2019-2020 Action Plan Amendment II reallocates unspent funds in the sum of \$329,438 to be rolled over into 2020-2021 Annual Action Plan.

### **STAFF RECOMMENDATION:**

City Council review and consider the City of Tulare's Proposed Program Year 2020-2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 2020-2021 Annual Action Plan and 2019-2020 Action Plan Amendment II and provide direction to staff for the finalization of the documents for Council consideration for adoption at the May 5, 2020 City Council meeting.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:** Community Development Block Grant Funding for Program Years 2019-2024 (Fund 077)

**Signed:** Traci Myers

**Title:** Community & Economic Development  
Director

**Date:** April 14, 2020

**City Manager Approval:** \_\_\_\_\_

**Attachments:**

Proposed 2020-2024 Consolidated Plan

Proposed 2020-2021 Annual Action Plan

Proposed 2020-2024 Analysis of Impediments to Fair Housing Choice

Proposed 2020-2024 Citizen Participation Plan

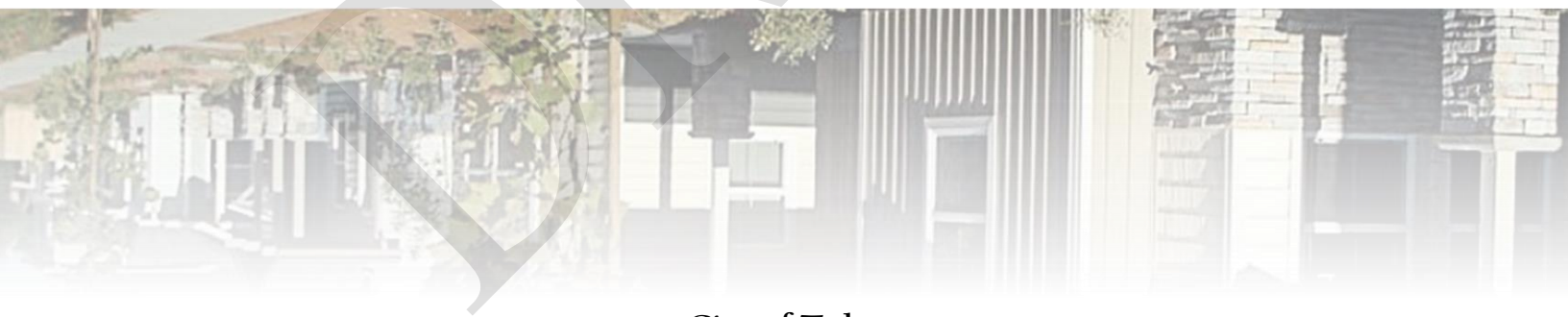
Proposed 2019-2020 Action Plan Amendment II





# City of Tulare

## 2020-2024 Analysis of Impediments to Fair Housing Choice DRAFT



City of Tulare  
Community & Economic Development Department  
411 East Kern Avenue  
Tulare, CA. 93274

# Acknowledgment

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The City of Tulare and the Community & Economic Development Department staff would like to extend its gratitude to all the individuals and agencies that made this report possible. The following are organizations and individuals who were instrumental in assisting with the formulation of this report by lending their time and/or respected advice. We are grateful for their assistance.

## **City Mayor**

Jose Sigala, District 1

## **City Council**

Terry A. Sayre, District 2

Carlton Jones, District 3

Dennis A. Mederos, District 4

Greg Nunley, District 5

## **City Manager**

Rob A. Hunt

## **Community & Economic Development Department**

Traci Myers, Community & Economic Development Director

Margie Perez, Housing and Grants Specialist

Mario Anaya, Principal Planner

Steven Sopp, Senior Planner

## **Consultant**

GRC Associates, Inc.

Finally, we would like to give a special thanks to the citizens of Tulare who provided us with critical survey information relating to their fair housing experience. Their participation was essential in shaping this analysis, which will influence fair housing activities in the City of Tulare for years to come.





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# I. Introduction

Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, educational, employment or other goals. In recognizing equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law.

This report presents a demographic profile of the City of Tulare, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing. As the name of the report suggests, the document reviews "impediments" to fair housing. Although this report also assesses the nature and extent of housing discrimination, it primarily focuses on identifying impediments that could prevent equal housing access and developing solutions to mitigate or remove such impediments.

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## Fair Housing

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Federal fair housing laws prohibit discrimination in the sale, rental or lease of housing, and in negotiations for real property, based on race, color, religion, sex, national origin, familial status and disability. California fair housing laws build on the federal laws, including age, marital status, ancestry, source of income, sexual orientation, and "any arbitrary discrimination" as the protected categories under the laws. The following definition is used for this report:

*"Fair housing describes a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor."*

### Fair Housing Legal Framework

The federal Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988 (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, such as the sale, rental, lease or negotiation for real property. The Fair Housing Act prohibits discrimination based on race, color, religion, sex and national origin.

In 1988, the Fair Housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). In addition, the Amendments Act provides for "reasonable accommodations," allowing structural modifications for persons with disabilities, if requested, at their own expense, for all dwellings to accommodate the physically disabled.

The California Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA; Part 2.8 of the California Government Code, Code Sections 12900-12996) prohibit discrimination and harassment in housing practices.

The Unruh Act (California Government Code Section 51) protects Californians from discrimination in public accommodations and requires equal access to the accommodations. The Unruh Act provides broad protection and has been held by the courts to prohibit any arbitrary discrimination on the basis of personal characteristics or traits, and applies to a range of types of housing.

The Ralph Civil Rights Act (California Civil Code Section 51.7) prohibits violence and threats of violence and specifies that housing situations are protected under this Act, which includes houses, apartments, hotels, boarding housing and condominiums. Violators of the Ralph Act can be sued for actual or emotional damages, in addition to civil penalties.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes. However, convictions under the act are not allowed for speech alone unless that speech itself threatened violence.

In addition to these acts, California Government Code Sections 111135, 65008 and 65589.5 prohibit discrimination in programs funded by the state and in any land-use decisions.<sup>1</sup>

## Housing Issues, Affordability and Fair Housing

The U.S. Department of Housing and Urban Development (HUD) Fair Housing and Equal Opportunity Division distinguishes between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity and other factors create misconceptions, biases and differential treatment would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either one or both parties regarding their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when fair housing laws are violated and result in differential treatment.

## What Is an Impediment to Fair Housing Choice?

According to HUD's *Fair Housing Planning Guide*, and based within the legal framework of federal and state laws, impediments to fair housing choice are:

- Any actions, omissions or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income,

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<sup>1</sup> *Fair Housing Hotline Project, Legal Services of Northern California. (March 2004). "Fair Housing in California: Families with Children: A Manual for Housing Providers, Tenants and Advocates."*

sexual orientation or any other arbitrary factor that restricts housing choices or the availability of housing choices, or

- Any actions, omissions or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice. Furthermore, eligibility for certain federal funds requires compliance with federal fair housing laws. Specifically, to receive HUD Community Planning and Development (CPD) formula grants, a jurisdiction must:

- Certify its commitment to actively further fair housing choice.
- Maintain fair housing records.
- Conduct an Analysis of Impediments to Fair Housing Choice.

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## Purpose of Report

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This Analysis of Impediments to Fair Housing Choice (AI) provides an overview of laws, regulations, conditions and other possible obstacles that could either affect an individual's or a household's access to housing in the City of Tulare. The AI includes:

- A comprehensive review of Tulare's laws, regulations and administrative policies, procedures and practices, as well as an assessment of how they affect the location, availability and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

The scope of analysis and the format used for this AI adhere to recommendations contained in the *Fair Housing Planning Guide* developed by HUD.

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## Organization of Report

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The AI is divided into six sections:

**Section 1: Introduction** defines fair housing and explains the purpose of this report.

**Section 2: Tulare Profile** presents the demographic, housing and income characteristics in Tulare. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.

**Section 3: Mortgage Lending Practices** analyzes private activities that could impede fair housing choices in Tulare.

**Section 4: Public Policies and Practices** evaluate various public policies and actions that could impede fair housing choices in Tulare.

**Section 5: Assessment of Fair Housing Practices** evaluates the fair housing services available to residents and identifies fair housing complaints and violations in Tulare.

**Section 6: Findings, Recommendations and Actions** provide conclusions and recommendations about fair housing issues in Tulare.

At the end of this report, a page is attached that includes the endorsement of the City Manager and a statement certifying that the AI represents Tulare's official conclusions regarding impediments to fair housing choice and the actions necessary to address these impediments.

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## Reporting Staff and Data Sources

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This report, prepared through a collaborative effort between the City staff and GRC Associates, Inc., under contract to the City of Tulare, is funded through Community Development Block Grant (CDBG) funds.

The following data sources were used to complete this AI. Sources of specific information are identified in the text and tables.

- City of Tulare 2015-2020 Consolidated Plan
- City of Tulare Draft 2020-2024 Consolidated Plan
- City of Tulare Analysis of Impediments to Fair Housing Choice 2015
- City of Tulare General Plan (adopted October 7, 2014)

- City of Tulare Final Housing Element of the General Plan 2015-2023, submitted to California Department of Housing and Community Development (HCD) on January 29, 2019, under review. City submitted their 2018 Annual Progress Report to HCD earlier this year.
- Tulare Council of Governments Regional Transportation Plan/Sustainable Communities Strategy (2014)
- Tulare Council of Governments Regional Housing Needs Assessment (2014-2023)
- California Department of Finance Population and Housing Estimates (2019)
- California Employment Development Department (2019)
- Home Mortgage Disclosure Act (2019)
- U.S. Census Bureau American Community Survey (2013-2017)
- U.S. Census Bureau, 1980, 1990, 2000 and 2010
- U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data (CHAS) 2015

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## Public Participation

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This AI Report has been developed to provide an overview of laws, regulations, conditions or other possible obstacles that could affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals and service providers. To assure that the report responds to community needs, the development of the AI includes a community outreach program consisting of community meetings, an on-line survey, service provider interviews and City Council public hearings.

In efforts to maximize public participation in the development of the City's Consolidated Plan and AI, English and Spanish community meeting public notices were published in the Tulare Advance Register and Visalia Times Delta newspapers on July 1st, 8th, and 15th, 2019. The English and Spanish public notices were also sent in the July 2019 water bill to approximately 19,000 households within the City. The public notices were sent via the Kings Tulare Homeless Alliance list server to over 330 stakeholders on June 14, 2019. The public notices were also sent via the Tulare Chamber of Commerce list service to over 350 stakeholders on June 21, 2019. The public notices were posted on the City's website and Facebook page. The public notices were also posted conspicuously at City Hall, the Tulare Senior Community Center, the Tulare Public Library and the Meitzenheimer Community Center from June 1, 2019 through July 31, 2019.



## Community Meetings

Together with the development of the City of Tulare 2020-2024 Consolidated Plan, residents, businesses, and public and private agencies were also invited to participate in the discussion of fair housing issues in Tulare.

The City of Tulare completed an extensive community outreach effort in 2019 and 2020 to maximize the level of community involvement. The three community meetings in 2019 were conducted on the following dates and locations:

- **July 2, 2019 – Tulare Public Library**
  - 475 North M Street, Tulare, CA 93274 at 5:30 pm
- **July 11, 2019 – Tulare Chamber of Commerce**
  - 220 East Tulare Avenue, Tulare, CA 93274 at 5:30 pm
- **July 17, 2019 – Roosevelt Elementary School**
  - 1046 West Sonora Avenue, Tulare, CA 93274 at 5:30 pm

In addition, the City scheduled the following community meeting and public hearings during the City's 2020-2024 Consolidated Plan and Analysis of Impediments to Fair Housing Choice 30-day public comment review period beginning April 6, 2020 through May 5, 2020:

### Community Meetings:

- **April 21, 2020 – Tulare Public Library**
  - 475 North M Street, Tulare, CA 93274 at 5:00 pm

### Public Hearings

- **April 21, 2020 - City Council Meeting (Review Draft)**
  - Tulare Council Chambers, 475 North M Street, Tulare, CA 93274 at 7:00 pm
- **May 5, 2020 - City Council Meeting (Adoption)**
  - Tulare Council Chambers, 475 North M Street, Tulare, CA 93274 at 7:00 pm

The meetings provided the opportunity for the Tulare community to gain awareness of fair housing laws, and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and email, if available, to agencies and organizations that serve the low- and moderate-income and special needs community. In addition, community meeting notices were posted on the City's website at [www.tulare.gov](http://www.tulare.gov) in both English and Spanish. **Appendix A** includes the public presentation and sign-in sheets.

The meetings provided the opportunity for the Tulare community to gain awareness of fair housing laws, and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and email, if available, to agencies and organizations that serve the low- and moderate-income and special needs community. In addition, community meeting notices were posted on the City's website at [www.tulare.gov](http://www.tulare.gov) in both English and Spanish. **Appendix A** includes the public presentation and sign-in sheets.

As a result of an extensive outreach effort, attendance at the public meetings included several service providers and citizen groups that work with residents considered a protected class according to HUD's definition. Participants had the opportunity to discuss community needs in the development of the 2020-2024 Consolidated Plan and the AI, both of which will be adopted concurrently by the City on May 5, 2020.

### Community Fair Housing Survey

To supplement the community meetings and to assist in further understanding the fair housing issues in the City, a Fair Housing Survey was made available to Tulare residents at the Community Development Department and online via the City's website. In addition, surveys were available at strategic locations throughout the City by staff. Spanish versions of the survey were provided to reflect the diversity of Tulare's residents. During the June 10, 2019 to July 31, 2019 survey period, 29 AI surveys were completed, either online or hardcopies were submitted by Tulare residents to City staff.

The survey consisted of questions designed to gather information on a person's experience with fair housing issues and perception of fair housing issues in his/her neighborhood. A copy of the survey and a summary of the results are included in **Appendix B**.

### Service Provider Meetings

In addition, the City met and/or contacted various housing and other organizations, including the Housing Authority of Tulare County-HATC, Fair Housing Council of Central California, the Kings/Tulare Homeless Alliance, Altura Centers For Health, Leadership Council for Justice and Accountability, Grandma's House, the Tulare Emergency Aid, United Way of Tulare County, Family Services of Tulare County, and Kings View Corporation to provide and receive information on the development of the Consolidated Plan and AI. Input from the various organizations provided in-depth context and insight into housing conditions and fair housing issues for residents in Tulare.

### Public Review

During a 30-day public review period (April 6, 2020 – May 5, 2020), the draft AI document was made available at the following locations:

- Tulare City Hall - 411 East Kern Avenue, Tulare

- Tulare Public Library - 475 N. M Street, Tulare
- Tulare Senior Community Center - 201 North F Street, Tulare
- Claude Meitzenheimer Community Center - 830 South Blackstone Street, Tulare
- Tulare Chamber of Commerce - 220 East Tulare Avenue, Tulare
- Tulare City website ([www.tulare.gov](http://www.tulare.gov))
- City of Tulare’s Facebook page

An English and Spanish notice of public review was published in the *Tulare Advanced Register and Visalia Times Delta* on April 6th and April 20th, 2020. The public notices were sent via the Kings Tulare Homeless Alliance listserv to over 330 stakeholders. The public notices were also sent via the Tulare Chamber of Commerce April 2020 newsletter and listserv to 2,000 stakeholders. In addition, all persons that attended the community meetings were emailed the location of the public review document on the City’s website and asked to provide any further comments for incorporation.

Written comments received from the public during the 30-day review period from April 6, 2020 through May 5, 2020 are included in **Appendix C**.

## Public Hearings

A public hearing before the Tulare City Council will be held on April 21, 2020 to accept community input on the City of Tulare 2020-2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan and 2020-2021 Action Plan, before the City Council considers approval of the documents. A second public hearing was conducted on May 5, 2020 to adopt the City of Tulare 2020-2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan and 2020-2021 Annual Action Plan.

## Key Issues Identified

Key issues identified from public outreach efforts, including the resident survey, advisory meetings and interviews with service providers offered insight into the following issues and recent trends related to fair housing in Tulare:

- **AI Housing Survey (June 10, 2019 to July 31, 2019).** The City of Tulare had an extensive survey effort (on-line and print versions of surveys in English and Spanish). There were 29 residents that submitted input about housing discrimination and related issues. (Please see **Appendix B** for survey results.) Some of the key input from the surveys was the following:
  - Residents facing housing discrimination: Four residents (14.3 percent of respondents) stated that they had faced housing discrimination.

- Type of discrimination: Two residents said that they faced discrimination based on race and one said they faced discrimination based on their family status.
- Informed about housing discrimination: Only 42.3 percent of the respondents said they were well informed about this issue.
- Reporting housing discrimination: The majority of respondents (88.5 percent) would report housing discrimination. And, 75.0 percent would report discrimination to the City of Tulare. Respondents also mentioned that they would report discrimination to the Department of Fair Employment and Housing, HUD and Housing Authority of Tulare County.
- Actions to prevent housing discrimination in Tulare: Respondents provided recommendations that revolved around providing housing discrimination information to residents (owners and renters) and property managers in a better manner and also increasing the number of housing units that would be available to residents at all income levels in all sections of Tulare.
- **Community Outreach Workshops (July 2, 2019, July 11, 2019, and July 17, 2019)**. The City of Tulare held workshops in different parts of the community to obtain input from residents about housing discrimination and also other issues. Not one person, in any of the three workshops, stated that they had been discriminated when trying to procure housing. Nor, did anyone know of a person that had faced housing discrimination in Tulare. One person said at one of the workshops that it would be very difficult to find out if they were denied because of discriminatory issues. They said property owners and/or landlords would not be so blatant in their denial of housing. One resident said they faced discrimination because their income was not high enough for the property management company. This action, by itself, is not discriminatory. Key issues raised at these workshops, by meeting are as follows:
  - **July 2, 2019 (Tulare Public Library)**: Key issues included the high level of rents and lack of housing in Tulare and nearby cities. Specifically, a resident stated that property managers requiring that renters earn three times the asking rent was discrimination against lower income people. Another resident also mentioned that there may be housing discrimination against the homeless.
  - **July 11, 2019 (Tulare Chamber of Commerce)**: There were not any people at this workshop that were aware or had heard of someone that had encountered housing discrimination. It was mentioned that perhaps the reason was that people that were discriminated did not know where to take their complaints. The general consensus at this meeting was that the problem was not housing discrimination, but that there was not enough supply of housing in Tulare.

- **July 17, 2019 (Roosevelt Elementary School):** No one stated that they were discriminated because of race or other factors in Tulare, and were not aware of others being discriminated against by landlords. Though, they were not 100% sure, because if a renter was denied a housing unit, how would they know that it was because of their race or other factors? The applicant could not know, unless they were explicitly told, and nowadays that would probably not happen. An attendee mentioned that many people either do not report discrimination (because they are scared of being reported to immigration officials) or, do not know where to report discrimination. City has a website with information about reporting discrimination, and some people (17) have reported their situations within the past 4.5 years. A need to better let the communities know about resources to address discrimination was expressed.

DRAFT

## 2. Tulare Profile

The City of Tulare is located along State Route 99 in the center of Tulare County. The City is named for the currently dry Tulare Lake. The City of Tulare was founded and named by the Southern Pacific Railroad when the tracks were completed in the City on July 25, 1872, and incorporated in 1888.

According to the California Department of Finance, Population and Housing Estimates, Tulare had a 2018 population of approximately 64,475 residents, an increase of over 5,000 people from the 2010 US Census figure of 59,278, or 8.7 percent. Tulare is located in the heart of the Central Valley, and as such sometimes experiences poor air quality due to the high levels of various airborne particulates. As shown in **Figure 2–1** the City of Tulare has a total area of 21.0 square miles.

The top employment sectors in Tulare, with over 1,000 jobs in the City, include retail (2,480 jobs), manufacturing (2,088 jobs), arts/entertainment/accommodations (1,776 jobs), education (1,641 jobs) and agriculture (1,601 jobs).

One of the key economic sectors of the City of Tulare is the dairy industry. Tulare itself is responsible for a large amount of cattle within Tulare County, as the grand total of cows in Tulare County is approximately 342,600. Tulare County's cattle produces approximately 8.9 billion pounds of milk each year. Companies such as Saputo Cheese USA, Inc. (550 employees), and Land O'Lakes (530 employees) have a substantial presence in the City Tulare. In fact, one of the nation's largest dairy - Land O'Lakes - operates in Tulare.

The Workforce Investment Board of Tulare County (Board) projects that the City's economy will continue to have steady growth over the coming years. The Board promotes investment in workforce development skills that will better serve the growing economy. And while the future looks promising for the City's economy – proactive measures to have a workforce that is trained and in sufficient numbers will be needed to ensure economic growth.



**Figure 2-1**  
**City of Tulare**



Source: Google Map



## Population Profile

The key sources for the socioeconomic and demographic data used to prepare the AI include: the U.S. Census Bureau (Census), the California Department of Finance (DOF), the Economic Development Department (EDD), and the Tulare Council of Governments (Tulare COG).

### Population Growth

Since 1980, Tulare's population has almost tripled. As **presented in Table 2-1 and Figure 2-2**, the population of Tulare grew from 447 residents in 1880 to 66,967 in 2019. By the year 2020, the City's population is forecast to increase to approximately 71,384, according to the Tulare COG Program EIR (PEIR) for the 2018 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

**Table 2-1**  
**Population – City of Tulare**  
**1880 to 2019**

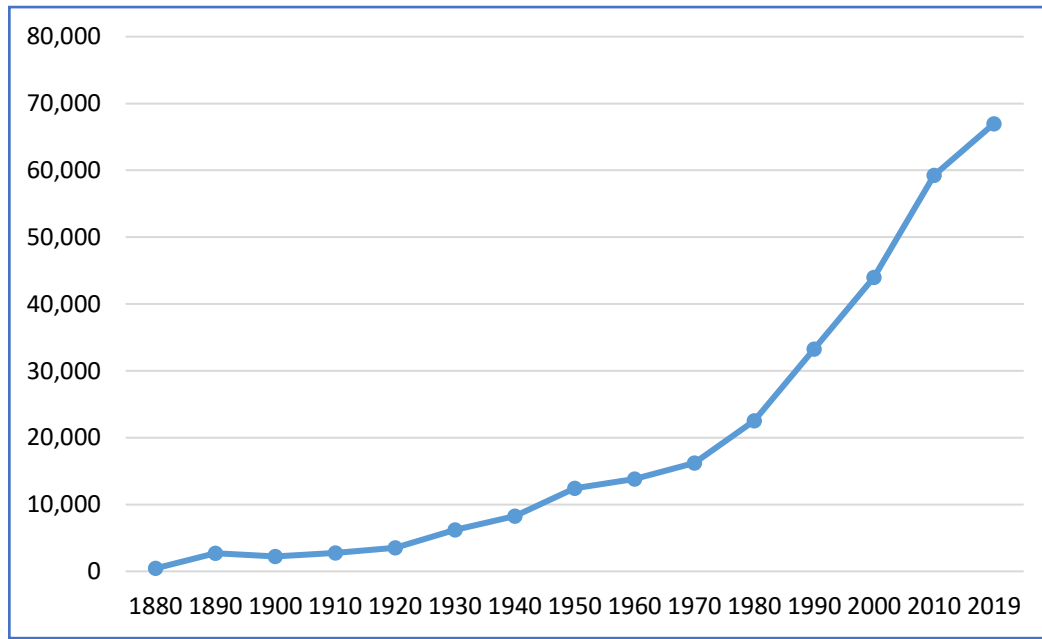
Year	Population	% Inc.
1880	447	-
1890	2,697	503.4%
1900	2,216	-17.8%
1910	2,758	24.5%
1920	3,539	28.3%
1930	6,207	75.4%
1940	8,259	33.1%
1950	12,445	50.7%
1960	13,824	11.1%
1970	16,235	17.4%
1980	22,530	38.8%
1990	33,249	47.6%
2000	43,994	32.3%
2010	59,278	34.7%
2019	66,967	13.0%

*Sources: U.S. Census Bureau, 1880-2010,  
Department of Finance, 2019, Tulare Council of Govt.*





**Figure 2-2**  
**Population Growth of the City of Tulare**  
**1880 to 2019**



Sources: U.S. Census Bureau, 1880-2010, Department of Finance, 2019

### Age Composition

**Table 2-2** shows the age distribution of Tulare and Tulare County residents in 2017. The working adult age group (ages 25 to 64 years) represented almost one-half (47.4%) of Tulare’s total population, while the student age group (5 to 24 years) represented another one-third (33.6%). Seniors (65 years and over) accounted for 9.1 percent and youths (under 5 years) represented 9.8 percent of the total population of Tulare. In comparison to Tulare County, Tulare’s median age of 29.1 years in 2017 was similar (about a year younger) to the County’s median age of 30.6 years. The age distribution of both Tulare and the County were also similar. However, in comparison to the state’s median age, Tulare’s overall population was significantly younger (29.1 year versus 36.1 years).



**Table 2-2**  
**Age Distribution and Median Age (2017)**

Age Group	City of Tulare		Tulare County	
	Number	% of Total	Number	% of Total
Under 5	6,085	9.8%	39,301	8.6%
5-9	5,908	9.5%	40,986	8.9%
10-14	4,848	7.8%	40,179	8.8%
15-19	4,601	7.4%	37,196	8.1%
20-24	5,601	9.0%	34,565	7.5%
25-34	9,656	15.5%	64,593	14.1%
35-44	7,532	12.1%	56,795	12.4%
45-54	6,549	10.5%	51,846	11.3%
55-59	3,515	5.6%	24,082	5.2%
60-64	2,307	3.7%	20,354	4.4%
65-74	3,230	5.2%	28,511	6.2%
75-84	1,577	2.5%	14,113	3.1%
85 and Older	887	1.4%	6,288	1.4%
<b>Total</b>	<b>62,296</b>	<b>100.0%</b>	<b>458,809</b>	<b>100.0%</b>
<b>Median Age</b>	<b>29.1</b>		<b>30.6</b>	

Source: ACS 2013-2017

Analyzing the age distribution is important because it affects the future need for jobs, housing and other social services. Because over one-half (58.9%) of the City's population was under the age of 35 years, future growth planning may need to include additional schools, entry-level jobs, and starter homes. This age group typically consists of young children, students, recent graduates, or adults just entering the job market. This indicates that the provision of smaller, affordable housing opportunities, particularly in the rental market, is needed in the near future to allow this group to remain in the community. On the other hand, middle-age adults may prefer larger homes in which to raise families, whereas seniors may prefer smaller units that have lower costs and are more proximate to services.

Age and fair housing intersect when managers or property owners make housing decisions based on the age of residents. For example, managers and property owners may prefer to rent to mature residents, limit the number of children in their complex or discourage older residents due to their disabilities. Although a housing provider may establish reasonable occupancy limits and set reasonable rules about the behavior of tenants, those rules cannot single out children for restrictions that do not apply also to adults.



## Race and Ethnicity

**Table 2.3** illustrates the racial/ethnic breakdown of Tulare residents. Since 2010, the fastest growing racial/ethnic group in the City was Hispanic. In 2017, the Hispanic ethnic group represented the largest share of the City's ethnic population at 61.3 percent. The largest racial group in Tulare was White at 78.3 percent, followed by Black/African-American population at 3.5 percent and Asian/Pacific Islander at 2.1 percent. The most noticeable racial/ethnic shift that occurred between 2010 and 2017 in Tulare was the increase in the White population (12,421 additional residents). Other racial groups had either slight losses or additions of residents. The number of Hispanics increased by 4,134 during this time period. The distributional increase of the Hispanic population from 57.5 percent to 61.3 percent, and during the same period, the distributional decrease in the White population from 61.3 percent to 78.3 percent.

Part of the changing racial/ethnic dynamics in the City of Tulare can be attributed to immigration, where 20.1 percent of its residents were foreign born in 2017. Foreign-born residents may have difficulty accessing housing due to language barriers or an apartment owner's reluctance to rent housing to an immigrant. According to the ACS 2013-2017 data, over one-third (39.9%) of the residents in Tulare spoke another language other than English at home. In addition, a fair housing concern could arise if a foreign-born resident owns an apartment building and advertises only in his or her native language, thus restricting access only to persons speaking that language. Therefore, the City makes every effort through its outreach program to provide housing information in Spanish and to involve persons of limited English proficiency.

**Table 2-3**  
**Race and Ethnicity**

Race/Ethnicity	2010		2017	
White	36,347	61.3%	48,768	78.3%
Black or African American	2,328	3.9%	2,206	3.5%
American Indian and Alaska Native	694	1.2%	626	1.0%
Asian	1,276	2.2%	1,312	2.1%
Nat. Hawaiian and Other Pacific Islander	80	0.1%	141	0.2%
Other Race	15,713	26.5%	6,880	11.0%
Two or more races	2,840	4.8%	2,363	3.8%
<b>Total</b>	<b>59,278</b>	<b>100.0%</b>	<b>62,296</b>	<b>100.0%</b>
Hispanic or Latino (any race)	34,062	57.5%	38,196	61.3%

Sources: U.S. Census 2010 and ACS 2013-2017



## Household Characteristics

### Household Tenure

**Table 2-4** shows that in 2017, there were 18,522 total occupied housing units or households in Tulare, and of this total, 55.1 percent were owner households and 44.9 percent were renter households. Since 2010, the proportion of owner households has declined (58.6% in 2010 to 55.1% in 2017) and renter households have increased (41.4% in 2010 to 44.9% in 2017).

**Table 2-4**  
**Household Tenure**

Tenure	2010		2017	
	Occupied Units	% of Total	Occupied Units	% of Total
Owner	10,389	58.6%	10,212	55.1%
Renter	7,331	41.4%	8,310	44.9%
<b>TOTAL</b>	<b>17,720</b>	<b>100.0%</b>	<b>18,522</b>	<b>100.0%</b>

Source: U.S. Census 2010 and ACS 2013-2017

### Household Income

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Although economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity and other factors often create misconceptions and biases that raise fair housing issues.

The City's income distribution is indexed to the Tulare County's median family income (MFI) to provide a comparison of changes in the City are over time and relative to the larger county area.

To analyze income distribution, households are put into different income groups in relation to the county MFI and adjusted for household size. The four income categories are:

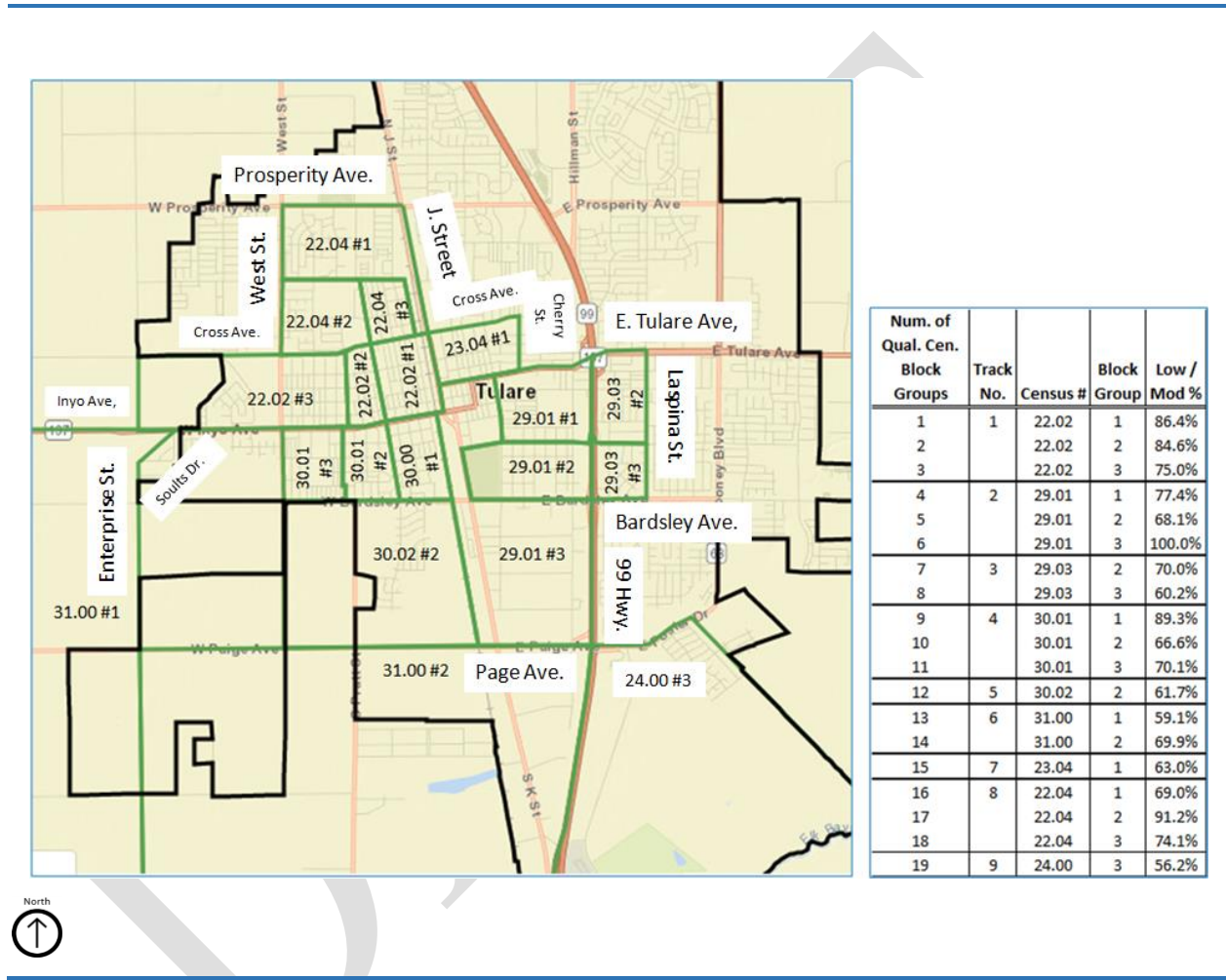
- Extremely Low Income (below 30 percent of the county's MFI)
- Very Low Income (31 percent–50 percent of the county's MFI)
- Low Income (51 percent–80 percent of the county's MFI)
- Moderate Income (81 percent–120 percent of the county's MFI)

**Figure 2-3** identifies the low- and moderate-income areas in the City of Tulare by Census block group. A low- to moderate-income area is defined as a Census block group with 51 percent or



more low- and moderate-income persons. The map shows that low- and moderate-income residents are generally located in central and southern Tulare.

**Figure 2-3**  
**City of Tulare FY 2019/2020 Low/Mod-Income Areas by Census Block Group**





**Table 2-5** summarizes the number of households in each income group relative to the MFI. According to the Census Bureau, in 2015 the City’s median household income, which considers the income of an entire household, rather than individual family members, was flat, with an increased 0.03 percent from 2010. According to the Comprehensive Housing Affordability Strategy (CHAS), the number of households in the low- and moderate-income categories increased 14.5 percent and 27.4 percent, respectively, during the time period. Meanwhile, moderate income households decreased by 10.0 percent and upper-income households increased in number by 4.8 percent. Tulare’s median household income in 2015 was \$46,659 and during 2017 it had increased to \$49,584, per Census ACS source.

**Table 2-5  
City of Tulare Household Income Relative to County HAMFI**

Income Group	2010				2015				2010-15
	Owner	Renter	Total	% of Tot.	Owner	Renter	Total	% of Tot.	% Change
Extremely Low <= 30% HAMFI	470	1,390	1,860	10.9%	580	1,550	2,130	11.6%	14.5%
Very Low Income >30% to <=50% HAMFI	825	1,345	2,170	12.7%	1,020	1,745	2,765	15.1%	27.4%
Low Income >50% to <=80% HAMFI	1435	1,740	3,175	18.6%	1,570	1,795	3,365	18.4%	6.0%
Moderate Income >80% to <=100% HAMFI	1,280	625	1,905	11.2%	1,040	675	1,715	9.4%	-10.0%
Upper Income >100% HAMFI	6,180	1,760	7,940	46.6%	6,360	1,960	8,320	45.5%	4.8%
<b>Total</b>	<b>10,190</b>	<b>6,855</b>	<b>17,045</b>	<b>100.0%</b>	<b>10,570</b>	<b>7,725</b>	<b>18,295</b>	<b>100.0%</b>	<b>7.3%</b>
<b>Median HH Income</b>	<b>\$46,647</b>				<b>\$46,659</b>				<b>0.03%</b>

Data Sources: 2011-2015 CHAS & 2010 CHAS & ACS 2010 and 2015

HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made CHAS HUD refers to HAMFI when terms such as "area median income" (AMI) or "median family income" (MFI) are used in the CHAS.

**Table 2-6** shows that just over one-third (34.3%) of all Tulare households had incomes less than \$35,000 a year in 2017, according to the ACS 2013-2017 data. It also shows that households with incomes between \$35,000 to under \$75,000 represented 36.3 percent, and household incomes \$75,000 and greater represented 29.3 percent of the total households in Tulare.



**Table 2-6**  
**Household Income (2017)**

Income	Households	% of Total
Less than \$10,000	1,230	6.6%
\$10,000 to \$14,999	968	5.2%
\$15,000 to \$24,999	2,199	11.9%
\$25,000 to \$34,999	1,963	10.6%
\$35,000 to \$49,999	3,003	16.2%
\$50,000 to \$74,999	3,725	20.1%
\$75,000 to \$99,999	2,265	12.2%
\$100,000 to \$149,999	2,208	11.9%
\$150,000 to \$199,999	512	2.8%
\$200,000 or more	449	2.4%
<b>Total</b>	<b>18,522</b>	<b>100.0%</b>

Source: ACS 2013-2017

It is important to recognize that education significantly affects the earning capacity of individuals. As presented in **Table 2-7**, over one-quarter (28.7%) of the residents in Tulare 25 years and older graduated from high school and 19.0 % have a college degree. From 2015 to 2017 Tulare realized a slight decrease in the proportion of individuals 25 years of age and older with a college degree (Associate, Bachelor's and graduate/professional degrees). Similarly, the same age group's percentage in the population during this time period also increased. As the Tulare population is succeeded by younger and increasingly better-educated individuals, the percentage of the household earnings should continue to grow as well.

**Table 2-7**  
**Education Level of Residents Age 25 and Older**

Education Level	2015		2017	
	Number	% of Total	Number	% of Total
Less than 9th grade	5,714	16.4%	5,369	15.2%
9th to 12th grade, no diploma	4,131	11.9%	4,522	12.8%
High school graduate (includes equivalency)	10,230	29.4%	10,120	28.7%
Some college, no degree	8,099	23.2%	8,547	24.2%
Associate's degree	2,536	7.3%	2,632	7.5%
Bachelor's degree	3,093	8.9%	2,933	8.3%
Graduate or professional degree	1,038	3.0%	1,130	3.2%
<b>Total</b>	<b>34,841</b>	<b>100.0%</b>	<b>35,253</b>	<b>100.0%</b>

Source: ACS 2013-2015 and ACS 2013-2017



## Household Size

Household size is an important indicator identifying sources of population growth as well as overcrowding in individual housing units. A City's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines. Growth trends in the City can be attributed to cultural differences in relation to household size, privacy, and co-habitation of extended families. For instance, single-person households or seniors may often occupy smaller apartments or condominiums due to the lower cost and size of such homes. Younger families with children often prefer larger single-family homes. Understanding changes in household composition can thus provide insight into current and future housing needs.

As shown in **Table 2-8**, there has been a slight steady increase in the average household size locally and regionally. The average household size in Tulare was 3.33 persons in 2010, and increased to 3.39 in 2019. Tulare's household size has been consistently lower than the countywide average, but higher than the statewide average. In 2019, the household size of Tulare was 3.39, County was 3.41 and California was 2.99.

**Table 2-8**  
**Household Size**

Year	Tulare City	Tulare County	State of CA
2010	3.33	3.36	2.90
2011	3.34	3.37	2.92
2012	3.36	3.39	2.93
2013	3.37	3.40	2.94
2014	3.38	3.40	2.96
2015	3.38	3.40	2.97
2016	3.38	3.41	2.97
2017	3.39	3.41	2.99
2018	3.39	3.42	2.99
2019	3.39	3.41	2.99

Source: *DOF Estimates 2019 E-5 Report*





## Employment

According to California Employment Development Department (EDD) data presented in **Table 2-9**, there were approximately 187,900 employed persons in Tulare County in 2019 and 175,000 were employed in 2015. During this period the number of jobs increased by 12,900 or an increase of 7.4 percent over the four-year period. The Other Services sector, which includes self-employment, represented almost one-third (31.1%) of the total jobs in the County. The Farm (23.1%) represented the second most jobs in the County. This was followed by the State and Local Governments (17.2%) sectors. These three sectors combined for almost three-quarters (71.4%) of the total number of jobs in the county in 2019.

**Table 2-9**  
**Employment by Industry in Tulare County**

Industry	2015		2019	
	Number	% of Total	Number	% of Total
Total Farm	34,500	19.7%	43,400	23.1%
Mining, Logging and Construction	4,600	2.6%	5,900	3.1%
Manufacturing (Durable)	2,800	1.6%	3,500	1.9%
Manufacturing (Non-Durable)	9,300	5.3%	9,800	5.2%
Transportation, Warehousing and Utilities	6,300	3.6%	6,900	3.7%
Wholesale Trade	3,900	2.2%	4,500	2.4%
Retail Trade	15,700	9.0%	16,100	8.6%
Finance and Insurance	2,700	1.5%	2,600	1.4%
Other Services	3,200	1.8%	3,500	1.9%
Federal Government	900	0.5%	900	0.5%
State and Local Government	28,700	16.4%	32,400	17.2%
Other Industries (Self-Employed and Others)	62,400	35.7%	58,400	31.1%
<b>TOTAL</b>	<b>175,000</b>	<b>100.0%</b>	<b>187,900</b>	<b>100.0%</b>

Source: California EDD

Note: Total may not add to 100% because of rounding



According to employment data presented in **Table 2-10**, Tulare’s labor force population totaled 28,100 persons in April 2019, and of that total, 26,600 persons were employed, which resulted in an unemployment rate of 5.3 percent. At the same time, the unemployment rate for the County was almost double at 9.8 percent and rate for the City of Visalia, the largest city in the county, was 4.5 percent. Part of the reason for Tulare’s low unemployment rate may be the availability of job training opportunities to its residents, jobs available to minorities, women and persons with disabilities at the lower-wage and salary scale.

**Table 2-10**  
**Unemployment in Tulare County and Its Largest Cities**  
**(April 2019)**

Area	Labor Force	Employed	Unemployed	Rate
Tulare County	208,400	187,900	20,500	9.8%
<b>Tulare City</b>	<b>28,100</b>	<b>26,600</b>	<b>1,500</b>	<b>5.3%</b>
Visalia	62,300	59,500	2,800	4.5%
Porterville	25,900	22,800	3,100	12.1%
Dinuba	11,400	10,000	1,400	12.6%

*Source: California Employment Development Department (EDD), April 2019*



## Housing Characteristics

### Housing Stock Composition

Tulare's housing stock consists primarily of single-family homes with other housing types. **Table 2-11** shows the type and number of units in comparison to that of the county in 2019. A total of 78.7 percent of the dwelling units were single-family homes. Approximately 6.9 percent were located in structures of five or more units.

**Table 2-11**  
**Composition of Housing Stock (2019)**

Housing Type	Tulare City		Tulare County	
	Units	% of Total	Units	% of Total
Single Family, Detached	16,463	78.7%	114,206	75.8%
Single Family, Attached	424	2.0%	3,931	2.6%
2 to 4 Unit Structure	1,964	9.4%	12,427	8.3%
5 or More Unit Structure	1,451	6.9%	9,409	6.3%
Mobile Homes	612	2.9%	10,649	7.1%
<b>TOTAL</b>	<b>20,914</b>	<b>100.0%</b>	<b>150,622</b>	<b>100.0%</b>

Source: *DOF E-5 2019 Estimates*

### Housing Conditions

Assessing housing conditions in the City can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Housing age can indicate general housing conditions within a community and is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment and eventually affect the quality of life in a neighborhood.

Per Tulare's Housing Element, the most recent housing conditions survey to determine the number of units considered substandard in quality or in need of repair or replacement was conducted in 2003. The survey was conducted within the City limits by members of the Redevelopment, Building and Planning Departments. There were 509 homes surveyed in throughout the City. Structural integrity of area housing stock was surveyed according to State Department of Housing and Community Development protocol. A point rating system was assigned to various levels of structural integrity pertaining to such items as the foundation, roofing, siding, windows, and electrical that can be viewed from the street. Points increased with



the degree of deficit relating to maintenance and upkeep. One of five rating categories is assigned by the points achieved:

<u>Score</u>	<u>Rate Category</u>
9	or less Sound
10-15	Minor repairs needed
16-39	Moderate repairs required
40-55	Substantial rehabilitation required
56 and over	Dilapidated and needs replacement

In Tulare, the total number of housing units was assessed in each Census Tract and a percentage of that total was derived and surveyed. The sample size exceeded the minimum number of surveys required by HCD. Housing conditions in the City generally rated sound (9 points or less), with a few minor exceptions. **Table 2-12** shows that approximately 80 percent of the housing units surveyed were rated sound; 12 percent needed minor repair; 6 percent needed moderate repair; 2 percent needed substantial rehabilitation; and 1 percent were rated as dilapidated and in need of replacement. Housing conditions have not changed substantially since the survey was completed. In addition, the City has several ongoing programs to help address the need for rehabilitation and repair of lower income units.

**Table 2-12  
Housing Conditions (2003)**

Housing Type	Sound		Minor		Moderate		Substantial		Dilapidated		Total
	#	%	#	%	#	%	#	%	#	%	
Single	405	79.6%	60	11.8%	28	5.5%	11	2.2%	5	1.0%	509
Projected Units in Need of Rehabilitation	-	-	1,681	57.6%	783	26.8%	313	10.7%	142	4.9%	2,919

Source: Source: City of Tulare Housing Element (2020-2024)

Prior to the dissolution of Tulare’s Redevelopment Agency (RDA), the City, through its RDA, offered the Rehabilitation Assistance Program (RAP). RAP provided funds to assist low-income homeowners with repairs in order to comply with code requirements and improve the overall safety of the home. Currently (2019) the City of Tulare is implementing a home rehabilitation program for the 2019-2020 fiscal year.

Additionally, approximately 42.3 of the housing stock in the City was built prior to 1978 and, therefore, is at risk of containing lead-based paint. Lead poisoning can cause learning disabilities, behavioral problems and even brain damage in children.<sup>2</sup> According to the City of Tulare’s 2015–

<sup>2</sup>Executive Order 12898—Environmental Justice



2023 Housing Element, it is the City's goal to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve and enhance the quality of existing dwelling units and residential neighborhoods. To reduce lead-based paint hazards the City has lead-based paint policies and procedures as part of the housing rehabilitation programs.

## Future Housing Needs

Article 10.6 of the Government Code Section 65580-65590 requires all California localities to adopt a Housing Element as part of their general plan. State Housing Element Law requires that cities and counties address housing for all segments of the population including those that are lower income.

State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Tulare County region to the Tulare County Association of Governments (TCAG). TCAG, and other California councils of governments (COGs), undertake the RHNA process prior to each housing element cycle. The current RHNA is for the fifth housing element cycle and covers a 9.75-year projection period (January 1, 2014 – September 30, 2023). The Regional Housing Needs Plan (RHNP) describes the methodology developed to allocate the region's housing needs in four income categories (very low, low, moderate, and above moderate) among Tulare County's eight cities and the unincorporated county in accordance with the objectives and factors contained in State law.

The RHNA process begins with the RHNA Determination. The California Department of Housing and Community Development (HCD) issues a RHNA Determination to TCAG and all other COGs in California to identify housing needs for each region of the state. The TCAG RHNA Determination is the total number of units that the jurisdictions within the Tulare County region must collectively plan for in their housing elements. The Determination, which is divided into four income categories, is based on Department of Finance (DOF) population projections and regional population forecasts. HCD provided the Tulare County region a final RHNA Determination on January 10, 2014, of 26,910 housing units.

The RHNA Determination covers a planning period from January 1, 2014, to September 30, 2023. The State-mandated RHNA process (Government Code Sections 65580 et seq.) requires TCAG to develop and adopt a methodology for allocating a portion of the RHNA Determination to each jurisdiction within the Tulare County region. Prior to adoption of the RHNA Methodology, TCAG staff consulted the TCAG RHNA Methodology Committee, comprised of representatives from each of the jurisdictions in the county, and the TCAG Board of Governors. Together, TCAG staff, the TCAG RHNA Methodology Committee, and the TCAG Board considered different methodologies to allocate a portion of the RHNA Determination to each jurisdiction.

The Tulare COG, through the Regional Housing Needs Assessment (RHNA), allocates the regional fair share of housing needs to the City of Tulare for the 2013-2023 period. According to the RHNA, the City of Tulare must be able to accommodate 3,594 housing units during the 10-year period. **Table 2-13** presents the distribution of the future needs by four household income categories. The "Affordable" category includes both very low- and low-income categories. It shows that Tulare



must accommodate at least 1,529 units (43%) of the total 3,594 units to very low and low-income households during the 2014-2023 period. Tulare's future housing needs and programs were addressed in the Housing Element, which is under review by HCD (submitted on January 29, 2019).

**Table 2-13**  
**Housing Needs by Household Income**  
**2014-2023**

Income Group	Units	% of Total
Very Low (<50% MFI)	920	26%
Low (51% to 80% MFI)	609	17%
Affordable (Low and Very Low)	1,529	43%
Moderate (81% to 120% MFI)	613	17%
Above Moderate (>120% MFI)	1,452	40%
<b>Total Units</b>	<b>3,594</b>	<b>100%</b>

Source: Tulare COG RHNA 2014

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## Special Needs

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Certain households, because of their special characteristics and needs, have more difficulty finding decent and affordable housing. The following discussion highlights particular characteristics that could affect an individual household's access to housing in the community.

### Large Households

Large households are defined by HUD as having five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. These can also include multiple families living in one housing unit in order to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex, confine them to a specific location, limit the time children can play outdoors or choose not to rent to families with children altogether, which would violate fair housing laws.



**Table 2-14**  
**Households**

Category	2015	2017	Inc./Dec.
<b>Total:</b>	<b>18,295</b>	<b>18,522</b>	<b>227</b>
<b>Family households:</b>	<b>14,170</b>	<b>14,140</b>	<b>(30)</b>
2-person household	4,066	3,673	(393)
3-person household	2,980	3,373	393
4-person household	3,384	3,171	(213)
5-person household	2,006	2,034	28
6-person household	912	1,101	189
7-or-more person household	822	788	(34)
<b>Non-family households:</b>	<b>4,125</b>	<b>4,382</b>	<b>257</b>
1-person household	3,068	3,282	214
2-person household	799	889	90
3-person household	143	147	4
4-person household	34	23	(11)
5-person household	49	11	(38)
6-person household	0	0	0
7-or-more person household	32	30	(2)

Source: ACS, 2015 and 2017

In 2015 and 2017, data from the Census' ACS, is presented in **Table 2-14**, which reported 3,964 large households (five or more person households) in Tulare, representing 21.4 percent of all households. Although household figures overall have been stable over the two-year period, the trend has been for large household figures to increase, while the smaller households have decreased in Tulare.

### Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, healthcare and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have comparatively limited opportunities for finding affordable and decent housing. Female-headed families may also be discriminated against in the rental housing market because some landlords are concerned about the ability of these households to make regular rent payments. Consequently, landlords may require more stringent credit checks or higher security deposits for women, which would be a violation of fair housing laws.

According to the 2013-2017 ACS data presented in **Table 2-15**, there were 4,534 single-parent households in Tulare in 2017, and 68.9 percent (almost 7 of every 10 single-parent households) of



these were female-heads of household. And, approximately 40 percent of the female head of households are under the poverty level in Tulare. Households with females only with children under five years of age have a poverty rate of 64 percent.

**Table 2-15**  
**Single-Parent Households (2017)**

Category	Number	% of Total
Total Single-Parent Households		
Male Head of Households	1,363	30.1%
Female Head of Households	3,171	69.9%
<b>Total</b>	<b>4,534</b>	<b>100.0%</b>

Source: ACS 2013-2017

## Persons with Disabilities

Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility or other forms of assistance. Landlords/owners sometimes fear that a unit might sustain wheelchair damage or might refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities.

According to **Table 2-16**, the number of civilian non-institutionalized Tulare residents with some type of disability totaled 8,308, which was approximately 13 percent of the City's population. There were 2,735 residents age 65 and older with a disability, or 50 percent of the total number of people age 65 and older. Having a disability may negatively impact a person's ability to work and earn money.





**Table 2-16  
Persons with Disabilities (2017)**

Disability Status	Number	% of Total
Total Persons 5 and Older	61,977	
With a Hearing difficulty	2,349	3.8%
With Vision difficulty	1,988	3.2%
With a Cognitive difficulty	2,894	4.7%
With an Ambulatory difficulty	4,738	7.6%
With a Self-Care difficulty	1,828	2.9%
With an Independent Living difficulty	3,136	5.1%

Source: ACS 2013-2017

*Note: Since a person may have multiple difficulties, sum of persons with individual difficulties is not equal to total number of persons with disability.*

Furthermore, persons with disabilities might require special housing with ramps, elevators, modified bathrooms, kitchens and doorways. The City is currently in partnership with Habitat for Humanity of Tulare County to provide a Home Repair program. The Home Repair program provides low-income disabled homeowners with essential accessibility access improvements; such as, ADA-compliant ramps, bathroom rails, and showers at no cost. The Home Repair program is covered by the City of Tulare Community Development Block Grant.

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Although fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities, who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land-use, zoning and building code regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and to provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Where necessary, Tulare proposes new policies or programs to remove constraints. The City has not specifically adopted a reasonable accommodation ordinance for housing designed for persons with disabilities. However, the City does follow California’s handicap and accessibility laws, in compliance with SB520, which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.



- Multi-family developments containing greater than 20 units require that 2 percent of total units are adaptable and the remainder of the units are accessible.
- Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family dwelling may be added at the request of a homeowner.

Reasonable accommodation elements can be integrated into developments through two approval methods. The zoning ordinance allows the Planning and Building Director the authority to grant a 20 percent reduction in front yard setbacks. This reduction would provide the space for a ramp to be constructed. The fee for administrative approval is \$44.00. In addition, the City allows by right front porches to extend into the front yard setback area by five feet. A front porch can be designed to serve as a ramp as well. The City also has a variance procedure for review by the Planning Commission within 30 - 60 days.

While the City does provide some accommodations to the development standards, the City does not have a formal procedure for providing reasonable accommodation in land use, zoning, and development standards. Tulare's Housing Element includes a program to prepare and adopt a reasonable accommodation ordinance.

## Persons with HIV/AIDS

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing could be as important to their general health and wellbeing as access to quality healthcare. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment.<sup>3</sup> In addition, persons with HIV/AIDS may be targets of hate crimes. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS.

According to the California Public Health Department, Center for Infectious Diseases, there were a 331 HIV-AIDS cases during the 2014-2016 period reported in Tulare County.

The Tulare County Health & Human Services Agency, located at 5957 Mooney Blvd. in Visalia administers programs to provide assistance to HIV/AIDS individuals. Clients' needs are assessed, and they are linked to appropriate medical and other services as needed with a goal of reducing HIV-related complications. Staff provides health education – including providing information anonymously - to reduce the spread of HIV and help clients avoid further compromising their immune system.

In addition, the Housing Opportunities for Persons with AIDS (HOPWA) program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA funds benefit low-income persons medically diagnosed with HIV/AIDS and their families. The

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<sup>3</sup>National AIDS Housing Coalition, *AIDS and Behavior* (Vol. 11, Suppl. 2, November 2007)



nearest HOPWA program is provided at Family Services of Tulare County, located at 815 West Oak in Visalia.

## Homeless Persons

Homeless persons often have a difficult time finding housing once they have moved from transitional housing or another assistance program. Housing affordability for those who are, or were formerly homeless, is challenging from an economics standpoint, and this demographic group may also encounter fair housing issues when landlords refuse to rent to them. The perception may be that homeless persons are more economically (and sometimes mentally) unstable. These difficulties are more severe for homeless families that need larger affordable units to accommodate children.

Due to the transient nature of homeless people, it is difficult to accurately count this group in any one area. The homeless population is also not homogeneous – adding to the complexity of getting proper counts. Generally, there are two types of homeless – the “permanent homeless” who are the transient and most visible homeless population and the “temporary homeless” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can be assisted with finding a more permanent residence. Individuals in need of emergency shelters are classified as homeless.

According to the 2015 Point-in-time (PIT) Count Report released by the Kings/Tulare Homeless Alliance (formerly the Continuum of Care on Homelessness), there were 135 homeless adult individuals counted in 2015 and 115 counted in 2018, a decrease of about 15 percent. However, in 2019 there were 146 homeless people in Tulare, a 27 percent increase from the previous year. Please see **Table 2-17**. Many of the homeless stay in camps near the railroad tracks on “I” Street.

Emergency housing offers short-term shelter and a safe, decent alternative to the streets or a car. Other provisions of emergency shelters may include showers, meals, and telephone privileges for local calls or limited calls to out-of-area family. Stays in emergency housing are usually subject to limits.



**Table 2-17**  
**Homeless Population (2019)**

Homeless	HH	Persons	%
HH With Dependent Children	4	18	12.3%
HH Without Dependent Children	113	128	87.7%
<b>Total</b>	<b>117</b>	<b>146</b>	<b>100.0%</b>
<b>Gender</b>			
Male		81	55.5%
Female		64	43.8%
Transgender		0	0.0%
Other		1	0.7%
<b>Total</b>		<b>146</b>	<b>100.0%</b>
<b>Place Slept Last Night</b>			
Place not meant for human		123	84.2%
Emergency Shelter		7	4.8%
Transitional Housing		16	11.0%
<b>Total</b>		<b>146</b>	<b>100.0%</b>
<b>Ethnicity</b>			
Hispanic/Latino		63	43.2%
Non-Hispanic Latino		73	50.0%
Unknown		10	6.8%
<b>Total</b>		<b>146</b>	<b>100.0%</b>
<b>Race</b>			
American Indian/Alaskan Native		6	4.1%
Asian		1	0.7%
Black/African American		14	9.6%
Native Hawaiian/Other Pacific		2	1.4%
White		112	76.7%
Multiple Races		7	4.8%
Unknown		4	2.7%
<b>Total</b>		<b>146</b>	<b>100.0%</b>

Source: King and Tulare Counties - Point in Time Count, June 2019

In the City of Tulare, the following shelters are available:

- Tulare Lighthouse Rescue Mission: Women and Children's Shelter. The Women and children up to age 12 temporary shelter, consists of a 16-bed facility. Play pins are available for children under 2, which could increase the number of occupancy.



- Tulare Lighthouse Rescue Mission – Men’s Shelter. The Tulare Lighthouse Rescue Mission opened a Men’s 12-bed temporary low barrier shelter in spring 2020. The typical length of stay is up to 90 days

The following shelters are also available to Tulare residents:

- Visalia Rescue Mission: The City also refers homeless men in need of shelter to the Visalia Rescue Mission.
- Eden House: The City is partnered with the County, City of Visalia and Self-Help Enterprises to provide a 22-bed bridge housing complex for chronically homeless persons that are document ready to receive a permanent supportive housing voucher and awaiting an available unit. Eden house will provide 3 meals a day and have mental health providers on sight to assist in maintaining client’s stability. The City of Tulare will receive 5 beds.

Emergency Solutions Grants (ESG), funded through HUD, are used to assist nonprofit organizations improve the quality of emergency shelters for the homeless; meet the cost of operating such shelters; and provide essential social services, homeless prevention services and other assistance to the homeless. Although the City of Tulare does not directly receive ESG funds, the City supports the efforts of the Kings/Tulare Homeless Alliance, which is the area’s designated Continuum of Care Program, which is a community-based, long range plan that addresses the needs of the homeless in order to help them get permanent housing/self-sufficiency. Continuum of Care is recommended by the U.S. Department of Housing and Urban Development (HUD) as a comprehensive and strategic approach to addressing homelessness.

## Overcrowding and Overpaying for Housing

**Overcrowding.** As defined by the state and HUD, overcrowding occurs when there is more than one person per room (excluding kitchens, bathrooms and hallways). Occupancy by more than 1.5 persons per room is considered severe overcrowding. As shown in **Table 2-18**, in 2015, 8.3 percent of the City’s total occupied units were considered overcrowded. By 2017, that percentage had increased to 9.6 percent of the City’s total occupied units. The severe overcrowding housing figure in Tulare decreased from 2.4 percent in 2015 to 2.2 percent in 2017.

**Overpaying.** A household is considered to be overpaying for housing if housing costs (rent or mortgage plus utilities) make up more than 30 percent of the household’s income. A major consequence of overpayment is that less income is available to satisfy other needs, the largest of which tends to be transportation to work and/or school.

**Table 2-18** also shows that of the 18,522 total occupied units or households in the City in 2017, overpaying occurred with 6,667 occupied units (36.0 %). This is a significant increase from 2015, when only 30.4 percent of the total occupied units in the City were experiencing overpaying. Renters’ households tended to overpay more for housing than owners (22.5% vs. 13.5%). This means that over one-third of the households in Tulare are paying more than 30 percent of their income towards housing.



**Table 2-18  
Overcrowding and Overpaying**

Category	2015		2017	
	Units	% of Total	Units	% of Total
<b>Overcrowding</b>				
Overcrowding (1.0 +)	1,082	5.9%	1,369	7.4%
Severe Overcrowding (1.5+)	433	2.4%	413	2.2%
<b>Total Overcrowding</b>	<b>1,515</b>	<b>8.3%</b>	<b>1,782</b>	<b>9.6%</b>
<b>Overpaying</b>				
Owner Occupied	1,637	8.9%	2,499	13.5%
Renter Occupied	3,919	21.4%	4,166	22.5%
<b>Total Overpaying</b>	<b>5,556</b>	<b>30.4%</b>	<b>6,665</b>	<b>36.0%</b>
<b>TOTAL OCCUPIED UNITS IN TULARE</b>	<b>18,295</b>		<b>18,522</b>	

Source: ACS 2015 and -2017

### Fair Market Rent

Table 2-19 presents the 2019 income limits are based on HUD’s fiscal year Fair Market Rate areas. For 2019, the Tulare County area median family income was \$64,800.

**Table 2-19  
Tulare County 2019 Income Limits**

Limit Category	Median Family Income \$64,800							
	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (<30%)	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low (31% to 50%)	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low (51% to 80%)	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450

Source: HUD Income Limit Summary for Tulare County, July 2019

HUD annually establishes income limits by family size for the area in which a Public Housing Authority (PHA) is located. A family’s gross annual income is compared to the applicable income limits to determine eligibility for housing assistance and must be within the income limits for the PHA’s jurisdiction. To be eligible for public housing assistance, the family’s gross annual income may not exceed the current low-income limits.



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## Public Transit System

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Public transit information is important to the AI, as access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally low- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons often rely on public transit to visit doctors, go shopping or attend activities at community facilities. Public transit that provides a link between job opportunities, public services and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services and jobs.

Tulare offers both a fixed-route service and a demand-response service for local area residents. The primary fixed-route system is Golden Empire Transit (GET). The demand-response service is known as GET-A-Lift.

### Tulare Transit

Tulare Transit provides services to, from and within Tulare. Tulare Transit encourages mobility and independence for those who would otherwise be without transportation, alleviate traffic congestion and enhance the quality of life throughout the Tulare Transit service area. Tulare Transit operates six fixed route buses that service Tulare and one express bus that provides service to Visalia.

#### Routes:

- Route 1 - North Tulare
- Route 2 - Southeast Tulare
- Route 3 - West Tulare
- Route 4 - Northeast Tulare
- Route 5 - Southwest Tulare
- Route 7 - East Tulare
- Route 11X - Tulare-Visalia Express Service



Table 2-20 shows the current fare structure used by the system.

**Table 2-20**  
**Tulare Transit Fare Structure (2019)**

Type of Fare	Cost	Description
General Fare	\$ 1.50	Customers 6 years and older
Senior Citizen (65+)	\$ 0.75	Customers 65 and older
Persons with Disabilities	\$ 0.75	ADA Card Holder (A Personal Care Attendant is free)
Medicare Card Holders	\$ 0.75	Medicare Holder
Children	Free	First two children 5 years and younger ride free when riding with paying passenger, \$1.50 for additional child
Trip Ticket/book of 20	\$ 30.00	
General Pass	\$ 40.00	Monthly pass for unlimited rides
Senior/ADA/Medicare Pass	\$ 20.00	Customers 65 and older - unlimited rides during day
Student Pass	\$ 33.00	Unlimited rides
Transfers	Free	Free when continuing a single trip within system

Source: City of Tulare web site, February 2020

## Dial A Ride

Tulare Transit provides a supplemental service called Dial-A-Ride; a curb-to-curb para-transit service on a shared -ride/demand-response basis to locations within the city limits of Tulare.

The U.S. Department of Transportation has implemented the Americans with Disabilities Act of 1990 (ADA). The ADA requires public entities that operate a fixed-route system for the general public to also provide a complementary paratransit service to persons unable to use the regular fixed-route service. There are three qualifying categories set forth in the ADA. The categories are as follows:

- Any individual with a disability who is unable to board or ride a bus on the fixed-route system that is accessible and usable by other individuals with a disability.
- Any individual with a disability who needs the assistance of a wheelchair lift or other boarding assistance and the fixed route he/she wants to travel is not wheelchair accessible.
- Any individual with a disability who has a condition that prevents him/her from walking or traveling to and from a bus stop on the fixed-route system.





**Table 2-21** shows the fare structure used by the Dial a Ride system.

**Table 2-21  
Tulare Dial-A-Ride Fare Structure**

Type of Fare	Cost	Description
One Way Trip (curb-to-curb)	\$3.25	Children seven and younger with adult pay \$1.35
ADA Certified	\$2.00	ADA attendant rides for free
General Public Trip Book	\$32.50	This book is good for 10 rides

*Source: City of Tulare Website, February 2020*

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## Public Assisted Housing

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The availability and location of public-assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community, a household seeking affordable housing is limited to choices within that particular area. Public assisted housing and housing assistance must be accessible to qualified households regardless of race/ethnicity, disability or other special characteristics.

The Housing Authority of Tulare County (HATC) provides rental assistance to very low and moderate-income families, seniors and the handicapped throughout the county. HATC offers various programs, including the conventional public housing program, the housing choice voucher program, the farm labor program for families with farm labor income, senior housing programs, and other housing programs. They also own or manage some individual subsidized rental complexes that do not fall under the previous categories. HATC has a total of 24 accessible units within the City of Tulare. In addition, HATC also provides information about other affordable housing that is available throughout Tulare County.

### Section 8 Housing Programs

The Housing Authority of Tulare County (HATC) administers the Section 8 Housing Choice Voucher and subsidized public housing programs. Per HACT there are currently 553 Section 8 vouchers being utilized in the City of Tulare. And, there are 10,265 City of Tulare families on the HACT's Section 8 waiting list. Key categories within the waiting list comprise of the following categories: Seniors-741, Families with children-7,279, Homelessness: 24, Disabled-1,596 and Veterans-6.

The Section 8 Housing Choice Voucher program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of Housing Choice Vouchers are able to find their own housing,



including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects. The Section 8 Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. **Table 2-22** presents a list of 13 Section 8 units (three single family homes and six apartments and four townhomes available in the City of Tulare.

**Table 2-22**  
**Section 8 Available Units in Tulare**

#	Address	Bed	Type	Rent	Contact	Phone No.	Notes
1	O ST GARDEN APTS	1	APARTMENT	\$725	RICK	559-688-0626	
2	462 W MEADOW DR	2	APARTMENT	\$462	LIZ	559-467-5060	2 BATHS, COMPLETELY REMODELED
3	O STREET GARDEN APARTMENTS	2	APARTMENT	\$820	RICK	559-688-0626	1 BATH
4	245 N O ST #D	2	APARTMENT	\$700	EXCEL PROPERTY	559-688-1400	
5	492 W MEADOW DR	3	APARTMENT	\$839	LIZ	559-467-5060	2 BATHS, UPGRADED REMODELED,
6	430 W MEADOW DR	3	APARTMENT	\$1,291	LIZBETH	559-467-5060	APPLY AT 430 W. MEADOW DR.
7	1260 CARDOZA ST	3	HOUSE	\$1,000	ROSEMARY	559-679-9072	2 BATHS, APPLY AT 1240 CARDOZA ST.
8	891 N MILNER ST	3	HOUSE	\$1,100	EXCEL PROPERTY	559-688-1400	
9	1395 S LASPINA ST	3	HOUSE	\$1,295	EXCEL PROPERTY	559-688-1400	NO PETS
10	117 W TULARE AVE	3	TOWNHOUSE	\$975	EXCEL PROPERTY	559-688-1400	
11	109 W TULARE AVE	3	TOWNHOUSE	\$975	EXCEL PROPERTY	559-688-1400	
12	417 S WEST ST	3	TOWNHOUSE	\$1,100	EXCEL PROPERTY	559-688-1400	
13	1201 N F ST	3	TOWNHOUSE	\$1,100	EXCEL PROPERTY	559-688-1400	

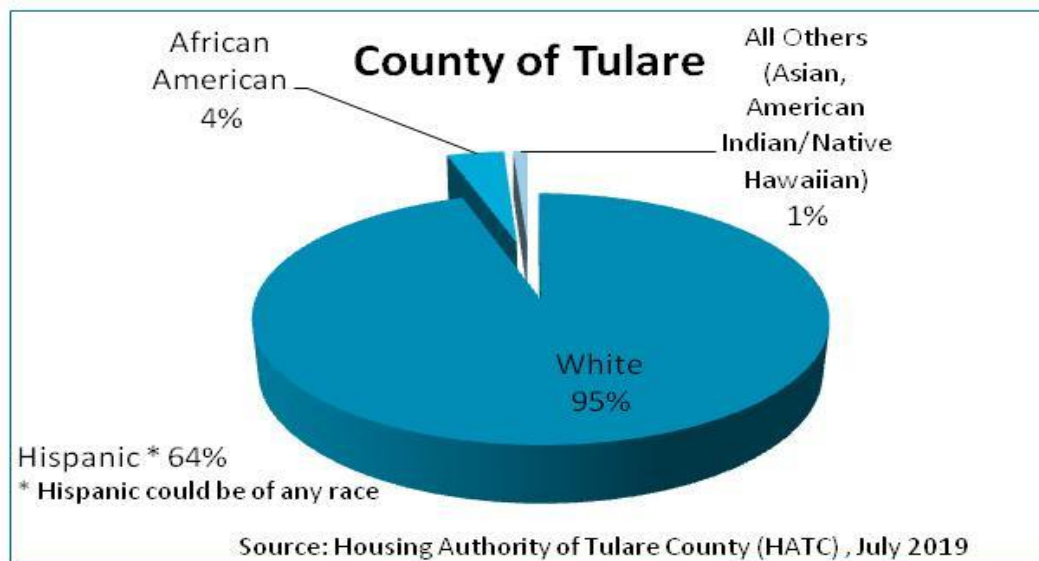
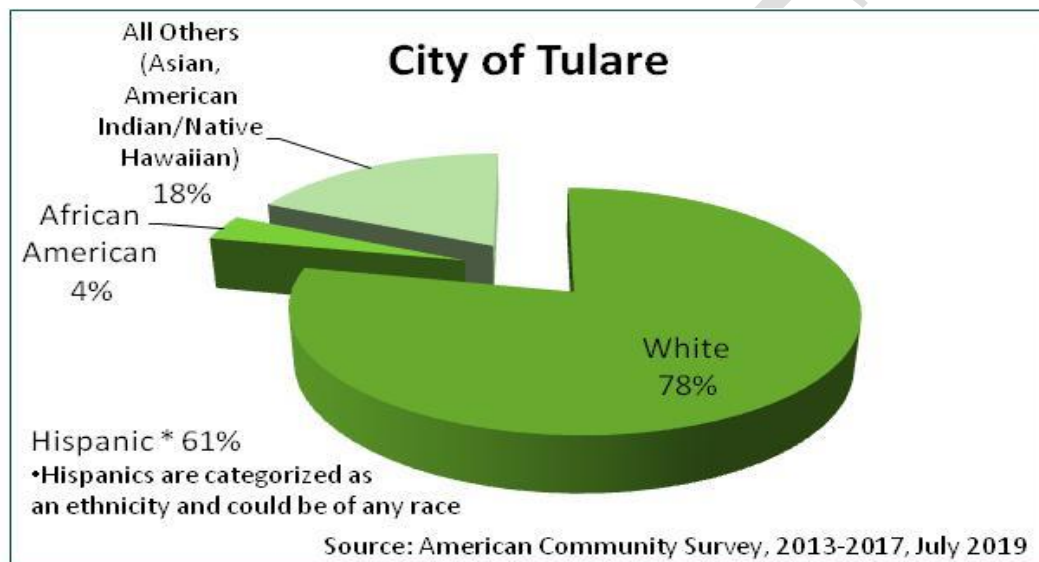
Source: Housing Authority of Tulare County, May 2019

The Housing Authority of Tulare County (HATC) has 10,265 families on their Section 8 waiting list. **Figure 2-4** provides an illustration of the wait-list distribution by race/ethnicity for the City of Tulare and Tulare County. This figure shows that White families account for 78 percent of those on the Section 8 waiting list, followed by other races at 18 percent and Black/African American



families at 4 percent. Hispanics comprise 61 percent of applicants on the Section 8 waiting list. (Hispanics are categorized by US Census Bureau as an ethnicity and can be included in all race categories.) The figures for the County are comparable, with the exception of the White racial category making up 95 percent of the waiting list.

**Figure 2-4**  
**Housing Authority of Tulare County**  
**Section 8 Public Housing Wait-List by Race and Ethnicity (2019)**





**Table 2-23** lists low-income public housing complexes operated by HATC in Tulare. According to HATC, as of 2019 all public housing units were occupied or committed.

**Table 2-23  
Low-Income Public Housing -- Housing Authority of Tulare County**

Name	Location	# of Units
Public Housing Units	Scattered Sites (See Attachment)*	205 Units
La Sonora Farm Labor Apartments	518 O St. Tulare, CA	52 Units
Cypress Cove (Senior Apartments)	1501 Cypress, Tulare, CA	52 Units
West Trails Apartments (1)	1350 W. San Joaquin, Tulare, CA	49 Units
Tule Vista	612 S. D St. Tulare, CA	57 Units
Aspen Court	1500 Aspen Ave. Tulare, CA	47 Units
Oakwood and Vetter	1183 Vetter Dr., 301-445 W. Oakwood, Tulare CA	20 Units
801 N. E Street	801 N. E Street, Tulare, CA	1 Single Family Home
City of Tulare NSP Units	361, 484 Beechwood, 524 Aspenwood, 145 M. B St, 445 S. I St. Tulare, CA	5 Single Family Homes
Country Manor (2)	955 N. A St. Tulare, CA	40 Units
1881 - 1893 East Cross	1881 - 1893 E. Cross Ave. Tulare, CA	4 Units
709 - 731 Lynora St.	709 - 731 N. Lynora St. Tulare, CA	4 Units
Blain Units	Scattered Single Family Homes (See attachment)	11 Single Family Homes
Tulare TMHSA (3)	232 S. Sacramento, Tulare, CA	8 Units

(1) *West Trails is a Tax Credit project that is owned by a Limited Partnership that HATC is associated with but it's not managed by HATC*

(2) *Country Manor is not managed by HATC but its owner is associated by HATC*

(3) *These units are a partnership with the Tulare County Mental Health Agency, mental health services are provided on site.*

Source: Housing Authority of Tulare County (HATC), July 2019

## Affordable Housing Projects

Apartment projects can receive housing assistance from a variety of sources to ensure that rent is affordable for lower-income households. In exchange for public assistance, owners are typically required to reserve a portion or all of the units as affordable housing for lower-income households. The length-of-use restrictions are dependent on the funding program. The types of public assistance commonly used by owners when partnering with local jurisdictions are the HOME and CDBG programs. These funds are typically used in concert with Low Income Housing



Tax Credits (LIHTC) to reduce the debt associated with the project, thereby maximizing affordability.

The LIHTC program creates an incentive for private investment in low-income housing development by giving federal tax credits to investors. Private investors, such as banks and corporations, buy the tax credits from an affordable housing developer. The owner/developer uses the proceeds from the sale of these tax credits, known as “equity,” to construct or rehabilitate housing. Investors receive a federal tax credit over a 10-year term. **Table 2-24** lists some of the LIHTC rental housing developments in the City of Tulare, providing many affordable units to lower-income households.

**Table 2-24**  
**Low Income Housing Tax Credit Projects in Tulare, CA**

Type of Tax Credit Funding	Application Stage	Project Name	Project Address	Construction Type	Housing Type	Total Units	Low Income Units
9%	Placed In Service	Cambridge Court Apartments	400 S. Blackstone St.	New Construction	Large Family	61	60
9%	EXTENDED	Country Manor	955 N. A St.	New Construction	Large Family	40	39
9%	Extended	Cypress Cove	1501 E. Cypress Ave.	New Construction	Senior	52	52
9%	Preliminary Reservation	Mission Court Apartments	1150 S. Morrison St.	New Construction	Large Family	65	64
9%	Preliminary Reservation	Parkwood Manor	414 W. Meadow Dr.	Acquisition/Rehabilitation	Large Family	75	74
9%	Extended	Parkwood Meadows No. 2	1184 Vetter Dr.		Large Family	2	2
9%	Placed in Service	The Aspens	1500 Aspen Ave.	New Construction	Large Family	47	46
		Tulare Group (Site C)	1101 S. Irwin St.	Acquisition/Rehabilitation	Non-Targeted		
4% ARRA	Placed in Service	Tule Vista	510 W. Elm Ave.	New Construction	Large Family	57	56
9%	Placed In Service	Valley Oaks Apartment Homes	351 N. West St.	New Construction	Large Family	81	80
9% ARRA	Placed in Service	Valley Oaks Apartments Phase II	351 N. West St.	New Construction	Large Family	72	70
9%	Placed in Service	West Trail Apartments	1350 W. San Joaquin Ave.	New Construction	Large Family	49	48
9%	Preliminary Reservation	Westside Palm Apartments	900 W. Pleasant Ave.	Acquisition/Rehabilitation	At-Risk	40	39

Source: California Tax Credit Allocation Committee, May 2019



## Moving to Work Program

HATC has also been a participant in HUD’s “Moving to Work” program. The program offers flat rents on its public housing and fixed subsidies on its voucher programs. The intent is for families participating in this program to keep the full amount of any extra earnings they make while they are on the program paying fixed rents or receiving a fixed subsidy voucher. However, assistance is terminated when households earn 120 percent or more of area median income, or after five years, whichever comes first. Voucher families receive a flat rental subsidy amount, depending on the unit size the family qualifies for, or the actual unit size rented, whichever is smaller. Families pay the difference between the rent charged by the landlord and the flat subsidy amount.

Per HATC’s guidelines: The Moving to Work program gives participants the opportunity to save as their incomes rise, thus providing an incentive to seek out employment or better jobs. The five-year time limit on assistance also increases the impetus for families to gain employment and self-sufficiency skills, so that they will be able to afford alternative housing once their assistance is terminated. The time limits also reinforce the notion that rental assistance is not a lifetime benefit but a helping hand to families as they move toward employment and self-sufficiency. The Housing Authority hopes that at the end of five years, families will have earned and saved enough to purchase a home.

## Licensed Community Care Facilities

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern. The number of community care facilities is summarized below by type, and the name and location of each facility is presented in a table included as **Table 2-25**.

<u>Type of Care Facility</u>	<u>Number of Facilities</u>
Foster Family Agency	1
Residential Care for Elderly	5
Child Care Centers	16
Adult Residential Facilities	21
Home Care Organizations	2



**Table 2-25  
Licensed Community Care Facilities**

Facility Name	Facility Type	Facility Address	Fac. Capacity	Facility Status
GOLDEN STATE FAMILY SERVICES, INC.	FOSTER FAMILY AGENCY SUB	1206 S. O" ST.	52	LICENSED
AUGDON SENIOR CARE HOME #2	RESIDENTIAL CARE ELDERLY	134 COLORADO AVE.	4	LICENSED
DYCORA TRANSITIONAL HEALTH & LIVING	RESIDENTIAL CARE ELDERLY	999 N. M ST.	85	PENDING
GAITHER'S FAMILY HOME #3	RESIDENTIAL CARE ELDERLY	1302 E CARMELO AVE.	6	LICENSED
LOVING CARE ASSISTED LIVING	RESIDENTIAL CARE ELDERLY	1542 E. GLENWOOD AVE.	6	ON PROBATION
TWIN OAKS ASSISTED LIVING CENTER	RESIDENTIAL CARE ELDERLY	999 N. M ST.	85	LICENSED
CHILDREN'S HOUSE MONTESSORI SCHOOL	DAY CARE CENTER	2117 E. SUNSET AVE.	45	LICENSED
CLINITE CHILD DEVELOPMENT CENTER	DAY CARE CENTER	1073 W. SONORA	90	LICENSED
C.A.T. CHILD CARE CENTER	DAY CARE CENTER	136 N. O ST.	15	LICENSED
GRANDMA'S HOUSE PRESCHOOL	DAY CARE CENTER	226 S BLACKSTONE ST.	25	LICENSED
LIBERTY PRESCHOOL	DAY CARE CENTER	1771 E. PACIFIC AVE.	49	LICENSED
LINCOLN PRESCHOOL	DAY CARE CENTER	909 E. CEDAR AVE.	60	LICENSED
MAPLE CHILD DEVELOPMENT CENTER	DAY CARE CENTER	501 W. MAPLE ST.	99	LICENSED
MAPLE TITLE I PRESCHOOL	DAY CARE CENTER	640 W. CROSS AVE.	40	LICENSED
PALO VERDE PRESCHOOL	DAY CARE CENTER	9637 AVENUE 196	24	LICENSED
ST. JOHN'S CHILDREN'S LEARNING CENTER	DAY CARE CENTER	1701 E. PROSPERITY AVE.	30	LICENSED
SUNDALE FOUNDATION LEARNING CENTER	DAY CARE CENTER	13990 AVENUE 240	96	LICENSED
TCSD/ALPINE VISTA TITLE ONE PRESCHOOL	DAY CARE CENTER	2975 E. ALPINE AVE.	20	LICENSED
TINY TREASURES	DAY CARE CENTER	833 N. BLACKSTONE ST.	47	LICENSED
T.C.S.D./GARDEN CDC	DAY CARE CENTER	640 E. PLEASANT AVE.	24	LICENSED
T.C.S.D./WILSON CDC	DAY CARE CENTER	955 E. TULARE AVE.	24	LICENSED
WEE CARE DAY CARE	DAY CARE CENTER	469 CHERRY ST.	100	LICENSED
ADULT ACHIEVEMENT CENTER	ADULT DAY PROGRAM	1149 E. BATAVIA CT.	45	LICENSED
KINGS REHAB. CENTER INC.	ADULT DAY PROGRAM	388 E. CROSS AVE.	200	LICENSED
SVS TULARE ADULT DAY PROGRAM	ADULT DAY PROGRAM	1225 LELAND AVE.	60	LICENSED
AMBER GUEST HOME I	ADULT RESIDENTIAL	783 N. CHERRY ST.	6	LICENSED
ANDREA GALLEGOS HOME	ADULT RESIDENTIAL	2764 AZALEA AVE.	4	LICENSED
CYPRESS CARE HOME #1	ADULT RESIDENTIAL	1741 CYPRESS AVE.	6	LICENSED
CYPRESS CARE HOME #2	ADULT RESIDENTIAL	1904 CYPRESS COVE DR.	6	LICENSED
CYPRESS CARE HOME #3	ADULT RESIDENTIAL	1870 WAGONWHEEL CT.	6	LICENSED
GAITHER'S FAMILY HOME #6	ADULT RESIDENTIAL	686 S. SPRUCE ST.	4	LICENSED
GAITHER'S FAMILY HOME #7	ADULT RESIDENTIAL	212 DAYTON ST.	6	LICENSED
GAITHERS FAMILY HOME #4	ADULT RESIDENTIAL	1443 HILLCREST AVE.	6	PENDING
GALLEGOS, THE	ADULT RESIDENTIAL	477 S. LOS ANGELES ST.	4	LICENSED
JEFFRIES HOME 3	ADULT RESIDENTIAL	1131 S. SPRUCE ST.	4	LICENSED
KAISER SPECIALIZED RESIDENTIAL CONSTITUTION	ADULT RESIDENTIAL	1268 CONSTITUTION ST.	5	LICENSED
LORING HOME	ADULT RESIDENTIAL	2088 ALCOTT ST.	6	LICENSED
PEOPLE'S CARE CHAVEZ	ADULT RESIDENTIAL	1228 CHAVEZ CT.	4	LICENSED



**Table 2-25 (Cont.)  
Licensed Community Care Facilities**

Facility Name	Facility Type	Facility Address	Fac. Capacity	Facility Status
PEOPLE'S CARE NORTH N PLACE	ADULT RESIDENTIAL	829 N. N PL.	4	PENDING
SPECIALIZED RESIDENTIAL ARBOR	ADULT RESIDENTIAL	856 ARBOR DR.	4	LICENSED
SPECIALIZED RESIDENTIAL CHERYL LANE	ADULT RESIDENTIAL	1740 CHERYL LN.	6	LICENSED
ZAPIEN HOME #2	ADULT RESIDENTIAL	1228 CHAVEZ CT.	4	LICENSED
ZAPIEN HOME #3	ADULT RESIDENTIAL	829 N. N PL.	4	LICENSED
AMDAL IN-HOME CARE, INC.	HOME CARE	318 S. M ST.	0	LICENSED
EXTRA CARING HOMECARE LLC	HOME CARE	2208 WEYRICH CT	0	LICENSED

Source: State of California Department of Social Services - CDSS - Community Care Licensing Facility Division, May 2019

DRAFT



## 3. Mortgage Lending Practices

An essential aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining – a practice whereby a lender provides unequal access to credit or unequal credit terms to a person because of their race, creed, color or national origin or other characteristic(s) of the residents of the area where the applicant resides or will reside - prevented some groups from equal access to credit.

Discriminatory practices in home mortgage lending have evolved in the past five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, ethnic minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. In recent years, discriminatory lending practices have become more subtle. By employing high pressure sales practices and deceptive tactics, some mortgage brokers pushed minority borrowers into high-cost subprime mortgages that were not well suited to their needs and led to financial problems.

In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining prevented some groups from equal access to credit. Some of the key mortgage lending laws are summarized below.

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### Lending Laws and Regulations

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#### Community Reinvestment Act

The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. The CRA is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low- and moderate-income neighborhoods. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance, such as the Federal Reserve Board (FRB), Federal Financial Institutions Examination Council (FFIEC), Federal Deposit Insurance Corporation (FDIC), Office of the Comptroller of the Currency (OCC), and Office of Thrift Supervision (OTS).

## Fair Housing Act and Amendment

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended on September 13, 1988 and became effective on March 12 1989 (The Fair Housing Amendments Act), prohibits discrimination in the sale, rental, and financing of residential dwellings, and in other residential real estate related transactions, based on race, color, national origin, religion, sex, familial status (defined as families with children under the age of 18 living with parents or legal custodians, pregnant women, or people in the process of securing the custody of children under the age of 18), and disability. The Act makes it unlawful to engage in the following practices based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or set different terms or conditions for purchasing a loan

## Equal Credit Opportunity Act

Regarding any type of credit transaction - under the Equal Credit Opportunity Act, a creditor may not discriminate against an applicant based on the applicant's race, color, or national origin.

## Home Mortgage Disclosure Act

In tandem with the CRA, the Home Mortgage Disclosure Act (HMDA) requires lending institutions to make annual public disclosures of their home mortgage lending activity. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Detailed HMDA data for conventional and government-backed home purchase and home improvement loans in Orange County were examined. HMDA data provides some insight into the lending patterns that exist in a community. However, the HMDA data is used only to indicate the potential for unfair lending practices; the data cannot be used to reach definite conclusions on discriminatory practices.

## Fraud Enforcement and Recovery Act

The Fraud Enforcement and Recovery Act of 2009, or FERA, was enacted May 20, 2009. This federal law enhanced criminal enforcement of federal fraud laws, especially regarding financial institutions, mortgage fraud, and securities fraud or commodities fraud. FERA amends the definition of a financial institution to include private mortgage brokers and non-bank lenders that are not directly regulated or insured by the federal government, making them liable under federal bank fraud criminal statutes. The new law also makes it illegal to make a materially false statement

or to willfully overvalue a property in order to manipulate the mortgage lending business. In addition, FERA includes provisions to protect funds expended under TARP and the Recovery Act and amends the Federal securities statutes to cover fraud schemes involving commodity futures and options. Additional funds were also made available under FERA to a number of enforcement agencies in order to investigate and prosecute fraud.

Detailed FFIEC data for conventional and government-backed home purchase and home improvement loans for the City of Tulare are presented in **Tables 3-1, 3-2, 3-3, 3-4, 3-5, 3-6 and 3-7**. The FFIEC data provide some insights regarding the lending patterns that exist in a community. However, the data are only an indicator of potential problems; the data lack the financial details of the loan terms to make a definite conclusion that redlining or discrimination exists.

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## Overall Lending Patterns

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### Data and Methodology

The availability of financing affects a person's ability to purchase or improve a home. Under the HMDA, lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

HMDA data are submitted by lending institutions to the FFIEC. Certain data is available to the public via the FFIEC site either in raw data format or as pre-set printed reports. The analyses of HMDA data presented in this AI were conducted using data from Compliance Tech and FFIEC. Compliance Tech's Lending Patterns on-line database tool that analyzes lending records to produce reports on various aspects of mortgage lending was used in this report. HMDA data included in this report includes market share, approval rates, denial rates, low/moderate income lending, and high-cost lending, among other key lending aspects in the City of Tulare.

### General Overview

A summary of all home purchase loan activities that went through the complete loan process (loans approved, denied and approved then rejected by applicants) from 2013 to 2017 - can be found in **Tables 3-1 to 3.7**. The types of loans reviewed included home purchase, refinancing and home improvement loans. Furthermore, the loan information is provided by outcomes of race, ethnicity, income and gender.

In general, home purchase loans have had very low denial rates. In 2017 the home purchase denial rate for the City of Tulare was less than 1 percent (0.7%) – 67 home purchase loans were denied

out of 911 loans that went through the complete process. The trend for denial rates has been stable over the past five years.

## Home Purchase, Refinance and Home Improvement Loans - Conventional and Governmental-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. To assist low- and moderate-income households that might have difficulty in obtaining home mortgage financing in the private market due to income and equity issues, several government agencies offer loan products that have below market rate interest and are insured (“backed”) by government agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA) and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often, government-backed loans are offered to consumers through private lending institutions. Local programs such as first-time homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

According to the FFIEC data presented in **Table 3-1**, a total of 447 households applied for a total of approximately \$100.3 million of conventional home purchase loans in the City of Tulare during 2017. Of those that applied for a conventional loan, 396 loans were approved and accepted by the applicant for a total of \$76.5 million. The approval rate for all applicants was 88.6 percent, whereas the denial rate was 8.1 percent. The others were loans that were approved by the lending institutions 3.4 percent were rejected by applicants.

During the same year, government-backed loans (FHA, FSA/RHS and VA loans) received 464 applications totaling approximately \$97 million. The approval rate for government-backed loans was 90.1 percent and the denial rate was 6.7 percent. The total amount of government-backed loans approved and accepted by the applicant totaled \$88.0 million in 2017. In addition to the detail data provided for 2017 – five-year trend data was also provided for home purchase, refinancing and home improvement loans. Specifically, the data includes:

- **Table 3-2** includes data on home purchase denials by race for the five-year period (2013-2017). During the past five years, on average, 1,236 purchase loans go through the complete process each year.
- **Table 3-3** includes data on refinance home loan denials by race for the five-year period (2013-2017). About 966 purchase loans go through the complete process each year. While denial rates for purchase loans are low, for refinance application in 2017, the denial rate was 26.9 percent.
- **Table 3-4** includes home improvement loan denials by race for the five-year period (2013-2017). On average, a much smaller number - 167 home improvement loans go through the complete process each year. Improvement loans also had denial rates significantly higher than purchase and refinance loans, with the denial rate being 41.8 percent in 2017.



**Table 3-1  
Home Purchase Loans by Race, Ethnicity and Income (2017)**

Loan Category	Total Applications				Originated				Approved Not Accepted				Denied			
	Count	%	(\$000)	%	Units	%	(\$000)	%	Count	%	(\$000)	%	Count	%	(\$000)	%
<b>Loan Purpose and Type</b>																
Purchase - Conventional	447	49.1	103,301	51.6	396	48.6	76,515	46.5	15	50.0	1,845	35.8	36	53.7	24,941	81.2
Purchase - Government	464	50.9	97,087	48.4	418	51.4	87,998	53.5	15	50.0	3,312	64.2	31	46.3	5,777	18.8
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
<b>Applicant Race</b>																
American Indian/Alaska Native	8	0.9	1,426	0.7	8	1.0	1,426	0.9	0	-	0	-	0	-	0	-
Asian	30	3.3	6,420	3.2	26	3.2	5,654	3.4	1	3.3	123	2.4	3	4.5	643	2.1
Black or African American	16	1.8	3,126	1.6	11	1.4	2,407	1.5	1	3.3	310	6.0	4	6.0	409	1.3
Hawaiian / Pacific Islander	3	0.3	578	0.3	3	0.4	578	0.4	0	-	0	-	0	-	0	-
White	766	84.1	148,040	73.9	691	84.9	135,958	82.6	23	76.7	4,044	78.4	52	77.6	8,038	26.2
2 or More Minority Races	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Joint Race (White/Minority)	11	1.2	2,677	1.3	11	1.4	2,677	1.6	0	-	0	-	0	-	0	-
Race Not Available	77	8.5	38,121	19.0	64	7.9	15,813	9.6	5	16.7	680	13.2	8	11.9	21,628	70.4
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
<b>Applicant Ethnicity</b>																
Hispanic or Latino	466	51.2	83,118	41.5	425	52.2	76,552	46.5	9	30.0	1,678	32.5	32	47.8	4,888	15.9
Not Hispanic or Latino	361	39.6	76,853	38.4	322	39.6	70,688	43.0	15	50.0	2,401	46.6	24	35.8	3,764	12.3
Joint (Hisp/Lat / Not Hisp/Lat)	30	3.3	7,329	3.7	26	3.2	6,507	4.0	1	3.3	276	5.4	3	4.5	546	1.8
Ethnicity Not Available	54	5.9	33,088	16.5	41	5.0	10,766	6.5	5	16.7	802	15.6	8	11.9	21,520	70.1
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>

Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019



**Table 3-2  
Home Purchase Loans - Denials by Race and Ethnicity (2013-2017)**

Loan Category	2013				2014				2015				2016				2017				
	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	
<b>Loan Purpose and Type</b>																					
Purchase - Conventional	467	39.3	37	55.2	473	41.5	28	48.3	490	35.6	29	52.7	611	39.0	37	52.1	447	49.1	36	53.7	
Purchase - Government	720	60.7	30	44.8	666	58.5	30	51.7	885	64.4	26	47.3	957	61.0	34	47.9	464	50.9	31	46.3	
<b>Total</b>	<b>1,187</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>1,139</b>	<b>100</b>	<b>58</b>	<b>100</b>	<b>1,375</b>	<b>100</b>	<b>55</b>	<b>100</b>	<b>1,568</b>	<b>100</b>	<b>71</b>	<b>100</b>	<b>911</b>	<b>100</b>	<b>67</b>	<b>100</b>	
<b>Applicant Race</b>																					
American Indian/Alaska Native	19	1.6	2	3.0	21	1.8	2	3.4	11	0.8	0	-	3	0.2	1	1.4	8	0.9	0	-	
Asian	22	1.9	1	1.5	22	1.9	3	5.2	18	1.3	1	1.8	26	1.7	3	4.2	30	3.3	3	4.5	
Black or African American	12	1.0	1	1.5	18	1.6	1	1.7	10	0.7	1	1.8	20	1.3	6	8.5	16	1.8	4	6.0	
Hawaiian / Pacific Islander	4	0.3	0	-	5	0.4	0	-	0	-	0	-	13	0.8	1	1.4	3	0.3	0	-	
White	876	73.8	53	79.1	795	69.8	46	79.3	929	67.6	46	83.6	1,121	71.5	56	78.9	766	84.1	52	77.6	
2 or More Minority Races	0	-	0	-	2	0.2	0	-	1	0.1	0	-	2	0.1	0	-	0	-	0	-	
Joint Race (White/Minority)	12	1.0	1	1.5	10	0.9	0	-	9	0.7	0	-	8	0.5	0	-	11	1.2	0	-	
Race Not Available	242	20.4	9	13.4	266	23.4	6	10.3	397	28.9	7	12.7	375	23.9	4	5.6	77	8.5	8	11.9	
<b>Total</b>	<b>1,187</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>1,139</b>	<b>100</b>	<b>58</b>	<b>100</b>	<b>1,375</b>	<b>100</b>	<b>55</b>	<b>100</b>	<b>1,568</b>	<b>100</b>	<b>71</b>	<b>100</b>	<b>911</b>	<b>100</b>	<b>67</b>	<b>100</b>	
<b>Applicant Ethnicity</b>																					
Hispanic or Latino	468	39.4	36	53.7	414	36.3	34	58.6	504	36.7	26	47.3	638	40.7	40	56.3	466	51.2	32	47.8	
Not Hispanic or Latino	445	37.5	21	31.3	427	37.5	21	36.2	448	32.6	21	38.2	527	33.6	27	38.0	361	39.6	24	35.8	
Joint (Hisp/Lat / Not Hisp/Lat)	35	2.9	3	4.5	38	3.3	0	-	38	2.8	4	7.3	38	2.4	2	2.8	30	3.3	3	4.5	
Ethnicity Not Available	239	20.1	7	10.4	260	22.8	3	5.2	385	28.0	4	7.3	365	23.3	2	2.8	54	5.9	8	11.9	
<b>Total</b>	<b>1,187</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>1,139</b>	<b>100</b>	<b>58</b>	<b>100</b>	<b>1,375</b>	<b>100</b>	<b>55</b>	<b>100</b>	<b>1,568</b>	<b>100</b>	<b>71</b>	<b>100</b>	<b>911</b>	<b>100</b>	<b>67</b>	<b>100</b>	

Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019



**Table 3-3  
Refinance Loans - Denials by Race and Ethnicity (2013-2017)**

Loan Category	2013				2014				2015				2016				2017			
	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%
<b>Loan Purpose and Type</b>																				
Refinance	1,166	100.0	254	100.0	624	100.0	185	100.0	919	100.0	280	100.0	1,317	100.0	451	100.0	806	100.0	217	100.0
<b>Total</b>	<b>1,166</b>	<b>100</b>	<b>254</b>	<b>100</b>	<b>624</b>	<b>100</b>	<b>185</b>	<b>100</b>	<b>919</b>	<b>100</b>	<b>280</b>	<b>100</b>	<b>1,317</b>	<b>100</b>	<b>451</b>	<b>100</b>	<b>806</b>	<b>100</b>	<b>217</b>	<b>100</b>
<b>Applicant Race</b>																				
American Indian/Alaska Native	19	1.6	6	2.4	7	1.1	1	0.5	3	0.3	2	0.7	28	2.1	15	3.3	22	2.7	11	5.1
Asian	20	1.7	5	2.0	12	1.9	8	4.3	18	2.0	5	1.8	22	1.7	10	2.2	17	2.1	5	2.3
Black or African American	9	0.8	1	0.4	7	1.1	3	1.6	19	2.1	8	2.9	42	3.2	22	4.9	19	2.4	10	4.6
Hawaiian / Pacific Islander	4	0.3	0	-	0	-	0	-	6	0.7	3	1.1	7	0.5	3	0.7	4	0.5	2	0.9
White	887	76.1	166	65.4	465	74.5	135	73.0	684	74.4	189	67.5	886	67.3	258	57.2	532	66.0	121	55.8
2 or More Minority Races	0	-	0	-	1	0.2	1	0.5	0	-	0	-	1	0.1	1	0.2	0	-	0	-
Joint Race (White/Minority)	14	1.2	4	1.6	12	1.9	1	0.5	13	1.4	5	1.8	29	2.2	14	3.1	10	1.2	1	0.5
Race Not Available	213	18.3	72	28.3	120	19.2	36	19.5	176	19.2	68	24.3	302	22.9	128	28.4	202	25.1	67	30.9
<b>Total</b>	<b>1,166</b>	<b>100</b>	<b>254</b>	<b>100</b>	<b>624</b>	<b>100</b>	<b>185</b>	<b>100</b>	<b>919</b>	<b>100</b>	<b>280</b>	<b>100</b>	<b>1,317</b>	<b>100</b>	<b>451</b>	<b>100</b>	<b>806</b>	<b>100</b>	<b>217</b>	<b>100</b>
<b>Applicant Ethnicity</b>																				
Hispanic or Latino	329	28.2	78	30.7	414	36.3	64	34.6	504	36.7	112	40.0	444	33.7	157	34.8	286	35.5	74	34.1
Not Hispanic or Latino	629	53.9	109	42.9	427	37.5	88	47.6	448	32.6	121	43.2	637	48.4	207	45.9	356	44.2	86	39.6
Joint (Hisp/Lat / Not Hisp/Lat)	52	4.5	13	5.1	38	3.3	10	5.4	38	2.8	7	2.5	61	4.6	20	4.4	27	3.3	8	3.7
Ethnicity Not Available	156	13.4	54	21.3	260	22.8	23	12.4	385	28.0	40	14.3	175	13.3	67	14.9	137	17.0	49	22.6
<b>Total</b>	<b>1,166</b>	<b>100</b>	<b>254</b>	<b>100</b>	<b>1,139</b>	<b>100</b>	<b>185</b>	<b>100</b>	<b>1,375</b>	<b>100</b>	<b>280</b>	<b>100</b>	<b>1,317</b>	<b>100</b>	<b>451</b>	<b>100</b>	<b>806</b>	<b>100</b>	<b>217</b>	<b>100</b>

Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019



**Table 3-4  
Home Improvement Loans - Denials by Race and Ethnicity (2013-2017)**

Loan Category	2013				2014				2015				2016				2017			
	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%	Tot	%	Den.	%
<b>Loan Purpose and Type</b>																				
Home Improvement Loans	84	100.0	40	100.0	172	100.0	84	100.0	207	100.0	106	100.0	194	100.0	109	100.0	182	100.0	76	100.0
<b>Total</b>	<b>84</b>	<b>100</b>	<b>40</b>	<b>100</b>	<b>172</b>	<b>100</b>	<b>84</b>	<b>100</b>	<b>207</b>	<b>100</b>	<b>106</b>	<b>100</b>	<b>194</b>	<b>100</b>	<b>109</b>	<b>100</b>	<b>182</b>	<b>100</b>	<b>76</b>	<b>100</b>
<b>Applicant Race</b>																				
American Indian/Alaska Native	3	3.6	1	2.5	6	3.5	3	3.6	6	2.9	5	4.7	5	2.6	4	3.7	2	1.1	1	1.3
Asian	3	3.6	0	-	4	2.3	2	2.4	2	1.0	2	1.9	3	1.5	2	1.8	0	-	0	-
Black or African American	3	3.6	2	5.0	4	2.3	4	4.8	3	1.4	3	2.8	5	2.6	3	2.8	5	2.7	3	3.9
Hawaiian / Pacific Islander	0	-	0	-	2	1.2	2	2.4	1	0.5	1	0.9	2	1.0	1	0.9	1	0.5	1	1.3
White	60	71.4	26	65.0	124	72.1	51	60.7	157	75.8	70	66.0	140	72.2	75	68.8	147	80.8	58	76.3
2 or More Minority Races	0	-	0	-	0	-	0	-	0	-	0	-	1	0.5	1	0.9	0	-	0	-
Joint Race (White/Minority)	2	2.4	1	2.5	5	2.9	3	3.6	2	1.0	1	0.9	4	2.1	1	0.9	3	1.6	1	1.3
Race Not Available	13	15.5	10	25.0	27	15.7	19	22.6	36	17.4	24	22.6	34	17.5	22	20.2	24	13.2	12	15.8
<b>Total</b>	<b>84</b>	<b>100</b>	<b>40</b>	<b>100</b>	<b>172</b>	<b>100</b>	<b>84</b>	<b>100</b>	<b>207</b>	<b>100</b>	<b>106</b>	<b>100</b>	<b>194</b>	<b>100</b>	<b>109</b>	<b>100</b>	<b>182</b>	<b>100</b>	<b>76</b>	<b>100</b>
<b>Applicant Ethnicity</b>																				
Hispanic or Latino	37	44.0	22	55.0	67	39.0	35	41.7	92	44.4	51	48.1	78	40.2	52	47.7	66	36.3	33	43.4
Not Hispanic or Latino	38	45.2	11	27.5	77	44.8	33	39.3	81	39.1	36	34.0	79	40.7	37	33.9	90	49.5	29	38.2
Joint (Hisp/Lat / Not Hisp/Lat)	0	-	0	-	10	5.8	5	6.0	6	2.9	1	0.9	11	5.7	4	3.7	7	3.8	4	5.3
Ethnicity Not Available	9	10.7	7	17.5	18	10.5	11	13.1	28	13.5	18	17.0	26	13.4	16	14.7	19	10.4	10	13.2
<b>Total</b>	<b>84</b>	<b>100</b>	<b>40</b>	<b>100</b>	<b>172</b>	<b>100</b>	<b>84</b>	<b>100</b>	<b>207</b>	<b>100</b>	<b>106</b>	<b>100</b>	<b>194</b>	<b>100</b>	<b>109</b>	<b>100</b>	<b>182</b>	<b>100</b>	<b>76</b>	<b>100</b>

Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019



The data shows that in Tulare the White racial group had the highest number of home purchase loans completed – 84.1 percent. Other racial groups - Asian (3.3 percent) and African American (1.8 percent) had lower number of purchase loans completed in Tulare. The Hispanic ethnic group (not considered a race by the Census and other reporting agencies) had 52.8 percent of all purchase loans originated in Tulare. Denial rates by race were also analyzed. In Tulare, denial rates, as a percent of total denials as shown in **Table 3-5**, was highest for White (77.6 percent), Hispanic (47.8 percent), Asian (4.5 percent) and African Americans (6 percent). This table also compares the completed and denial rates with the population in the City of Tulare. White and Asian racial groups had more loans completed than their share of the City’s population, while Hispanics and Blacks had less home purchase loans than their share of the population.

**Table 3-5  
Home Purchase Loans - Compared to Population  
By Race and Ethnicity (2017)**

Demographic Data (1)			Home Purchase Loans Data (2)			
Race/Ethnicity	Pop.	%	Denials/Race		Completed Loans	
			Total	%	Total	%
White	48,497	78.2%	52	77.6%	766	84.1%
Black or African American	2,192	3.5%	4	6.0%	16	1.8%
American Indian and Alaska Native	620	1.0%	0	0.0%	8	0.9%
Asian	1,306	2.1%	3	4.5%	30	3.3%
Native Hawaiian and Other Pacific Islander	141	0.2%	0	0.0%	3	0.3%
Other Race	6,873	11.1%	0	0.0%	0	0.0%
Two or more races	2,348	3.8%	0	0.0%	0	0.0%
Unk/NA			8	11.9%	88	9.7%
<b>Total</b>	<b>61,977</b>	<b>100.0%</b>	<b>67</b>	<b>100.0%</b>	<b>911</b>	<b>100.0%</b>
Hispanic or Latino (any race)	8,082	61.4%	32	47.8%	481	52.8%

(1) Source: American Community Survey 2013-17

(2) Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), June 2019

Tabulations: GRC Associates, Inc., June 2019

1 - Includes conventional and government-assisted (FHA, FSA/RHS and VA) home purchase applications.

2 - Denial rate based on applications that went through the complete underwriting process, and excludes applications withdrawn or files closed for incompleteness.

As shown in **Table 3-6**, which presents disposition of home purchase loans compared to the population composition in 2017, Whites were over represented by 5.8 percent and the Asian group by 1.2 percent. Whereas, American Indians, Black/African Americans and Hispanic/Latinos were under represented in the City of Tulare homeownership market in 2017. This was especially evident for Hispanic/Latinos (-10.1 percent) and Black/African Americans (-1.7 percent).

**Table 3-6**  
**Disposition of Home Purchase Loans - Compared to Population**  
**by Race and Ethnicity Percentages (2017)**

Race / Ethnicity	% of Total Applications	% of Total Population	% Difference in Applications to Total Population
American Indian/Alaska Native	0.9%	1.0%	-0.1%
Asian	3.3%	2.1%	1.2%
Black or African American	1.8%	3.5%	-1.7%
Hawaiian / Pacific Islander	0.3%	0.2%	0.1%
White	84.1%	78.3%	5.8%
2 or More Minority Races	0.0%	3.8%	-3.8%
Joint Race (White/Minority)	1.2%	n/a	n/a
Race Not Available	8.4%	n/a	n/a
Other Race	n/a	11.0%	n/a
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>
<b>Applicant Ethnicity</b>			
Hispanic or Latino	51.2%	61.3%	-10.1%
Not Hispanic or Latino	39.6%		
Joint (Hisp/Lat / Not Hisp/Lat)	3.3%		
Ethnicity Not Available	5.9%		
<b>Total</b>	<b>100.0%</b>		

*Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019, Home Mortgage Disposition Act (HMDA) data, 20012 and Census ACS 2013-2017*

**Table 3-7** presents the top 15 home purchase lenders in the City of Tulare. These top 15 lenders made almost 80 percent of all the loans in the City. Also, most of the purchase loans were to owner occupants, 96 percent.

**Table 3-7  
Top 15 Home Purchase Lenders - City of Tulare (2017)**

Rank	Lender	#	% Share	Occupancy	
				#	%
1	Country Club Mortgage, Inc.	185	20.3%	179	96.8%
2	Kings Mortgage Services Incorp.	126	13.8%	121	96.0%
3	Freedom Mortgage Corp.	85	9.3%	84	98.8%
4	Finance of America Mortgage LL	47	5.2%	46	97.9%
5	Eagle Home Mortgage of Calif.	43	4.7%	41	95.3%
6	DHI Mortgage Company	35	3.8%	34	97.1%
7	Citywide Home Loans (Utah Corp)	32	3.5%	32	100.0%
8	Wells Fargo Bank, National Assoc.	26	2.9%	22	84.6%
9	New American Mortgage, LLC	23	2.5%	20	87.0%
10	Right Start Mortgage, Inc.	22	2.4%	20	90.9%
10	Mason McDuffie Mortgage Corp.	22	2.4%	22	100.0%
12	Caliber Home Loans, Inc.	20	2.2%	19	95.0%
13	Banc of California, Inc.	18	2.0%	18	100.0%
14	Primary Residential Mortgage	17	1.9%	15	88.2%
15	Guild Mortgage Company	16	1.8%	15	93.8%
<b>Top 15 Lenders in Tulare Total</b>		<b>717</b>	<b>100.0%</b>	<b>688</b>	<b>96.0%</b>
<b>Total in City of Tulare</b>		<b>911</b>	<b>78.7%</b>		

*Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019, Home Mortgage Disposition Act (HMDA) data, 2017*

**Table 3-8** presents home purchasing loans according to the applicant’s income and gender. It shows that the largest number of applicants for both conventional and government-backed loans had incomes that were more than 120 percent of the county median income. There were 616 residents in this income group applying for a conventional loan. The approval rate for this income group was 94.3 percent. On the other hand, there were no loans approved at the low-income range (0-49 percent of median in the City of Tulare).

**Table 3-8**

## Home Purchase Loans by Income and Gender (2017)

Loan Category	Total Applications				Originated				Approved Not Accepted				Denied			
	Count	%	(\$000)	%	Units	%	(\$000)	%	Count	%	(\$000)	%	Count	%	(\$000)	%
<b>Loan Purpose and Type</b>																
Purchase - Conventional	447	49.1	103,301	51.6	396	48.6	76,515	46.5	15	50.0	1,845	35.8	36	53.7	24,941	81.2
Purchase - Government	464	50.9	97,087	48.4	418	51.4	87,998	53.5	15	50.0	3,312	64.2	31	46.3	5,777	18.8
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
<b>Applicant Income</b>																
Low (0-49% of Median)	13	1.4	1,796	0.9	9	1.1	986	0.6	0	-	0	-	4	6.0	810	2.6
Moderate (50-79% of Median)	107	11.7	13,411	6.7	94	11.5	11,950	7.3	3	10.0	329	6.4	10	14.9	1,132	3.7
Middle (80-119% of Median)	279	30.6	44,511	22.2	246	30.2	39,432	24.0	7	23.3	1,147	22.2	26	38.8	3,932	12.8
Upper (>=120% of Median)	500	54.9	116,295	58.0	456	56.0	108,280	65.8	20	66.7	3,681	71.4	24	35.8	4,334	14.1
Income Not Available	12	1.3	24,375	12.2	9	1.1	3,865	2.3	0	-	0	-	3	4.5	20,510	66.8
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
<b>Tract/BNA Characteristics</b>																
Substantially Minority	789	86.6	179,239	89.4	707	86.9	145,160	88.2	22	73.3	4,263	82.7	60	89.6	29,816	97.1
Not Substantially Minority	122	13.4	21,149	10.6	107	13.1	19,353	11.8	8	26.7	894	17.3	7	10.4	902	2.9
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
Low (0-49% of Median)	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Moderate (50-79% of Median)	155	17.0	22,974	11.5	126	15.5	19,112	11.6	5	16.7	654	12.7	24	35.8	3,208	10.4
Middle (80-119% of Median)	140	15.4	23,614	11.8	126	15.5	21,720	13.2	6	20.0	1,024	19.9	8	11.9	870	2.8
Upper (>=120% of Median)	616	67.6	153,800	76.8	562	69.0	123,681	75.2	19	63.3	3,479	67.5	35	52.2	26,640	86.7
NA	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
Low/Mod and/or Sub Minority	789	86.6	179,239	89.4	707	86.9	145,160	88.2	22	73.3	4,263	82.7	60	89.6	29,816	97.1
All Other Census Tracts	122	13.4	21,149	10.6	107	13.1	19,353	11.8	8	26.7	894	17.3	7	10.4	902	2.9
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>
<b>Applicant Sex</b>																
Male	343	37.7	62,066	31.0	301	37.0	55,474	33.7	15	50.0	2,276	44.1	27	40.3	4,316	14.1
Female	196	21.5	34,459	17.2	180	22.1	32,046	19.5	4	13.3	937	18.2	12	17.9	1,476	4.8
Joint	342	37.5	75,459	37.7	310	38.1	70,001	42.6	10	33.3	1,842	35.7	22	32.8	3,616	11.8
Not Applicable	30	3.3	28,404	14.2	23	2.8	6,992	4.3	1	3.3	102	2.0	6	9.0	21,310	69.4
<b>Total</b>	<b>911</b>	<b>100</b>	<b>200,388</b>	<b>100</b>	<b>814</b>	<b>100</b>	<b>164,513</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>5,157</b>	<b>100</b>	<b>67</b>	<b>100</b>	<b>30,718</b>	<b>100</b>

*Sources: Lending Patterns, Federal Financial Institutions Examination Council, June 2019, Home Mortgage Disposition Act (HMDA) data, 2017*

An analysis of lending patterns for race/ethnicity and income together helps reveal differences among applicants of different races/ethnicities of the same income levels. Although this analysis provides a more in-depth look at lending patterns, it still cannot provide a reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment and knowledge of the home-buying process, among others. The HMDA data does not provide insight into these and many other factors. However, the City should continue to monitor the approval rates among ethnic groups and continue to take appropriate actions to remove barriers to financing, including credit counseling, down payment assistance and homebuyer education programs.

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## Lending Practices

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### Subprime Lending

According to the Federal Reserve, “prime” mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. “Subprime” loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the credit standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history or nontraditional credit sources might otherwise be unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the past decade, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating loans that were subprime directly.

Most subprime loans provide families with payments for the first few years at a low “teaser” rate. After that, the loans reset every six months or year to a higher, fully indexed rate, which can cost borrowers hundreds of extra dollars each month. This extra expense has increased the housing cost burden of many families and for many has ultimately resulted in foreclosure.

### Predatory Lending

With an active housing market, potential predatory lending practices by financial institutions may arise. Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices typically include high fees, hidden costs and unnecessary insurance and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers into higher interest rate loans than called for by their credit status. Although the borrowers may be eligible for a loan in the “prime” market, they are directed into more expensive and higher fee loans in the “subprime” market. In other cases, fraudulent appraisal data is used to mislead homebuyers into purchasing overvalued homes, or fraudulent or misrepresented financial data is used to encourage homebuyers into assuming a larger loan than can be afforded. Both cases almost inevitably result in foreclosure.

In recent years, predatory lending has also penetrated the home improvement financing market. Seniors and ethnic minority homeowners are the usual targets. In general, home improvement financing is more difficult to obtain than home purchase financing. Many homeowners have a debt-to-income ratio that is too high to qualify for home improvement loans in the prime market and become targets of predatory lending in the subprime market. Seniors are often swindled into installing unnecessary devices or making unnecessary improvements that are bundled with unreasonable financing terms.

Predatory lending is a growing fair housing issue. Predatory as well as discriminatory lending is addressed under the Fair Housing Act of 1968, which requires equal treatment in terms and conditions of housing opportunities and credit regardless of race, religion, color, national origin, family status or disability. This applies to loan originators as well as the secondary market. The Equal Credit Opportunity Act of 1972 requires equal treatment in loan terms and availability of credit for all of the above categories, as well as age, sex and marital status. Lenders that engage in predatory lending would violate these acts if they were to target ethnic minority or elderly households to buy higher-priced and unequal loan products, treat loans for protected classes differently than those of comparably creditworthy White applicants, or have policies or practices that have a disproportionate effect on the protected classes.

Data available to investigate the presence of predatory lending are extremely limited. At present, HMDA data are the most comprehensive available for evaluating lending practices. However, as discussed before, the HMDA data lack the financial details of the loan terms to conclude any kind of predatory lending. Efforts at the national level are pushing for increased reporting requirements in order to curb predatory lending.

Predatory lending and unsound investment practices, which are central to the current home foreclosure crisis, have resulted in a credit crunch that has spread well beyond the housing market and is now affecting the cost of credit for local government borrowing, as well as local property tax revenues. To curb the future negative impact of predatory lending, in June 2009 the governor of California signed into law Assembly Bill 260, reforming mortgage lending and specifically banning predatory lending practices. The legislation created a fiduciary duty standard for mortgage brokers, eliminated compensation incentives that encourage the steering of borrowers into risky loans and established regulations on prepayment penalties.<sup>4</sup>

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<sup>4</sup>*State of California AB 260*

## 4. Public Policies and Practices

Public policies established at the state, regional and local levels can affect housing development and therefore the range of housing choices available to residents. This section discusses the various public policies that could influence fair housing choice in the City of Tulare.

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### City Policies and Programs Affecting Housing Development

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The Tulare General Plan, Zoning Ordinance, Consolidated Plan and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, and health and safety codes.
- Public policies and building approvals that add to the cost of housing development.
- Moratoriums or growth management plans.
- Residential development fees.
- Administrative policies affecting housing activities or community development resources for areas of minority concentration, or policies that inhibit the employment of minorities or individuals with disabilities.
- Community representation on planning and zoning boards and commissions.

### General Plan Policies Affecting Housing Development

**General Plan Housing Element.** The Housing Element is one of seven state-mandated Elements of the General Plan. California housing element law, originally enacted in 1969 requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of their community. The City of Tulare seeks to promote free housing choices for all its residents as well as to provide guidance for municipal decisions on the quality, inventory and conservation of its existing housing.

The State Department of Housing and Community Development (HCD) plays the critical role of reviewing every local government's housing element to determine whether it complies with state law and then submits written findings back to each local government. HCD's approval is required before a local government can adopt its housing element as part of its overall General Plan. Important criteria for HCD approval of any housing element include a determination that the local jurisdiction's policies do not unduly constrain the maintenance, improvement, and development of a variety of housing choices for all income levels.

The most recent City of Tulare Housing Element, the City of Tulare 2015-2023 Housing Element ("Tulare Housing Element") was adopted on April 27, 2016 and found to be in compliance with

State housing law by HCD. HCD compliance findings was based on, among other things, on the implementation of Housing Program A-3: Rezoning Program which committed to rezone to accommodate the shortfall carryover of adequately zoned sites from the previous planning period within one years of the new 5<sup>th</sup>-cycle planning period. The City is still in the process of meeting the required implementation of Housing Program A-3. The City has rezoned 95.93 acres of acreage within the City limits to high-density residential (RM-4). As a result, HCD has approved and the City's Housing Element is compliance.

**General Plan Land Use Element.** The Land Use Element serves as the foundation for all land use controls within a jurisdiction, and identifies the location, distribution, and density/intensity of permitted uses. For residential and often times mixed-use land uses, the Land Use Element establishes a range of residential densities for each land use designations which is typically expressed in dwelling units per acre.

Numerous factors, both market and governmental, affect the supply and cost of housing in a community. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and facilitating the provision of a greater range of housing types to address community needs.

The Tulare General Plan Land Use Element, adopted in October 7, 2014, as amended, provides a range of residential development opportunities through the City's General Plan Land Use designations and implemented through its corresponding Zoning Districts. The land use designations range from Rural Residential (RR) of 0.2-0.2 dwelling units per acre (DU/Ac.) to High Density Residential (HDR) of 14.1-29.0 DU/Ac. **Table 4-1** present the land use designations, corresponding zoning districts, and density ranges and **Figure 4-1** shows the 2035 General Plan Land Use Map.



**Table 4-1  
Residential Land-Use Designations**

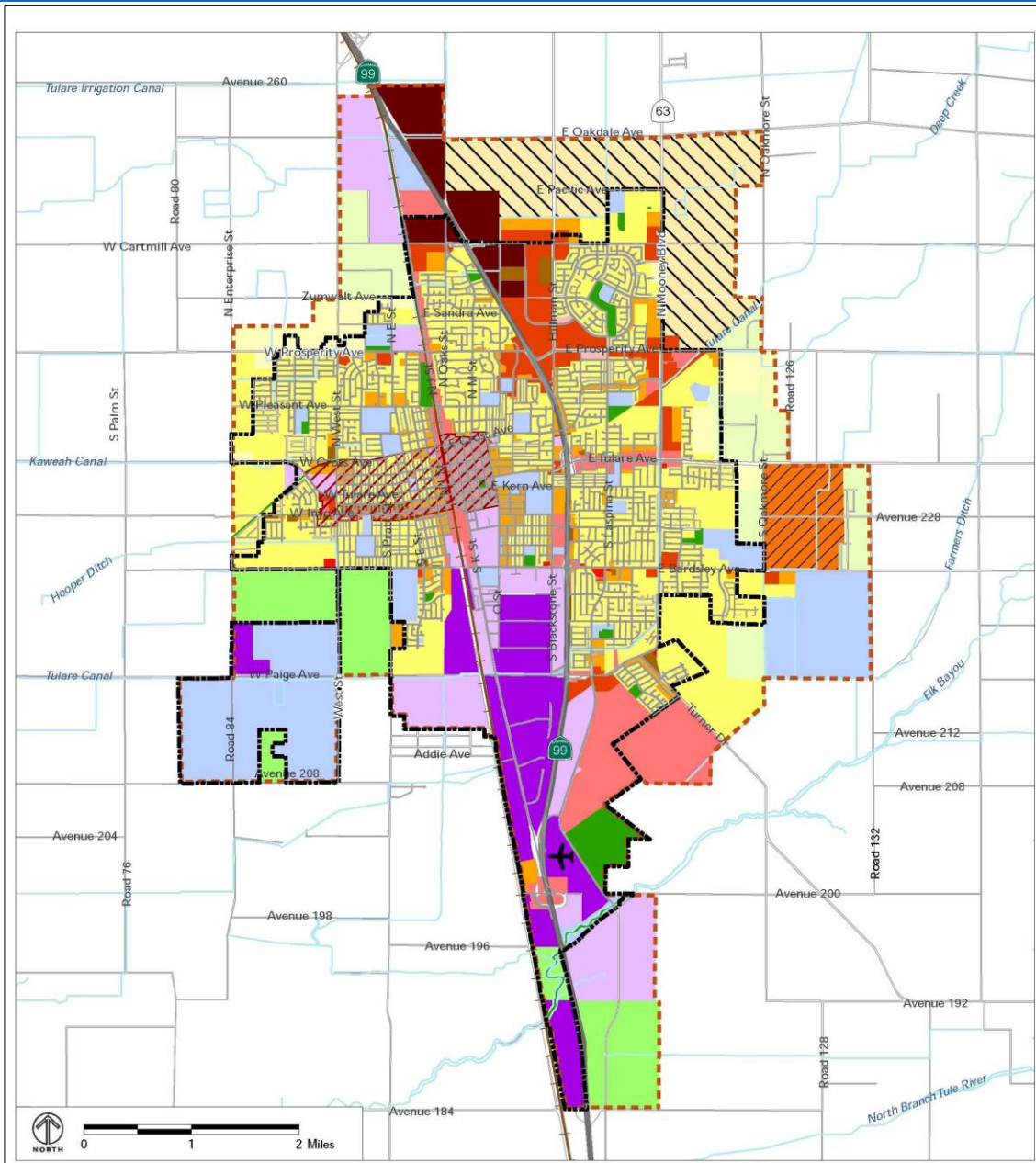
<b>General Plan Land Use Designation</b>	<b>Corresponding Zone Districts</b>	<b>Density Range DU/Acre</b>
Rural Residential (RR)	Rural Resid. (R-A) Single-Family Resid. (R-1-20)	0-2.0
Residential Estate (RE)	Single-Family Resid. (R-1-12.5, R-1-20)	2.1-3.0
Low Density Residential (LDR)	Single-Family Resid. (R-1-5, R-1-6, R-1-7, R-1-8)	3.1-7.0
Medium Density Residential (MDR)	Small Lot Resid. (R-1-4) Multi-Family Resid. (R-M-1, R-M-2, R-M-3, R-M-4)	7.1-14.0
High Density Residential (HDR)	Multi-Family Resid. (R-M-1, R-M-2, R-M-3, R-M-4)	14.1-29.0

**Note:** Other General Plan land use designations (Central Business District, Mixed Use, Transit-Oriented Development, Village, Open Space/Agriculture) permit residential uses. Additionally, other land use designations allow residential uses under a Conditional Use Permit (CUP).

Sources: City of Tulare General Plan 2035 and Housing Element 2015-2023

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**Figure 4-1  
City of Tulare 2035 General Plan Land Use Map**



Source: City of Tulare, Tulare County, and The Planning Center | DC&E.

- |                                   |                           |                        |
|-----------------------------------|---------------------------|------------------------|
| City Limit                        | Neighborhood Commercial   | Heavy Industrial       |
| 2035 Urban Development Boundary   | Community Commercial      | Public/Quasi-Public    |
| Rural Residential 0-2             | Regional Commercial       | Parks & Recreation     |
| Residential Estate 2.1-3          | Service Commercial        | Open Space/Agriculture |
| Low Density Residential 3.1-7     | Central Business District | Village*               |
| Medium Density Residential 7.1-14 | Office Commercial         | COS North TOD          |
| High Density Residential 14.1-29  | Light Industrial          | TOD Overlay            |

\*Village areas require a Specific Plan and a General Plan Amendment prior to development.

**2035 GENERAL PLAN  
LAND USE MAP**

## Zoning Ordinance

Chapter 10 of the City of Tulare Municipal Code is the Zoning Ordinance, which implements the General Plan Land Use and Housing Elements by establishing zoning districts and development standards that correspond with General Plan land use designations. Development standards can include density, minimum lot size, building size, setbacks, off-street parking, building height, public improvements, etc.

Higher-density housing reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lots and building size can substantially increase housing costs and impede housing production. Although housing affordability alone is not a fair housing issue, many low- and moderate-income households are disproportionately concentrated in groups protected under the fair housing laws, such as persons with disabilities and persons of color. When the availability of affordable housing is limited, indirectly affecting the housing choices available to groups protected by fair housing laws, fair housing concerns may arise.

Aspects of the zoning ordinance that may affect a person's access to housing or limit the range of housing choices available are further discussed below.

## Variety of Housing Opportunity

To ensure fair housing choice in a community, a zoning ordinance should provide for a range of housing types, including single family, multifamily, second dwelling units, mobile homes, licensed community care facilities, assisted living facilities, emergency shelters and transitional housing.

**Mobile Home and Manufactured Housing.** State law requires that mobile and manufactured homes be allowed on parcels zoned for conventional single-family units. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured or mobile homes can be regulated by the City. Under the current City zoning regulations manufactured/mobile homes are permitted in the R-A (Rural Residential) and R-1 (Single-Family Residential) zoning districts, but are not permitted in the R-1-4 (Small Lot Residential) zoning district.

**Secondary Dwelling Units.** To encourage establishment of secondary dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. State law requires ministerial consideration of second-unit applications in zones where single-family dwellings are permitted. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code Section 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

In the City's Zoning Ordinance secondary dwelling units are referred to as "second residential unit" or "granny flats." A second residential unit is either detached or attached dwelling unit that

provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence. Second units are permitted by right in the R-A (Rural Residential) and R-1 (Single-Family Residential) zoning districts.

**Emergency Shelters and Transitional and Supportive Housing.** State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits in at least one zone. It also requires transitional housing and supportive housing to be considered residential uses and only be subject to the same restrictions that apply to the same housing types in the same zone.

In the City Zoning Ordinance, emergency shelters serving 12 or less people are permitted by right in the R-M (Multi-Family Residential) zone and as a conditional use in the C-4 zone. Transitional housing and emergency shelters serving 13 or more people are conditionally permitted in both the R-M and C-4 (Service Commercial) zoning districts. The City's Zoning Ordinance does not comply with State law for transitional and supportive housing. State law (Government Code Section 65583) requires cities and counties to consider transitional and supportive housing as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance does not contain any provisions for supportive housing, and limits the zones in which transitional housing is allowed. It also contains occupancy restrictions for transitional housing that are beyond what is required for other housing types in these zones.

While the Zoning Ordinance allows emergency shelters in the R-M zone by right (without any discretionary review), the occupancy restriction of 12 persons or fewer may be a constraint. The Housing Element contains a program to work with local providers of emergency shelter to identify whether or not the occupancy restriction is a constraint and to amend the Zoning Ordinance as necessary. City staff have identified that the issue lies in grouping transitional housing along with emergency shelters. Government Code Section 65583(a)(4)(A)(i) allows limits on the number of beds or persons to be served nightly, however this provision does not apply to transitional or supportive housing, which is only subject to those restrictions that apply to other residential uses of the same type in the same zone. As a result, revisions to the City's Zoning Ordinance are in progress and will be presented to Planning Commission and City Council for approval within the next year. The revisions would be made to add transitional and supportive housing as permitted uses within the R-M zone, subject only to the same requirements and development standards of other multi-family housing.

**Housing for Agricultural Employees.** The farmworker population is becoming less migrant. More farmworkers are residing in the community permanently, and therefore many of the housing needs of this group are addressed through general affordable housing strategies that expand the supply of lower-income housing. The City provides a number of opportunities for the provision of housing for agricultural employees; however, the City's Zoning Ordinance is not fully consistent with State law. State law requires jurisdictions to permit employee housing of up to 36 beds in group quarters or 12 units in all zones that allow agriculture. The City permits employee housing for employees that live on the property for up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household in the Agricultural Zoning District. However, there are other zones that allow agriculture in the city (i.e., R-A, UR, M-1, M-2) where employee housing

must also be permitted. State law also requires jurisdictions to permit employee housing for six or fewer employees in zones that permit single family units. The City's Zoning Ordinance was amended in 2016 to comply with the Employee Housing Act. Additionally, the City continues to work with the Housing Authority of Tulare County and the County of Tulare on identifying potential sites for employee housing needs.

**Reasonable Accommodation.** Under the federal Fair Housing Act, the City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as wheelchair ramps.

In 2016, the City adopted the Reasonable Accommodation Ordinance (Ord. 16-06), which is included in the Municipal Code Chapter 10.218. This ordinance provides a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

### Definition of Family.

A City's zoning ordinance can restrict access to housing for individuals living together but failing to qualify as a "family" by the definition specified in the document. Even if the ordinance provides a broad definition, deciding what constitutes a "family" should be avoided by cities to prevent confusion or unintentional restrictiveness. Particularly, when the zoning ordinance uses terms such as single-family homes defining family in too-detailed terms could restrict access to housing for certain segments of the population.

California court cases have ruled that an ordinance that defines a "family" as: (a) an individual; (b) two or more persons related by blood, marriage or adoption; or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. California court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of a jurisdiction, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The City of Tulare's Zoning Ordinance Section 10.212.030 defines Family as: An individual or two or more persons related by blood, marriage or adoption or a group of not more than five persons, not including servants, who need not be related by blood, marriage or adoption, living as a single housekeeping unit. The current Tulare Housing Element includes Housing Implementation Program E-3 to amend the definition of "family" in the Zoning Ordinance as follows to ensure compliance with fair housing laws: "One or more individuals living as a single housekeeping unit." City staff are in progress of updating this definition in the City's Municipal Code, with completion expected over the next year.

### Density Bonuses

A density bonus can be an important tool to encourage the diversity of housing types and prices, particularly affordable housing for families and seniors. In 2016, the City adopted a Density Bonus ordinance to comply with State law. California Government Code Section 65915 requires

jurisdictions to grant a density bonus in exchange for the provision of affordable housing. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional concession/incentive(s) if the project provides for construction of one of the following:

- 10 percent of units in a housing project for lower income households; or
- 5 percent of units in a housing project for very low-income households; or
- A senior citizen housing development, or mobile home park that limits residency based on age requirements for housing for older persons; or
- 10 percent of units in a common interest development for moderate income households, provided that all units in the development are offered to the public for purchase.

The amount of density bonus to which the applicant is entitled ranges from 20-35 percent above the specified General Plan density, based on the percentage and affordability of units provided. In addition, eligible projects may receive one to three additional development concessions/incentives, based on the applicant demonstrating that it is not financially feasible to build the project without the concessions. The number of concessions a project may be eligible for is based upon a combination of the level of affordability and the percentage of affordable units. Under Zoning Ordinance, the applicant shall receive the following number of incentives or concessions.

- One incentive or concession. One incentive or concession for a project that includes at least 10 percent of the total units for lower income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- Two incentives or concessions. Two incentives or concessions for a project that includes at least 20 percent of the total units for lower income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions. Three incentives or concessions for a project that includes at least 30 percent of the total units for lower income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate income in a common interest development.

State density bonus law also specifies alternative parking standards which may be utilized at the request of the developer; use of these standards does not count towards a project's development incentives/concessions. These reduced parking standards are inclusive of guest parking and handicapped parking, may be tandem and/or uncovered, and are applicable to the entire development project.

- Zero to one bedroom: one on-site parking space
- Two to three bedrooms: two on-site parking spaces
- Four or more bedrooms: two and one-half on-site parking spaces

AB 2222 (effective January 2015), has made important changes to State density bonus law in an effort to help address potential displacement of existing tenants. Specifically, AB 2222 now

prohibits an applicant from receiving a density bonus (and related incentives and waivers) unless the proposed housing development or condominium project would, at a minimum, maintain the number and proportion of affordable housing units within the proposed development, including affordable dwelling units that have been vacated or demolished in the five-year period preceding the application. AB 2222 also increases the required affordability from 30 years or longer to 55 years or longer for all affordable rental units that qualified an applicant for a density bonus, and requires replacement rental units to be subject to a recorded affordability restriction for at least 55 years. If the units that qualified an applicant for a density bonus are affordable ownership units, they must be subject to an equity sharing model rather than a resale restriction. AB 744, signed into law in October 2015, further amends density bonus law to provide additional by-right reductions in parking for density bonus projects. Specifically, for density bonus projects which include the maximum percentage of low income or very low income units (20% and 11%, respectively) and located within one-half mile of a major transit stop with "unobstructed access", upon the request of the developer, the jurisdiction shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds 0.5 spaces per bedroom. Senior rental housing (as defined in Sections 51.2 and 51.3 of the Civil Code) and housing for special needs populations (as defined in Section 51312 of the Health and Safety Code) also qualify for by-right parking reductions when either paratransit service is provided, or unobstructed access to a fixed bus route service that operates at least eight times per day is available within one-half mile.

## Parking Requirements

When parking requirements are high, housing development costs tend to increase, restricting the range of housing types available in a community. Typically, the concern for high parking requirements relates only to multifamily housing. For single-family developments, the zoning ordinance requires two covered parking spaces, and multi-family residential parking requirements vary depending on the number of bedrooms. Studio and one-bedroom units require one and one-half covered parking space plus one uncovered guest space per five dwelling units. Whereas, two or more-bedroom units require two covered parking spaces plus one uncovered guest space per five dwelling units. **Table 4-2** provides further details regarding parking for residential development.



**Table 4-2  
Residential Parking Standards**

Use or Activity	Space Required
1. One family dwelling unit	Two covered spaces per dwelling unit
2. Multi family dwelling unit	(a) Studio and one bedroom: one and one-half covered spaces per dwelling unit plus one uncovered guest space per five dwelling units.  (b) Two or more bedrooms: two covered spaces per unit plus one uncovered guest space per five dwelling units.
3. Senior citizen apartments	One covered space per unit, plus one uncovered guest space per five units.
4. Planned residential developments, including single family dwellings and condominiums	Two covered spaces per unit plus one uncovered guest space per five dwelling units.
5. Large residential day care	Two uncovered spaces in addition to those required for the primary residence.

*Source: City of Tulare Municipal Code Section 10.192.040*

## Building Codes

Building codes were created to ensure the safety of buildings and residential structures. Many codes put in place were in response to the loss of life or property due to poor construction techniques or natural disasters (e.g., earthquakes or fires) from the past. The City uses the latest edition of the California Building Code, which sets minimum standards for residential and other structures. No local amendments have been made to the codes that would significantly increase housing costs. Building codes are enforced through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector’s observation of code violation.

The City’s building codes requires that new residential construction comply with the American with Disabilities Act (ADA) per federal law. ADA regulations include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled.

Section 504 of the Rehabilitation Act of 1973 adds an additional layer of accessibility requirements for projects receiving federal funds, such as HOME or CDBG. In federally assisted new construction or substantially rehabilitated housing with five or more units, five percent of the units, or at least one unit, must be accessible for persons with mobility disabilities. An additional two percent of the dwelling units, or at least one unit, must be accessible for persons with hearing or visual disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS), or a standard that is equivalent or stricter. UFAS generally defines an accessible housing unit as a unit located on an accessible route that can be approached, entered and used by individuals with disabilities.



## Public Policies Concerning Community Development and Housing Activities

According to California state law, the housing element of any community's general plan is required to be reviewed by the state's HCD to assure compliance with housing laws. An important criterion of HCD approval of any housing element includes a determination that the local jurisdiction's policies do not unduly constrain the maintenance, improvement and development of a variety of housing choices for all income levels.

As presented in **Table 4-3**, the Tulare Housing Element, includes goals and policies relating to housing in the City.

### Moratoriums/Growth Management

The City of Tulare does not have any building moratoriums or growth management plans that limit housing construction.

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**Table 4-3  
City of Tulare Housing Element Goals and Policies**

Goals	Policy
<p><b>Goal A: New Housing Development</b></p> <p>Provide opportunities for a broad range of housing types to meet the needs of all Tulare residents</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy A-1:</b> The City shall ensure sufficient land is zoned at appropriate densities to accommodate the city’s Regional Housing Needs Allocation (RHNA).</li> <li>▪ <b>Policy A-2:</b> The City shall encourage residential infill development on vacant and underutilized land that are properly zoned and planned for residential uses within the City limits.</li> <li>▪ <b>Policy A-3:</b> The City shall encourage home builders to develop multifamily designated land at the highest allowed density to make the use of land and facilities more efficient and to provide more affordable housing opportunities.</li> <li>▪ <b>Policy A-4:</b> The City shall require that 8 to 12 percent of units in all Master Planned Communities be higher density residential</li> <li>▪ <b>Policy A-5:</b> The City shall consider the potential impact on the City’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.</li> <li>▪ <b>Policy A-6:</b> The City shall strive to ensure adequate infrastructure and public services are provided to serve existing and planned residential development.</li> </ul>
<p><b>Goal B: Affordable Housing</b></p> <p>Protect existing sources of affordable housing and facilitate new affordable housing opportunities</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy B-1:</b> The City shall strive to conserve the existing housing stock, including existing rental housing that is affordable to lower- and moderate- income households an affordable housing that is at-risk of being converted to market rate housing.</li> <li>▪ <b>Policy B-2:</b> The City shall assist developers, nonprofit housing developers, and other qualified private sector interests in pursuing and applying for Federal, State, NGO, and private financing and grants for the development of affordable housing.</li> <li>▪ <b>Policy B-3:</b> The City shall facilitate partnerships between non-profit and for-profit housing developers to encourage affordable housing production.</li> <li>▪ <b>Policy B-4:</b> The City shall encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers.</li> <li>▪ <b>Policy B-5:</b> The City shall support and assist to the extent possible, the construction of secondary dwelling units on single family designated and zoned parcels as a means of providing affordable housing.</li> <li>▪ <b>Policy B-6:</b> In accordance with the provisions of State law, the City shall grant density bonuses for qualifying projects as an incentive for the development of lower income and senior citizen housing.</li> <li>▪ <b>Policy B-7:</b> The City shall support lot consolidation to encourage the development of housing for lower-income households.</li> <li>▪ <b>Policy B-8:</b> The City shall continue expeditiously processing residential projects that provide affordable housing, while meeting General Plan policy and City regulatory requirements.</li> <li>▪ <b>Policy B-9:</b> The City shall continue to improve outreach programs and facilitate coordination between agencies and committees to increase public awareness of housing issues and available assistance.</li> </ul>

**Table 4-3 (Cont.)**

## City of Tulare Housing Element Goals and Policies

Goals	Policy
<p><b>Goal C: Special Needs</b></p> <p>Provide a range of housing services for Tulare residents with special needs</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy C-1:</b> The City encourage and support developers to supply housing that is accessible and affordable to extremely low-income residents and special needs groups, including: the disabled, large families, female-headed households with children, seniors, farmworkers, and the homeless.</li> <li>▪ <b>Policy C-2:</b> The City shall continue to support efforts at the regional and sub-regional levels to provide housing for the homeless and those in need of emergency shelter.</li> <li>▪ <b>Policy C-3:</b> The City shall ensure that locations are available within the city to accommodate emergency shelters, supportive housing, or transitional housing.</li> <li>▪ <b>Policy C-4:</b> The City shall support efforts of the Kings/Tulare Continuum of Care to monitor the homeless population in Tulare and assist with efforts to establish homeless shelters in appropriate locations as needed. (New Policy) /</li> <li>▪ <b>Policy C-5:</b> The City shall encourage a diversity of housing types that could meet the needs of seniors, including rental housing, apartments designed specifically for seniors, shared housing, secondary dwelling units, group homes, independent living and assisted living facilities, and congregate care facilities.</li> <li>▪ <b>Policy C-6:</b> The City shall ensure equal access to housing for people with disabilities by providing reasonable accommodation, such as relief from the City’s land use and zoning regulations, development standards, and processing procedures</li> <li>▪ <b>Policy C-7:</b> The City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities</li> <li>▪ <b>Policy C-8:</b> The City shall support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding.</li> <li>▪ <b>Policy C-9:</b> The City shall encourage the construction of affordable units with three or more bedrooms to accommodate the needs of large households, and shall encourage non-profit housing developers to construct affordable single-family homes with 3 or 4 bedrooms that will benefit large families.</li> </ul>
<p><b>Goal D: Sustainability and Residential Energy and Water Conservation</b></p> <p>Improve Energy Efficiency and Water Conservation in new and existing housing</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy D-1:</b> The City shall encourage high density residential uses, such as senior housing, to be located near shopping, transit, and medical services in order to minimize auto use and encourage pedestrian travel and transit usage.</li> <li>▪ <b>Policy D-2:</b> The City shall establish a development pattern that helps reduce vehicle miles traveled and promotes transit ridership, and pedestrian and bicycle access.</li> <li>▪ <b>Policy D-3:</b> The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency and water conservation.)</li> <li>▪ <b>Policy D-4:</b> The City shall encourage the use of water-efficient landscaping and xeriscaping in residential settings.</li> <li>▪ <b>Policy D-5:</b> The City should work with local utility companies to promote water and energy efficiency.</li> </ul>

**Table 4-3 (Cont.)  
City of Tulare Housing Element Goals and Policies**

Goals	Policy
<p><b>Goal E: Fair Housing</b></p> <p>Ensure equal opportunity to secure safe, sanitary and affordable housing for everyone in the community</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy E-1:</b> The City shall promote fair housing opportunities for all people regardless of age, religion, race, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.</li> <li>▪ <b>Policy E-2:</b> The City shall enforce anti-discrimination laws, including discrimination involving age (Age Discrimination Act of 1975), race, color, national origin, sex (HUD, Sections 109 and Title VI of the Civil Rights Act of 1964), or the handicapped (HUD, Section 504).</li> <li>▪ <b>Policy E-3:</b> The City shall continue to support programs and organizations that promote fair housing and provide rental-mediation services.</li> <li>▪ <b>Policy E-4:</b> The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.</li> </ul>
<p><b>Goal F: Removal of Government Constraints</b></p> <p>Minimize the impact of potential government constraints on the maintenance, improvement and development of housing</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy F-1:</b> The City shall maintain entitlement procedures that provide the City sufficient oversight of the development and design process while offering residential developers a fair, timely, consistent, and predictable process.</li> <li>▪ <b>Policy F-2:</b> The City shall encourage continue to monitor and refine its processes and regulations to barriers to the production of housing, particularly affordable- and higher-density housing.</li> <li>▪ <b>Policy F-3:</b> The City shall continue to ensure that City policies, regulations, and procedures do not add unnecessarily add to the cost of producing housing, while assuring the attainment of other City objectives.</li> <li>▪ <b>Policy F-4:</b> The City shall encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, to reduce processing times.</li> <li>▪ <b>Policy F-5:</b> The City shall facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development.</li> <li>▪ <b>Policy F-6:</b> The City shall consider, on a case-by-case basis, deferring payment of fees through the economic development assistance fund/process.</li> </ul>
<p><b>Goal G: Neighborhood preservation / housing rehabilitation</b></p> <p>Preserve and enhance the quality and livability of existing housing and residential neighborhoods</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy G-1:</b> The City shall monitor the quality of the housing stock and maintain an inventory of all substandard housing units</li> <li>▪ <b>Policy G-2:</b> The City shall provide housing rehabilitation assistance to very-low income, low-income, and special needs groups.</li> <li>▪ <b>Policy G-3:</b> The City shall seek to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement Goals, Policies, Programs, and Action Plans Adopted Page 125 April 27, 2015 5 programs, targeted code enforcement, and other available regulatory measures.</li> <li>▪ <b>Policy G-4:</b> The City shall strive to minimize the demolition of existing multifamily housing, unless the property is found to be substandard and unsuitable for rehabilitation, or will be replaced with an equal or greater number of units of equal or greater affordability.</li> <li>▪ <b>Policy G-5:</b> The City shall provide assistance and support community volunteer groups, clubs, charitable organizations, religious institutions, and other nonprofit organizations that further minor rehabilitation of the existing housing stock.</li> </ul>

**Table 4-3 (Cont.)  
City of Tulare Housing Element Goals and Policies**

Goals	Policy
<p><b>Goal H: Implementation Monitoring</b></p> <p>Ensure that Housing Element Policies and Programs are implemented on a timely basis</p>	<ul style="list-style-type: none"> <li>▪ <b>Policy H-1:</b> The City shall continually work to improve the day-to-day implementation of Housing Element programs.</li> <li>▪ <b>Policy H-1:</b> The City shall annually evaluate implementation of the Housing Element.</li> </ul>

*Source: City of Tulare 2015-2023 Housing Element*

### Development Fees/Assessments

Development fees and taxes charged by local governments also contribute to the cost of housing. The City assesses various development fees to cover the costs of permit processing.

State law requires that locally imposed fees not exceed the estimated reasonable costs of providing the service. The fees and exactions required of a development to pay for the public facilities associated with the residential development pose a potential constraint to housing production. Development impact fees and planning processing fees are two types of fees charged by the City and are outlined in **Table 4-4**.

State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to the impact of the development.<sup>5</sup> Like all cities, Tulare abides by state law with respect to fees and exactions. The City charges a limited number of impact fees to ensure that services and infrastructure are in place to serve the planned developments. Although impact fees and requirements for offsite improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community.

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<sup>5</sup>AB 1600, California Mitigation Fee Act

**Table 4-4  
City of Tulare Residential Planning and Zoning Application Fees**

<b>Fee Category</b>	<b>Single Family (1)</b>	<b>Multi-Family</b>
<b>Planning Fees (2)</b>		
Administrative Approval	\$123 (minor deviations) \$761 (minor additions)	\$123 (minor deviations) \$761 (minor additions)
Conditional Use Permit	\$1,016 (MUP) \$2,517 (UP)	\$1,016 (MUP) \$2,517 (UP)
Design Review	\$2,525	\$2,525
Zone Amendment	\$2,996	\$2,996
Zone Variance	\$1,880	\$1,880
<b>Subdivision</b>		
Certificate of Compliance	\$963	\$963
Lot Line Adjustment/Lot Merger	\$1,141	\$1,141
Tentative Parcel Map	\$1,504	\$1,504
Tentative Subdivision Map Up to and Including 49 lots	\$3,477	\$3,477
50-99 lots	\$3,615	\$3,615
100-199 lots	\$4,186	\$4,186
200-299 lots	\$5,188	\$5,188
Over 300 lots	\$6,150	\$6,150
<b>Environmental</b>		
EIR Staff Report	\$10,731	\$10,731
Environmental Assessment (Both Negative Declaration and Mitigated Negative Declaration)	\$2,247	\$2,247
<b>Development Impact Fees (2)</b>		
Law Enforcement	\$38	\$299
Fire	\$246	\$259
General Facilities	\$345	\$603
Library	\$0	\$386
Local Streets	\$632	\$1,119
General Plan Maintenance	\$27	\$0
Water Facilities	\$3,030	\$2,180
Sewer Collection	\$2,860	\$2,060
Storm Drainage *	\$1,438	\$3,644
Ground Water Recharge *	\$517	\$1,687
Railroad Grade Separation	\$316	\$837
Parks and Recreation	\$3,129	\$1,559
State Highway Projects	\$629	\$1,214

*(1) Based on a 2,000 square foot home on a 0.3-acre lot.*

*(2) Per unit Fee \* Based on lot acreage for multi-family. Fee for storm drainage is \$10,133 per acre; fee for groundwater recharge is \$4,685 per acre.*

*Source: City of Tulare 2015-2023 Housing Element*

## Community Representation and Participation

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. A jurisdiction must create avenues through which residents can voice concerns and participate in the decision-making process. The City values citizen input and has established a City Council and a Planning Commission with representation from the community. In addition, the community participated in the preparation of the AI through various workshops and an online survey. The public outreach program for the AI is outlined in the City of Tulare Citizen Participation Plan and discussed in the Introduction (Chapter 1) of this AI.

**City Council.** City residents elect the City Council to guide the policy affairs of the community. The City Council must provide an environment that stimulates participation in the governing processes and must conduct the affairs of the City openly and responsively. The Council consists of five members elected to four-year terms by district, and the Mayor and Vice-Mayor are selected by the Council for two-year terms.

**Planning Commission.** The Tulare City Planning Commission guides the City's planning processes. The commission's work includes the identification of planning-related problems and opportunities, and the review of plans for projects requiring zoning changes, variances or subdivision approval, as well as public-supported projects. The commission currently consists of five individuals from the community appointed by the City Council.

## 5. Fair Housing Practices

This section provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this section discusses the fair housing services available to residents, as well as the nature and extent of fair housing complaints received by the City. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing.

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### Fair Housing Practices in the Homeownership Market

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On December 5, 1996, HUD and the National Association of Realtors (NAR) entered into a Fair Housing Partnership. Article VII of the HUD/NAR Fair Housing Partnership Resolution provides that HUD and the NAR develop a Model of Affirmative Fair Housing Marketing Plan for use by members of the NAR to satisfy HUD's Affirmative Fair Housing Marketing regulations. Even so, discrimination still occurs in the housing market.

#### Homeownership Process

A challenge in owning a home versus renting a home is the process. Buying a house takes considerably more time and effort than finding a home to rent. The major legal and financial implications surrounding the process also intimidate potential buyers. People can be overwhelmed by the unique terminology, the number of steps required and the financial considerations involved. The process is costly and fair housing issues could surface at any time during this process.

#### Advertising

The first thing a potential buyer is likely to do when evaluating a home purchase, is search advertisements either in magazines, newspapers or the Internet to get a feel for what the market offers. Language in advertising is sometimes an issue within the realm of real estate. Advertisements cannot include discriminatory references such as the use of words describing current or potential residents or the neighbors or the neighborhood in racial or ethnic terms. Some commonly used statements that are discriminatory include the following:

- Adults preferred
- Perfect for empty nesters
- Conveniently located by a particular church
- Ideal for married couples without kids



Even the use of models in ads has been questioned, based on the idea that it appears to appeal to a certain race. In addition, selecting media or locations for advertising that deny information on listings to certain segments of the housing market could also be considered discriminatory. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether a protected class is preferred. In cities such as Tulare, where there is a substantial Hispanic (61.3 percent, per 2017 Census ACS data) population, the homeownership process offers opportunities for fair housing violations to arise due to the natural tendency to advertise in a specific language such as Spanish. Although the advertisements might not violate fair housing laws, these advertisements could limit opportunities for other racial/ethnic groups to find housing. Although the homeownership process is outside the jurisdiction of the City, recent litigation has set precedence for violations in advertisements that hold publishers, newspapers, the Multiple Listing Service, real estate agents and brokers accountable for discriminatory ads. As a reminder to choose words carefully, the Multiple Listing Service now prompts a fair housing message when a new listing is being added.

## Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, a credit check, an analysis of ability to repay and the amount for which one is eligible, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA), however, there is no guarantee that individual loan officers or underwriters will not misuse the information. A report on mortgage lending discrimination by the Urban Land Institute<sup>6</sup> outlines four basic stages in which discrimination can occur:

- Advertising and outreach
- Pre-application inquiries
- Loan approval/denial and terms/conditions
- Loan administration

A number of different individuals take part in the various stages of this process and any of them could potentially discriminate. Further areas of potential discrimination include differences in the level of encouragement, financial assistance, types of loans recommended, amount of down payment required and level of customer service provided.

## Real Estate Agents

Finding a realtor is normally the next step, which can be done by looking in newspapers, searching the Internet or primarily through referrals. The agent will find the home that fits a buyer's needs, desires and budget based on the amount for which the buyer is qualified by the lending institution.

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<sup>6</sup>Turner, M.A., & Skidmore, F. (Eds.). (1999, June). *Mortgage Lending Discrimination: A Review of Existing Evidence*. Washington, DC: Urban Institute.

Realtors might act as agents of discrimination by unintentionally or even intentionally steering potential buyers to or from a particular neighborhood. In Tulare, with a large Hispanic population, a real estate agent might assume that a non-Hispanic buyer would not be interested in living in a primarily Hispanic community or might assume that Hispanic buyers would prefer living in a Hispanic community. This situation could also apply to other protected classes who can be steered away from certain areas on the presumption that they might not want to live there based on the existing demographic makeup of the neighborhood.

Agents might also discriminate by who they agree to represent, who they turn away and the comments they make about their clients. However, the California Association of Realtors (CAR) has included language on many of its forms disclosing fair housing laws to those involved.

The Tulare County Association of Realtors highlight the Fair Housing Act by continuously addressing discrimination in their professional activities. They support programs that educate the public about the right to equal housing opportunities. The County Association of Realtors also works with other organizations to help assure residents of their right to fair housing. The real estate industry in Tulare helps prohibit discrimination in housing by swearing to uphold the National Association of Realtors Code of Ethics. The Code commits all Realtors to providing equal professional services without discrimination.

Per their Code - all members of the Tulare Association of Realtors have a significant focus on the buying and selling of property without discriminatory practices – adhering to all Federal, State and other local laws.

Currently, in 2019, in Tulare various firms and agencies that rent and manage properties are well aware of and promote fair housing. For example, the all Housing Authority of the County of Tulare staff members shall adhere to a fair housing policy, which is to: Obey all applicable federal, state and local fair housing laws; refrain from discrimination regarding any application for housing on the basis of race, color, religion, sex, age, source of income, marital or familial status, national origin, or physical or mental disability (applicants must have capacity to execute a legal contract); and affirmatively promote fair housing. Governing laws shall include the provisions of Title VI of the Civil Rights Act of 1964 (P.L. 88-352, 78 Stat. 241), Title VIII of the Civil Rights Act of 1968, and the Fair Housing Amendments of 1988, E. O. 11246, and the Equal Credit Opportunity Act of 1974, as they relate to the United States Department of Agriculture, Rural Development.

All advertising shall conform to Section 804(c) of Title VIII of the Civil Rights Act of 1968 [42 USC 3604(c)], as amended, which makes it unlawful to make, print or publish, or cause to be, printed or published, any notice, statement or advertisement, with respect to the sale or rental of a dwelling, that indicates any preference, limitation or discrimination based upon race, color, religion, sex, source of income, national origin, physical or mental disability, or an intention to make such preference limitation or discrimination.

Furthermore, the Housing Authority of the County of Tulare is proactive in facilitating Fair Housing information and resources to the community. They make available fair housing information in English and Spanish and have multiple links to other organizations involved in helping residents with fair housing issues.

## Appraisals

Banks order appraisal reports to determine whether a property is worth the amount of the loan requested. Generally speaking, appraisals are based on the comparable sales of properties surrounding the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made and location. Some neighborhoods with higher concentrations of minorities may appraise lower than like properties in neighborhoods with lower concentrations. Unfortunately, this practice is geared toward a neighborhood and not an applicant and therefore is not a direct violation of fair housing law that can easily be addressed. One effect of this practice, however, is that it tends to keep property values lower in a given neighborhood, thereby restricting the amount of equity and capital available to those residents. Individual appraisers are the ones making the decisions on the amounts, thus there is room for flexibility in the numbers. As appraisers are individually licensed, similar to real estate agents, they risk losing their license for unfair practices.

## Sellers

A seller might not want to sell his/her house to certain purchasers based on classification biases protected by fair housing laws, or they may want to accept offers only from a preferred group. Often, sellers are home when agents show the properties to potential buyers and may develop certain biases based on this contact. Sellers must sign the Residential Listing Agreement and Seller's Advisory forms, which disclose that a seller understands fair housing laws and practices of nondiscrimination. Yet enforcement is difficult because a seller may have multiple offers and choose one based on a bias.

## Covenants, Conditions and Restrictions

Covenants, Conditions and Restrictions (CC&Rs) in the past were used to exclude certain groups such as minorities from equal access to housing in a community. Today, the California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone else can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a "deficiency notice," requiring the CC&Rs to be revised.

Communities with old subdivisions or condominium developments may still contain CC&Rs that do not comply with the fair housing laws. A typical example relates to occupancy standards, which an association may seek to enforce in order to oust a particular group or discriminate based on familial status or lack thereof. However, provisions in the CC&Rs that violate the fair housing laws are not enforceable by the homeowner's association.<sup>7</sup> No CC&Rs violations were discovered in

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<sup>7</sup>In 1985, the Davis-Sterling Common Interest Development Act (Civil Code § 1353-1378) was passed by the State of California. The Davis-Sterling Act contains all laws pertaining to Common Interest Developments (CIDs) and requires all CIDs to be

the City of Tulare during the previous and current development of its fair housing document, the Analysis of Impediments to Fair Housing Choice.

## Insurance

Insurance agents are provided with underwriting guidelines for the companies they work for to determine whether a company will sell insurance to a particular applicant. Currently, underwriting guidelines are not public information; however, consumers have begun to seek access to these underwriting guidelines in order to learn if certain companies have discriminatory policies. Some states are being more responsive than others to this demand and have recently begun to require that companies file their underwriting guidelines with the state department of insurance, which would then make the information public.

Many insurance companies have applied strict guidelines, such as not insuring older homes, that disproportionately affect lower-income and minority families that can only afford to buy in older neighborhoods. A California Department of Insurance (CDI) survey found that less than one percent of homeowners' insurance available in California is currently offered free from tight restrictions.<sup>8</sup> CDI has also found that many urban areas are underserved by insurance agencies.

The California Organized Investment Network (COIN) is a collaboration of the California Department of Insurance, the insurance industry, community economic development organizations and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to state legislation that would have required insurance companies to invest in underserved communities, similar to the federal Community Reinvestment Act (CRA) that applies to the banking industry. COIN is a voluntary program that facilitates insurance industry investments to provide profitable returns to investors and economic and social benefits to underserved communities.

The California Fair Access to Insurance Requirements (FAIR) Plan was created by the legislature in 1968 after the brush fires and riots of the 1960s made it difficult for some people to purchase fire insurance due to hazards beyond their control. The FAIR Plan is designed to make property insurance more readily available to people who have difficulty obtaining it from private insurers because their property is considered "high risk."

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*managed by an association. Developers are required to create CC&Rs and bylaws, which are the governing documents that dictate how the association operates and what rules the owners—and their tenants and guests—must obey. The CC&Rs are legally enforceable by the association and individual owners, and nothing in the CC&Rs can take precedence over federal, state or local laws.*

<sup>8</sup>*Homeowners Premium Survey. (2010, February 8). California Department of Insurance. Section 12959 of the California Insurance Code requires the commissioner to publish and distribute a comparison of insurance rates report for those lines of insurance that are of most interest to individual purchasers of personal lines of coverage.*

## Credit and FICO Scores

Credit history is one of the most important factors in obtaining a home purchase loan. Credit scores determine loan approval, interest rates associated with the loan and the type of loan an applicant will be given. Applicants with high credit scores are generally given conventional loans, whereas those with lower and moderate range scores often use government-backed loans or subprime loans. Applicants with lower scores also receive higher interest rates on the loans as a result of being perceived as a higher risk to the lender and may even be required to pay points depending on the type of lending institution used.

Fair Isaac and Company (FICO), which is the company used by the Experian (formerly TRW) credit bureau to calculate credit scores, has set the standard for the scoring of credit history. TransUnion and Equifax are two other credit bureaus that also provide credit scores, though they are typically used to a lesser degree.

In short, points are awarded or deducted based on certain items such as how long one has had credit cards, whether one makes payments on time and if credit balances are near the maximum. Typically, the scores range from the 300s to around 850, with higher scores demonstrating lower risk. Lower credit scores require a more thorough review than higher scores, and mortgage lenders will often not even consider a score below 600.

FICO scores became more heavily relied on by lenders when studies showed that borrowers with scores above 680 almost always make payments on time, whereas borrowers with scores below 600 seemed fairly certain to develop problems. Credit scores also made it easier to develop computer programs (electronic underwriting) that can make a “yes” decision for loans that should obviously be approved. Some of the factors that affect a FICO score are as follows:

- Delinquencies
- New accounts (opened within the last 12 months)
- Length of credit history (a longer history of established credit is better than a short history)
- Balances on revolving credit accounts
- Public records, such as tax liens, judgments or bankruptcies
- Credit card balances
- Number of inquiries
- Number and types of revolving accounts

## National Association of Realtors

The National Association of Realtors NAR has developed a Fair Housing Program to provide resources and guidance to Realtors in ensuring equal professional services for all people. The term *Realtor* identifies a licensed professional in real estate who is a member of the NAR, however, not all licensed real estate brokers and salespersons are members of the NAR. It is a standard practice in Tulare that all agents commit to adhere to the code of ethics, as described below:

**Code of Ethics.** Article 10 of the NAR Code of Ethics provides that “Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin.” A Realtor pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations on realtors and is a firm statement of support for equal opportunity in housing. A realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards, procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

In addition, Standard of Practice Article 10-1 states that “REALTORS® shall not volunteer information regarding the racial, religious, or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display, or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.”

**Realtor Fair Housing Declaration.** In accordance with the Code of Ethics, each Realtor signs the following pledge, developed in 1996 as a result of the HUD-NAR agreement.

The Realtor agrees to:

- Provide equal professional service without regard to race, color, religion, sex, handicap, familial status, or national origin of any prospective client, customer, or of the residents of any community.
- Keep informed about fair housing law and practices, improving clients’ and customers’ opportunities and his/her business.
- Develop advertising that indicates that everyone is welcome and no one is excluded, expanding his/her client’s and customer’s opportunities to see, buy or lease property.
- Inform clients and customers about their rights and responsibilities under the Fair Housing Laws by providing brochures and other information.
- Document efforts to provide professional service, which will assist him/her in becoming a more responsive and successful Realtor.

- Refuse to tolerate non-compliance.
- Learn about those who are different and celebrate those differences.
- Take a positive approach to fair housing practices and aspire to follow the spirit, as well as the letter, of the law.
- Develop and implement fair housing practices for his/her firm to carry out the spirit of this declaration.

## California Association of Realtors (CAR)

The California Association of Realtors (CAR) is a trade association of 92,000 Realtors statewide. As members of this organization, Realtors subscribe to a strict code of ethics as noted above. The CAR recently created the position of equal opportunity/cultural diversity coordinator. The CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues.

**Realtor Associations Serving Tulare.** Realtor Associations are generally the first line of contact for real estate agents who need continuing education courses, legal forms, career development and other daily work necessities. The frequency and availability of courses varies among these associations, and local association membership is generally determined by the location of the broker for which an agent works.

Complaints involving agents or brokers may be filed with these associations. The monitoring of services by these associations is difficult as statistics on the education/services that the agencies provide or statistical information pertaining to the members is rarely available.

Tulare County Association of REALTORS®

6713 and 2424 E. Valley Oaks Dr.

Visalia, CA 93292

Phone: (559) 627-1776

## California Department of Real Estate (DRE)

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the national or California Association of Realtors.

DRE has adopted education requirements that include courses in ethics and fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of four mandated areas: Agency, Ethics, Trust Fund and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.



On or after January 1, 1996, a real estate salesperson renewing his/her license for the first time must complete separate three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing to qualify for renewal. All licensees, with the exception of those renewing for the first time, are required to complete a full 45 hours of continuing education for each license renewal.

For the initial renewal on or after January 1, 1996, the law requires, as part of the 45 hours of continuing education, completion of four mandatory three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education, may be related to either customer service or consumer protection, at the option of the licensee.

The DRE requires all licensees to provide proof of continuing education courses with the following two exceptions:

1. An applicant provides proof that he/she is 70 years of age or older.
2. An applicant provides proof that he/she has been licensed for 30 consecutive years.

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## Fair Housing Practices in the Rental Housing Market

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Similar to the homeownership market, a major challenge to ensuring fair housing in the rental market is the complexity of the process. There are several stages in the process of renting a home or apartment: 1) the advertising and outreach stage, 2) pre-application inquiries and responses, 3) the criteria for acceptance, 4) the lease and 5) administration of the lease. This section discusses these phases of the rental process. Although a potential homebuyer might face discriminatory practices primarily during the process of purchasing a home, a renter could confront housing discrimination not only during the process of renting but also throughout the tenancy.

### The Apartment Rental Process

Although the process of renting an apartment may be less expensive and burdensome up-front than the home-buying process, it may still be just as time-consuming. Potential renters might still face discrimination during the various stages of the rental process.

**Advertising.** Like finding a home to purchase, the main sources of information are the classified advertisements in local newspapers, word of mouth, signs, apartment guides, the Internet and apartment brokers. The same types of discriminatory language previously described under the Homeownership Process may be used by landlords or apartment managers to exclude “undesirable elements.”

A particularly difficult situation to address is the development of small apartment complexes by property owners who may be new to the rental housing industry. Compliance with fair housing laws is difficult to monitor among the small property owners. Outreach to this group is also



difficult because many of these owners may not belong to the Apartment Owners or Apartment Managers associations, or do not actively participate in events/trainings offered by these associations. Advertising by small property owners may not always comply with the fair housing laws. For example, rental ads in local Spanish-language newspapers do not always appear in the English-language newspapers, as required by law.

**Viewing the Unit.** Viewing the unit is the most obvious place where potential renters could encounter discrimination because landlords or managers might discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or might violate any of the rules. For example, there have been cases where a manager tried to deter a family by indicating strict occupancy standards or frowning on the presence of young children accompanying a viewer. Furthermore, discrimination against families with children and people with disabilities is even more prevalent than racial discrimination.

**Credit/Income Check.** Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. At a public meeting in Tulare, the difficulty of meeting current income levels (three times the rent) was expressed as being a big problem in Tulare, because the lack of available rental housing units. (Requiring certain income levels may not be in and of itself discriminatory, unless it is tied with something else that is against the law.) The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Recent legislation provides for applicants to receive a copy of the report used to evaluate applications. In addition, applicants may also request a copy of their credit report (for a fee) to verify that the information used to approve/deny their application is accurate.

**Lease.** Most apartments are rented under either a lease agreement or a month-to-month rental agreement. A lease is favorable from a tenant's point of view for two reasons: the tenant is assured the right to live there for a specific period of time and the tenant has an established rent during that period. Most other provisions of a lease protect the landlord. Information written in a lease or rental agreement includes the rental rate, required deposit, length of occupancy, apartment rules and termination requirements.

In a tight housing market, when a landlord can "financially afford" to choose tenants, the tendency is to offer shorter lease terms. In this case, a landlord might simply ask the "not-so-desirable" tenant to leave with a 60-day Notice to Vacate. Short-term leases also allow the landlord to raise rent more frequently.

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or agreement might not be standard for all tenants. A landlord might act in a discriminatory way and choose strict enforcement of the rules for certain tenants based on arbitrary factors, such as race, presence of children or disability. Because of the recent escalation of housing prices throughout California, complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants have increased.

**Security Deposit.** A security deposit is typically required to rent a housing unit. To deter “less-than-desirable” tenants, a landlord might ask for a security deposit higher than usual. Tenants could also face differential treatment when vacating the units. The landlord might choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear. A landlord might require that persons with disabilities with service animals pay an additional pet rent, a monthly surcharge for pets or a deposit, which is also a discriminatory act.<sup>9</sup>

**During the Tenancy.** During tenancy, the most common forms of discrimination a tenant could face are based on familial status, race, national origin, sex or disability. Usually these types of discrimination appear in differential enforcement of rules, overly strict rules for children, excessive occupancy standards, and refusal to make a reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction, notices, illegal entry, rent increases or harassment. These actions may be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

**Apartment Association.** The California Apartment Association (CAA) is the country’s largest statewide trade association for rental property owners and managers. The CAA was incorporated in 1941 to serve rental property owners and managers throughout California. The CAA represents rental housing owners and professionals who manage more than 1.5 million rental units. Under the umbrella agency, various apartment associations cover specific geographic areas.

The CAA has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared toward improving the approach, attitude and professional skills of onsite property managers and other interested individuals. The CCRM program consists of 31.5 hours of instruction that includes training on fair housing and ethics issues.

The CAA supports the intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation or national origin. Members of the CAA agree to abide by the following provisions of the organization’s Code for Equal Housing Opportunity:

- *We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;*
- *We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents’ tenancy;*
- *We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and*

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<sup>9</sup>Okeon, M.R. (2008, January 21). “Keeping the House in Order: Watchdog Organization Has Fought Discrimination for Three Decades.” Pasadena Star-News.

- *We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.*

The Tulare County Association of Realtors® serves the City of Tulare. The association provides members with information and training on such topics as ethics, credit checks, addressing code enforcement violations, property management and pre-inspection.

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## Fair Housing Services

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In general, fair housing services include investigating and resolving housing discrimination complaints, discrimination auditing and testing, education and outreach, such as disseminating fair housing information through written material, workshops and seminars. Landlord/tenant counseling services involve informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislation and mediating disputes between landlords and tenants.

### Fair Housing Program—City of Tulare

The City of Tulare provides a variety of fair housing resources to its residents. Some of these resources are provided at the City, while others are available to residents from other service providers, as listed below.

- City of Tulare Homeless Resources
- Supportive Housing  
Family Services of Tulare County at (559) 741-7310  
Website: <http://www.fstc.net/>
- Section 8 Housing Choice Voucher: Residents that want to apply for rental assistance may contact:  
Housing Authority of Tulare County at (559) 627-3700 ext. 125  
Website: <http://www.hatc.net/section-8.php>
- Fair Housing Act:

*“Title 8 of the Civil Rights Act of 1968, together with the Fair Housing Amendments Act of 1988, is called the federal Fair Housing Act.*

*Under the Fair Housing Act, it is illegal to discriminate based on race, color, religion, national origin, sex, marital status, the number and presence of children, age, or physical handicap. Examples of discrimination are: falsely denying that housing is available, discriminatory advertising, refusal to rent or sell, and discrimination in the terms of a lease or rental agreement.*

*No person has the right to prevent another from renting or buying because of race, color, religion, sex, or national origin. Anybody who does is discrimination, which is against the law. This applies to the sale or rental, the advertising for sale or rental, and the financing of housing or residential lots. In addition, no real estate broker can refuse to assist you for the above reasons.”*

- California Department of Fair Employment and Housing: Any person who feels that they are being discriminated against, should file a complaint with the State Department of Fair Employment and Housing (DFEH) at [www.dfeh.ca.gov](http://www.dfeh.ca.gov) or by calling 1-800-884-1684, or by e-mailing [contact.center@dfeh.ca.gov](mailto:contact.center@dfeh.ca.gov) DFEH responds to e-mails within 2 business days. For persons with hearing impairment, call 1-800-884-1684 or TTY 1-800-700-2320.

The California Department of Fair Employment and Housing has two regional offices:

- Fresno: 1277 E. Alluvial Ave., Ste. 215, Fresno, CA 93720
- Bakersfield: 4800 Stockdale Highway, Ste. 215, Bakersfield, CA 93309

- California Fair Employment and Housing Act: In addition to the federal Fair Housing Act, California has its own Fair Employment and Housing Act which provides additional protections from discrimination in housing and employment. A large number of topics are available at: [http://www.dfeh.ca.gov/Publications\\_FEHADescr.htm](http://www.dfeh.ca.gov/Publications_FEHADescr.htm)
- The California Department of Consumer Affairs: The California Department of Consumer Affairs maintains an on-line library of information related to landlord/tenant issues at: [www.dca.ca.gov/publications/landlordbook/index.shtml](http://www.dca.ca.gov/publications/landlordbook/index.shtml)

The Department can be reached by telephone at: 1-800-952-5210

- Fair Housing Council of Central California: Residents of the Central Valley who believe they have been subjected to illegal discrimination in the housing market may contact the Fair Housing Council at:

The Fair Housing Council  
333 W. Shaw Ave., Suite 14  
Fresno, CA 93704  
Phone: 559-244-2950  
FAX: 559-244-2956  
Toll Free: 888-498-3247  
Website: <http://www.fhc-cc.org/contact-us.html>

- Central California Legal Services: Central California Legal Services maintains an office in downtown Visalia at 208 W. Main St., Ste. U1, Visalia, CA 93291. Their phone number is: 559-570-1200 or 800-675-8001 and their website is: <http://www.centralcallegal.org>
- The Kings-Tulare Area Agency on Aging (KTA AAA): The Kings-Tulare Area Agency on Aging, [www.ktaaa.org](http://www.ktaaa.org) assists with landlord/tenant issues related to the elderly. Their telephone number is 1-800-321-2462.

- The Housing Authority of Tulare County: The Housing Authority of Tulare County has two downloadable 'Fair Housing' brochures available in English and Spanish on their website at <http://www.hatc.net/fair-housing.php> Titles are: "Fair Housing, Equal Opportunity for All" and "Are You a Victim of Housing Discrimination?"

## Training, Education and Outreach

During the AI - ConPlan Cycle 2020-2024 the following Fair Housing Activities were performed: community outreach (three public meetings/workshops at Tulare Library, Tulare Chamber of Commerce and Roosevelt Elementary School), on-line surveys to residents and service providers, regarding fair housing and other related topics. The Fair Housing Council of Central California is the primary agency handling fair housing complaints filed by Tulare residents. The following analysis summarizes the results of fair housing services provided in Tulare and evaluates the nature and extent of fair housing in the City. **Table 5-1** displays the number and type of fair housing inquiries and complaints from 2015 to July 2019.<sup>10</sup>

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<sup>10</sup>These dates represent the earliest and latest availability of fair housing data after the 2015 Analysis of Impediments.

**Table 5-1  
Housing Discrimination Complaints - City of Tulare (2015-2019)**

Category	2015		2016		2017		2018		2019	
	Tot	%	Tot	%	Tot	%	Tot	%	Tot.	%
<b>Gender</b>										
Male	1	33%	-	0%	-	0%	2	29%	1	100%
Female	2	67%	2	100%	4	100%	5	71%	-	0%
<b>Total</b>	<b>3</b>	<b>100%</b>	<b>2</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>1</b>	<b>100%</b>
<b>Race - Ethnicity</b>										
Caucasian	1	33%			2	50%	2	29%		
Hispanic or Latino	1	33%	2	100%			3	43%	1	100%
African American	1	33%					1	14%		
Asian - Pacific Islander					2	50%	1	14%		
Other										
<b>Total</b>	<b>3</b>	<b>100%</b>	<b>2</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>1</b>	<b>100%</b>
<b>Referrals</b>										
HUD										
SMCLAIMS										
DFEH										
SAFETY	2	40%	1	50%	2	50%				
LEGAL	2	40%	1	50%	2	50%	6	86%	1	100%
INTAKE	1	20%					1	14%		
<b>Total</b>	<b>5</b>	<b>100%</b>	<b>2</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>1</b>	<b>100%</b>
<b>City</b>										
Tulare - 93274	3	100%	2	100%	4	100%	7	100%	1	100%
Tulare - 93275										
<b>Total</b>	<b>3</b>	<b>100%</b>	<b>2</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>1</b>	<b>100%</b>

*Sources: Fair Housing Council of Central California, July 2019*

As presented in **Table 5-1**, there have been a relatively small number of discrimination complaints and inquiries in the City of Tulare during the 2015 to July 2019 time period. During this period a total of 17 complaints have been tabulated. The most were in 2018, with seven inquiries, and so far, this year has produced one complaint. The majority of the complaints have been filed by women (13) compared to men with just four (4) complaints. The race/ethnicity of the residents filing complaints has been primarily Hispanic (7), followed by Caucasian (5), African American (4) and one Asian. The great majority of the complaints have been referrals from legal entities, with just two people calling in to the fair housing office to file a complaint. Perhaps, additional outreach

of the types of services offered by the fair housing office may help residents be aware of these types of issues, and know where to go, in case of facing discriminatory actions.

## Fair Housing Outreach Meetings

Three public workshops were held in Tulare, in order to obtain input from residents and stakeholders on housing and other issues. A major effort was completed to invite City residents to attend these workshops. The meetings were publicized in English and Spanish in the Tulare Advance Register, Visalia Times Delta and posted on the City's website. The English and Spanish public notice was also sent in the July 2019 water bill to over 19,000 households within the City. Public notices were also posted at City Hall, the Tulare Public Library, the Senior Community Center, the Chamber of Commerce and the Claude Meitzenheimer Community Center. For the convenience of City residents, the three were held at different parts of the community, which included: July 2, 2019 (Tulare Public Library), July 11, 2019 (Tulare Chamber of Commerce) and July 17, 2019 (Roosevelt Elementary School).

Specifically, the purpose of the public meetings was to obtain input for this subject Analysis of Impediments to Fair Housing Choice document, and also for the City's Consolidated Plan (2020-2024). A portion of the workshop was spent giving attendees information regarding housing discrimination. And, at all three public meetings, attendees were asked if any of them they had faced housing discrimination. The results were that none of the attendees mentioned a personal experience that qualified under the definition of housing discrimination.

At one meeting, one attendee mentioned that the income requirements that some property management companies had required of him was discriminatory. (These firms were asking for income to be three times asking rent.) In and of itself, these types of rental requirements are not discriminatory, unless they are combined with another one that is under Federal, State and other laws. At another workshop, a person mentioned that - perhaps residents of Tulare had been discriminated against, and, that they either did not know why owners denied them housing, or did not know that the actions were discriminatory. All attendees were provided with information, regarding where to report housing discrimination, if they were of it occurring.

## Fair Housing Survey

A Fair Housing Survey was available for residents to provide feedback on their fair housing experiences and the importance of a variety of services. The survey was available at City Hall and online through the City's website. The survey was available in English and Spanish.

A total of 29 surveys were completed on-line, or in paper version and were returned to the City. A copy of the survey and survey results are attached as **Appendix B**. The surveys represent a small sample size; thus, no City-wide conclusions can be drawn from the survey results. However, the City of Tulare perceives the results of the survey as valuable insight in enhancing its housing programs and services.

The first question was designed to determine perceived housing discrimination for survey respondents. There were 4 persons (14.3%) - out of 28 who answered this question - that felt

that they had encountered housing discrimination. Of those survey respondents that had experienced housing discrimination, 31 percent reported “discouraging a person from living where he/she wants to live. Steering him/her to another apartment, complex or neighborhood as the reason for discrimination against them.

The same survey also asked respondents if they felt that they were well informed about the issue of housing discrimination. Approximately 73 percent responded either yes or somewhat. On the other hand, 7.7 percent felt that they were not well informed at all. It is apparent that more and more people are aware of the issue of housing discrimination.

The survey also indicated that 88.5 percent of respondents would report an experience with housing discrimination, while no one - 0 percent of the survey respondents – said they would ignore discrimination.

Only 12.5 percent of respondents did not know where to report housing discrimination, with the great majority – 75 percent would take their complaints to the City of Tulare. Although many respondents said they would report housing discrimination to the City, however, this response may have been skewed due to the City’s administration of the survey – on its website. Therefore, it is likely that the respondents’ lack of knowledge as to where to report housing discrimination may be higher.

When survey respondents were asked to address the types of discrimination they believe are occurring, the following issues were listed:

- One respondent said that owners were being taken advantage of by renters, because some renters were staying on the property when asked to leave, or not paying rent, abusing rental contract or “working the system”. Although the respondent may think that this is discrimination, it is not discrimination – per legal definitions.
- Another respondent said that there was not enough affordable housing.
- Two respondents said there was discrimination against homeless persons.
- Three respondents brought up income and credit related issues, as discriminatory situations, though by itself, these income-related issues are not within the definition of discrimination.
- One respondent identified race.



## 6. Conclusions, Impediments and Actions

The 2020-2024 Tulare AI evaluates a wide range of housing issues and potential barriers to fair housing. The following section builds upon this analysis, outlines conclusions, and provides recommendations for the City and its community partners to address identified impediments to fair housing choice. Also, this chapter summarizes private and public sector impediments identified in the prior 2015 AI for the City of Tulare, and the progress in implementing actions to address these impediments. The continued existence of some of these past impediments, along with the appropriateness of identified actions to be carried forward in Tulare’s 2020-2024 AI are also evaluated.

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### Summary of Conclusions/Findings

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The following summarizes the key findings from the AI:

#### Community Profile

- In 2017, just over 27 percent of the City’s population was 14 years of age or under and nine percent was 65 years and over. These two age groups are an indicator of the reliance of **children and senior citizens** on the working age population, also known in economics as the dependency ratio. Lower the dependency ratio, the lesser the “burden” is on a community’s working age residents. Tulare’s dependency ratio is 0.57 as compared to a countywide of 0.59, and thus, faces a slightly lesser burden on working age residents.
- The **Hispanic ethnic population** represents 61 percent of the City’s total population. All minority groups in the City account for over three-quarters of the City total population.
- The majority (55%) of Tulare households spoke only English, with Spanish being the second highest spoken language.
- The **Section 8 Housing Voucher Program** administered by the Housing Authority of the Tulare County (HATC) assisted 388 low-income renters living in the City of Tulare.
- **Seniors** (age 65+) represent 9.1 percent of Tulare’s population. Some of the characteristics of elderly residents included: limited mobility; increased medical attention due to health complications; and, restricted fixed income, such as Social Security, pension programs and retirement income. Many elderly people also have difficulty completing normal, everyday tasks without assistance. The 2013-2017 ACS data estimate that approximately half of the Tulare’s elderly had ambulatory difficulty, which is the highest percentage of the six disability categories classified by the U.S.
- The number of Tulare residents age 18 and older with some type of **disability** totaled about 13 percent of the City’s total population of the same age group. The top three disabilities among persons age five and older include those with ambulatory difficulty, independent

living difficulty, and cognitive difficulty. It was estimated that approximately half of the City's elderly population had ambulatory difficulty.

- Approximately 43 percent of the homes in Tulare are about 40 years and older. In general, homes built more than 30 years ago are likely to require structural renovation and increased maintenance, resulting in greater costs for the owner. **Older homes** can also create health and safety problems for occupants, as many deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices, and seismic safety retrofits. In addition, there are greater lead-based paint related health risks.
- The **2019 Point-In-Time Homeless Count** reported there were 146 unsheltered homeless individuals counted in the City of Tulare. Almost 77 percent of homeless person were White and about 43 percent Hispanic. (The Hispanic category is considered an ethnicity by the Census Bureau, not a race. Thus, many of the homeless Hispanics were in the White race category.) There were four homeless families with children in Tulare.
- The average household size in Tulare was 3.39 very close to the 3.41 countywide figure. About 21.4 percent of the City's households were considered **large households** (5 or more persons per household). Large households are a special needs group because of the lack of available affordable housing of adequate size. To save for necessities such as food, clothing, transportation, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.
- **Overcrowding** (defined as more than one person per room) occurred in 8.3 percent of the City's total occupied units and severe overcrowding (more than 1.5 persons per room) occurred in 2.2 percent of the total occupied units. More overcrowding occurred in rental units than owner-occupied units. This indicates the need for larger rental units and/or more rental subsidies to allow large households to afford adequately sized units.
- The most prevalent housing problem facing Tulare households was **overpayment on housing cost**. A household is considered to be overpaying for housing if housing costs (rent plus utilities) make up more than 30 percent of the household's gross monthly income. Overpaying occurred with 36 percent of the total occupied units. Renter households tended to overpay more for housing than owners occupied households.

## Fair Housing Profile

- Regarding **fair housing education and outreach** the City of Tulare has partnered with Self-Help Enterprises ("SHE") to administer the City's HOME program since 2015. SHE conducts outreach and education sessions to the citizens of the City of Tulare relating to fair housing.
- In addition, the City of Tulare has a link to relevant organizations and education materials on website relating to fair housing and affirmatively furthering fair housing. The Housing Authority of Tulare County (HATC) provides outreach in the community as well. Currently, the TCHA has an affordable housing development under construction within the City of Tulare. Other **fair housing education and outreach** to housing providers and owners is

provided through the Fair Housing Council of Central County (FHC-CC), the California, the California Department of Fair Employment and Housing, the California Department of Consumer Affairs, California Legal Services, The Kings-Tulare Area Agency on Aging (KTAAA), and for properties with Section 8 rent vouchers (HATC). Given the characteristics of Tulare's apartment stock as predominately older and in smaller complexes, a large segment of the City's rentals are not managed by professional management companies and small "mom and pop" managers may not be trained in fair housing laws. As small property managers/owners are typically the primary violators of fair housing laws, targeted outreach to this group remains important.

- In the City of Tulare over the past five years (2015-2019) there have been a total of 17 complaints. The most were in 2018, with seven inquiries, and just this current year. The complaints have been filed primarily by Hispanics (7), followed by Caucasian (5), African Americans (4) and one Asian person (1). It will be important to monitor discrimination complaints in the City over time to more fully assess patterns and to appropriately tailor outreach.
- The City partners with local organizations - such as Kings Rehabilitation and AmVets – in order to disseminate information on State, County and local programs. These programs are also promoted on the City's website to interested homebuyers, realtors and lenders.

## Public Sector Impediments

- Regarding **reasonable accommodation** - on March 14, 2016, a public hearing was held before the Tulare Planning Commission to recommend adoption of Ordinance 16-06 regarding Zone Amendment 711 adding Chapter 10.218 (Reasonable Accommodation) establishing policies and procedures for implementation of the Federal Fair Housing Act and California Fair Employment and Housing Act. A public hearing before City Council was held on April 27, 2016 for the adoption of same.
- Last year, the City's Housing Element was "Conditionally Compliant" by HCD, as shown on HCD's website. Tulare has completed all of the tasks recommended by HCD and is in the process reviewing latest City documents and in process of being in full compliance.
- Providing development opportunities for a **variety of housing types** helps to address the diverse range of housing needs present in a community. Senior citizens, persons with disabilities, veterans, and persons suffering from homelessness, among others, may require non-traditional housing types. As required under state and federal law, Tulare's Zoning Code needs to facilitate the following types of housing: residential care facilities, SROs, transitional and supportive housing, emergency homeless shelters, and farm worker/employee housing.
- Based on the limited data available, there is not sufficient housing for households at lower income levels in Tulare. According to 2011-2015 CHAS data from HUD, there were 1,165 renter households making 30 percent HAMFI or less, but only 314 units affordable to a household at the 30 percent level. Also, according to CHAS data, there were 1,435 households making between 30 and 50 percent HAMFI, with only 1,309 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is

affordable to a particular income level, does not necessarily mean that it is occupied by a household at that income level, meaning that the affordability mismatch is very likely more severe than reported in the data. Local tools including **inclusionary zoning and density bonuses** can be used to facilitate the production of units affordable to low- and moderate-income households, and further goals for economic integration.

## Private Sector Impediments

- The **approval rate for home purchase loans** in Tulare in 2017 was 88.6% and the denial rate was 8.1%. The other loans that were approved by the lending institutions (3.4%) were rejected by applicants.
- **Mortgage loan denial rates** in Tulare varied by race/ethnicity. In 2017, 52 home purchase loans (6.8%) to White applicants were denied. This figure has declined from the 2013 figure of 11.9%. Hispanic applicants had a denial rate of 6.9% in 2017. This figure has also dropped from the 13.6 denial rate in 2013. Asian applicants had 3 of 30 loans denied in 2017. On the other hand, African American applicants had 4 of 16 loans denied in 2017 (25%). In 2013, the denial rate of African Americans was 11.2%. For the most part, denial rates have dropped in the past four years, except for African Americans. Though, the number of loans (4) may be a small sample size, it is an item that the City should keep on reviewing and assessing each year.
- **Realtors and Property Managers** did not provide any information on discriminatory practices in Tulare.
- **City Staff** that has extensive contact with residents of Tulare, in departments such as City Planning, Development Services, Community & Economic Development Department, Engineering, Building and Safety, and Police were not aware of any discriminatory practices in Tulare. They had not received complaints from residents.

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## Recommended Actions to Address Impediments

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The preceding sections of the AI have reviewed background information, analyzed lending data, assessed fair housing services, and provided findings of potential impediments in the City. This section reviews the progress in implementing action programs identified in the previous 2015 Tulare AI. In addition, this AI set forth the City's actions to provide access to fair housing for all Tulare residents.

### Review of the 2015 AI Actions and Proposed 2020-2024 Actions

This section reviews the City's progress in implementing action programs identified in the 2015 AI and determines the appropriateness of continuing the actions in during the 2020-2024 period. The following **Table 6-1** presents the City's implementation of the 2015 AI actions and shows a timeframe to address the impediments.

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**Table 6-1  
Status of the 2020 Tulare AI Actions**

Actions Identified in the 2015 AI	Time Frame	Current Status	Proposed Action in the 2020 AI
<b>I. Private Sector Impediments</b>			
<b>1. Discrimination against disabled and familial status</b>			
<p><b>Action 1.1:</b> Conduct outreach and education to city residents relating to fair housing policy, highlighting discriminatory practices based on disability and familial status.</p>	<p>Ongoing</p>	<p>The City continues to partner with local organizations such as Family Services of Tulare County and Kings/Tulare Homeless Alliance on the dissemination of information on State, County and local programs is promoted on the City’s website to interested homebuyers, realtors and lenders.</p>	<p>The City will continue with Action 1.1.</p>
<b>2. Reasonable Modification or accommodation</b>			
<p><b>Action 2.1:</b> Conduct outreach and education to housing providers, including owners and property managers, relating to the reasonable modification and accommodation requirements under the FHA.</p>	<p>Ongoing</p>	<p>On March 14, 2016, a public hearing was held before the Tulare Planning Commission to recommend adoption of Ordinance 16-06 regarding Zone Amendment 711 adding Chapter 10.218 (Reasonable Accommodation) establishing policies and procedures for implementation of the Federal Fair Housing Act and California Fair Employment and Housing Act. A public hearing before City Council was held on April 27, 2016 for the adoption of Ordinance 16-06</p>	<p>The City complied with State Law, adopting the Reasonable Accommodation law, and will continue with outreach work, as specified in Action 2.1.</p>



**Table 6-1 (Cont.)  
Status of the 2020 Tulare AI Actions**

Actions Identified in the 2015 AI	Time Frame	Current Status	Proposed Action in the 2020 AI
<b>3. Racial and ethnic minority denial rates of home purchase loans</b>			
<b>Action 3.1:</b> Conduct outreach and education relating to home purchase lending, focusing on strategies for building and maintaining good credit.	Ongoing	Analyzed HMDA data / and denial rates for Hispanics and Asians have improved. African American groups denial rates higher than population percentages.	The City will continue with Action 3.1.
<b>4. Lack of Understanding of fair housing laws and policies</b>			
<b>Action 4.1:</b> Conduct outreach and education to city residents and property owners and managers relating to fair housing and the duty to affirmatively further fair housing.	Ongoing	The City of Tulare has partnered with Self-Help Enterprises to administer the City's HOME program since 2015. SHE conducts outreach and education sessions to the citizens of the City of Tulare relating to fair housing. In addition, the City of Tulare has a link to relevant organizations and education materials on website relating to fair housing and affirmatively furthering fair housing. Housing Authority of Tulare County provides outreach in the community as well. Currently, the HATC has an affordable housing development under construction within the City of Tulare	The City will continue with Action 4.1.



**Table 6-1 (Continued)  
Status of the 2020 Tulare AI Actions**

Actions Identified in the 2015 AI	Time Frame	Current Status	Proposed Action in the 2020 AI
<p><b>Action 4.2:</b> Enhance fair housing education and outreach activities annually during Fair Housing Month (April). Highlight fair housing, and issues relating to fair housing, through print- and web-based marketing.</p>	<p>Ongoing</p>	<p>The City of Tulare has partnered with Self-Help Enterprises to administer the City's HOME program since 2015. SHE conducts outreach and education sessions to the citizens of the City of Tulare relating to fair housing. In addition, the City of Tulare has a link to relevant organizations and education materials on website relating to fair housing and affirmatively furthering fair housing. Housing Authority of Tulare County provides outreach in the community as well. Currently, the TCHA has an affordable housing development under construction within the City of Tulare.</p>	<p>The City will continue with Action 4.2.</p>
<p><b>Action 4.3:</b> Update the city's website to include a discussion of the state Fair Employment and Housing Act (FEHA), all of the classes protected under the federal Fair Housing Act and the FEHA, and the agencies and organizations that are available to help city residents who believe that they have suffered discrimination in the housing market.</p>	<p>Ongoing</p>	<p>The City of Tulare's Community &amp; Economic Development Department/Housing &amp; CDBG Division manages the department's website and updates it regularly with relevant FEHA information as needed.</p>	<p>The City will continue with Action 4.3.</p>
<p><b>II. Public Sector Impediments</b></p>			
<p><b>1. Lack of understanding of fair housing laws and policies</b></p>			
<p><b>Action 3.1:</b> Conduct annual training sessions for city officials and policy makers relating to fair housing and the duty to affirmatively further fair housing.</p>	<p>Ongoing</p>	<p>No sessions have been held to date. However, City staff is preparing to present to City Council recommendations for a housing program utilizing Housing Successor Agency funding, which will include information on FEHA.</p>	<p>The City will continue with Action 3.1.</p>





**Table 6-1 (Continued)  
Status of the 2020 Tulare AI Actions**

Actions Identified in the 2015 AI	Time Frame	Current Status	Proposed Action in the 2020 AI
<p><b>Action 4.3:</b> Update the city’s website to include a discussion of the state Fair Employment and Housing Act (FEHA), all of the classes protected under the federal Fair Housing Act and the FEHA, and the agencies and organizations that are available to help city residents who believe that they have suffered discrimination in the housing market.</p>	<p>Ongoing</p>	<p>The City of Tulare's Community &amp; Economic Development Department/ Housing &amp; CDBG Division manages the Department’s website and updates it regularly with relevant FEHA information as needed.</p>	<p>The City will continue with Action 4.3.</p>
<p><b>2. Improve mobility of residents</b></p>			
<p><b>Action 2.1:</b> Support projects to improve the mobility of residents that are concentrated in areas of poverty impeded by railroad tracks that separate the two halves of the City.</p>	<p>Ongoing</p>	<p>Since 2015, the City has spent completed six (6) projects, with a total cost of \$40.9 million, that have improved mobility and connectivity in the vicinity of the railroad tracks for improved connectivity throughout the west side of the City. Two of these key projects include: (1) <b>Bardsley Ave. Grade Separation</b> – Vehicle and Pedestrian Underpass - Completed in 2016; Total Cost: \$20.5 million, and (2) <b>Santa Fe Trail Grade Separation</b> – Pedestrian Overcrossing – Completed in 2017; Total Cost: \$8 million. In addition, there are four (4) projects, with a total cost of \$22.2 million, which are planned within the next few years that will improve the mobility and connectivity of City residents. Half of all these projects have or will be been funded, in part, with CDBG funds.</p>	<p>The City will continue with Action 2.1.</p>



**I, Rob A. Hunt, City Manager, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Tulare represents the City’s conclusions about impediments to fair housing choice, as well as the actions necessary to address any identified impediments.**

\_\_\_\_\_  
**Rob A. Hunt, City Manager**  
**City of Tulare**

Date \_\_\_\_\_

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# City of Tulare

2020-2024

## Citizen Participation Plan DRAFT



City of Tulare  
Community & Economic Development Department  
411 East Kern Avenue  
Tulare, CA 93274



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## Introduction

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities under the federal Housing and Community Development Act of 1974, as amended, to develop a citizen participation plan.

In 1994, the U.S. Department of Housing and Urban Development issued new rules consolidating the planning, application, reporting, and citizen participation processes of four formula grant programs: Community Development Block Grants (CDBG); HOME Investment Partnerships (HOME); Emergency Solutions Grants (ESG); and, Housing Opportunities for Persons with AIDS (HOPWA). The new planning process was intended to more comprehensively fulfill three basic goals: 1) to provide decent housing; 2) to provide a suitable living environment; and, 3) to expand economic opportunities.

This Citizen Participation Plan describes how the City of Tulare (hereafter “the City”) will involve residents in the planning, implementation and assessment of how CDBG and HOME funds will be used. The City of Tulare is a CDBG Entitlement Community. Presently, the City receives CDBG directly from HUD and HOME funds from the State Department of Housing and Community Development (HCD). ESG and other resources are potentially available through the County of Tulare and/or the State of California.

The Consolidated Plan is actually a three-part planning process required by HUD. It comprises developing a five-year strategic plan, preparing annual action plans and submitting annual performance reports. These three parts are intended to furnish the framework whereby the City can identify its housing, homeless, community, and economic development needs; identify resources that will be tapped and actions to be taken to address the needs; as well as look back and evaluate the City's progress toward achieving its strategic goals. Completing these documents on time and in a manner that is acceptable to HUD ensures program funding.

The precursor to the Consolidated Plan is the Citizen Participation Plan. The objectives of the CPP are to ensure that the citizens of City of Tulare, particularly persons of low and moderate income, persons living in slum and blight areas, units of local government, housing agencies and other interested parties, are provided with the opportunity to participate in the planning and preparation of the Consolidated Plan, including amendments to the Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). In doing so, the CPP sets forth general policies and procedures for implementing and carrying out the consolidated planning process, such as how the Consolidated Plan will be developed, dates and milestones along which the process will proceed, and methods for citizens to offer the City assistance and guidance in the formulation of the Consolidated Plan. Furthermore, the provisions of the CPP fulfill statutory and regulatory requirements for citizen participation as specified in HUD's rules for the Consolidated Plan, the CDBG Program and the HOME Program, the ESG Program, and the HOPWA Program. In the City of Tulare, the Community Development Department is the lead agency for developing, implementing, monitoring, and reporting on the achievements of the Consolidated Plan.

The Consolidated Plan identifies the housing and community development needs of the City, and sets priorities for spending the HUD grant funds. Public comment is a vital component of identifying the City's housing and community development needs and spending priorities. The Consolidated Plan offers the opportunity for strategic Citywide planning to occur alongside citizen participation.

The Consolidated Plan planning and approval process can be broken down into the following stages:

- Needs assessment
- Plan development
- Approval
- Amendments (if necessary)
- Performance review

The City of Tulare will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

- a. Identification and assessment of housing and community development needs, and determination of CDBG Consolidated Plan and Annual Action Plan;
- b. Amendment to approved CDBG Consolidated Plan and Annual Action Plan;
- c. Assessing Fair Housing Choice (Assessment of Fair Housing or AFH);
- d. Assessment of CDBG Consolidated Assessment of Performance and Evaluation Report (CAPER).

All phases of the community development process will be conducted by City staff in an open manner. Citizens of Tulare are encouraged to participate at all levels and will be given access to program information during each phase of any HUD program as outlined herein.

## Comment on the Citizen Participation Plan and Amendments

The City of Tulare Community Development Department will receive comments on the proposed Citizen Participation Plan during a 30-day public comment period. During the 30-day public comment period at least one public hearing will take place to give citizens an opportunity to comment on the proposed CPP. A public notice will be posted in one or more newspapers of general circulation at least 2 weeks prior to the public hearing.

Individuals who require accommodations, including appropriate auxiliary aids, translated documents or interpreters to participate in a public hearing, or who would like to request a copy of the proposed CPP, or another document, in an alternate format, should contact the Community Development Department at (559)684-4256.

Per direction from HUD, provided to CDBG grant recipients on March 16, 2020, during their “National Briefing on Community Development Block Grant Support for Infectious Disease Response” – the City of Tulare will consider undertaking “virtual” public hearings (alone, or in concert with an in-person hearing) allowing questions in real time, with answers coming directly from the elected representatives to all “attendees” during times of emergencies, such as the coronavirus or COVID-19 pandemic. The City of Tulare will select a virtual hearing method or platform that will provide for accessibility for persons with disabilities and LEP to participate. City of Tulare staff will document these efforts and provide descriptions to HUD in the subject documents. The Citizen Participation Plan was amended to include these new outreach procedures, recommended by HUD.

## Encouragement of Citizen Participation

The Consolidated Plan is designed to enumerate the City’s overall strategy for coordinating federal and other housing and community development resources to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, particularly for low- and moderate-income persons.

Interested groups and individuals are encouraged to provide input into all aspects of City’s consolidated planning activities, from assessing needs to setting priorities through performance evaluation. By following the CPP, there will be a number of opportunities for citizens to contribute information, ideas and opinions about ways to improve our neighborhoods, promote housing affordability and enhance the delivery of public services to residents.

Affirmative efforts to encourage and solicit participation from the City’s residents and populations least likely to have awareness of HUD-funded programs and processes including low-income residents, individuals with disabilities, racial and ethnic minorities, and female-headed households shall include:

1. Advertising the details of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) in the City’s daily newspapers, and other daily or non-daily publications - The Tulare Advance Register and/or Visalia Times Delta;
2. Sending notice of the CPP (e.g. documents for public review, meetings, opportunities to provide feedback and comment) with advocacy groups, nonprofit and for profit organizations, and City and community agencies that provide services to or advocate for low-income individuals, individuals with disabilities, racial and ethnic minorities and female-headed households; including Kings Tulare Homeless Alliance, Family Services, Kings View PATH Program, United Way of Tulare County, and Tulare Lighthouse Rescue Mission; and
3. Posting Notifications at City Hall, Tulare Public Library, Tulare Senior Center, Claude Meitzenheimer Community Center, Tulare Chamber of Commerce and City website.



## Limited English Proficient Persons and the Language Access Plan

The City of Tulare will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

The City has a diverse population where many languages are spoken. A substantial number of persons that speak these languages do not speak English or do not speak English very well, and are considered Limited English Proficient.

Regardless of which language a person speaks or their ability to speak English, the City will make every effort to ensure that they have meaningful access to federal funding services through either oral interpretation or written translations of vital documents.

Since the City has a number of LEP persons, all citywide public notices and public hearings must ensure that language services are provided or available.

The City is confident that no person will be denied federally funded services based on their ability to speak English.

The City is committed to keeping all interested groups and individuals informed of each phase of the consolidated planning process and of activities being proposed or undertaken under HUD formula grant programs. Opportunities to comment on or participate in planning community development and affordable housing activities and projects will be publicized and disseminated throughout the City.

## Public Hearings

The City will hold at least two public hearings during the program year to obtain community views and to respond to proposals and questions.

- The City will hold one public hearing during the development of the Consolidated Plan before the proposed Consolidated Plan is published for comment.
- The City will hold at least one public hearing to accept comments on the Consolidated Plan, Annual Action Plan, CAPER, Amendments, CPP, and AFH prior to final adoption.

A summary of the written and oral public comments from individuals or groups received in writing or at the public hearings and/or community meetings will be considered for inclusion in the Consolidated Plan, Annual Action Plan, Amendments, CAPER, CPP, and AFH.

All venues used for interviews, focus groups, grant applications, and public meetings are fully accessible to people with disabilities that impact mobility. Should a venue not be fully accessible, the individual(s) should contact the Community Development Department at (559)684-4256.



Per direction from HUD, provided to CDBG grant recipients on March 16, 2020, during their “National Briefing on Community Development Block Grant Support for Infectious Disease Response” – the City of Tulare will consider undertaking “virtual” public hearings (alone, or in concert with an in-person hearing) allowing questions in real time, with answers coming directly from the elected representatives to all “attendees” during times of emergencies, such as the coronavirus or COVID-19 pandemic. The City of Tulare will select a virtual hearing method or platform that will provide for accessibility for persons with disabilities and LEP to participate. City of Tulare staff will document these efforts and provide descriptions to HUD in the subject documents. The Citizen Participation Plan was amended to include these new outreach procedures, recommended by HUD.

## Publication of Consolidated Plan Document and Annual Action Plan

The City will publish the Draft Consolidated Plan and Annual Action Plan, as well as the AFH for public review in a manner that affords citizens, public agencies and other interested parties a reasonable opportunity to examine its contents and submit comments. The Draft Consolidated Plan and Annual Action Plan will be a complete document and shall include:

- The amount of assistance the City expects to receive, and
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

A notice for the release of the Draft Consolidated Plan, Annual Action Plan, and the AFH will be published in a newspaper of general circulation – the Tulare Advance Register within the City of Tulare at the beginning of the public comment period. The release will include a list of locations where copies of the entire proposed Consolidated Plan, Annual Action Plan, and AFH may be obtained or examined.

Citizens and groups may obtain a reasonable number of free copies of the proposed Consolidated Plan, Annual Action Plan, and AFH by contacting the Department of Community Development at (559) 684-4256.

## Public Comments on the Draft Consolidated Plan and Annual Action Plans

One public meeting will be held to gather input from citizens regarding proposed changes. Written comments and citizen participation by low- and moderate-income individuals, minorities, non-English speaking persons and persons with disabilities will be encouraged through the affirmative efforts outlined in the Encouragement of Citizen Participation section on page 5.

Notices of the meetings will be published in the daily newspaper no less than 15 days prior to the meeting and a press release will be forwarded to all the newspapers. The City’s Community Development Department will also attempt to email a copy of the notice or press release to interested parties.

The proposed Consolidated Plan, Annual Action Plan, and AFH will be made available to interested parties for a comment period of no less than 30 days.

Along with the notification that the proposed Consolidated Plan is available for public comment, a summary of the proposed plan's contents and purpose will be published. The notification will be published on or before the day the proposed Consolidated Plan comment period begins. Locations where copies of the entire proposed plan may be obtained will also be stated in the notice.

The proposed Consolidated Plan, Annual Action Plan, and AFH will be available on the City's website at [www.tulare.ca.gov](http://www.tulare.ca.gov) for the full public comment period. Copies of the proposed plan will also be available from the City's Community Development Department during the public comment period.

## Public Outreach

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation are an ongoing element of the consolidated planning process.

Public education and outreach will be facilitated through the use of public advertisements that describe the consolidated planning process, opportunities for citizen participation and available funding through the CDBG program.

## Technical Assistance

Groups or individuals interested in obtaining technical assistance to develop project proposals or applying for funding assistance through HUD formula grant programs covered by the Consolidated Plan or Annual Action Plan may contact the City of Tulare Community Development Department staff. Such assistance may be of particular use to community development organizations, nonprofit service providers, and for-profit and nonprofit housing development groups that serve or represent persons of low and moderate income.

## Amendments Criteria

### Substantial Amendments

The City will amend its approved Consolidated Plan or Annual Action Plan whenever a decision is made to propose a substantial change in allocation priorities. A substantial amendment to the Consolidated Plan or Annual Action Plan will include:

- The addition of an activity not initially identified in the Consolidated Plan or Action Plan.
- A change in excess of 25% of an activity's original approved budget.
- A change in the purpose, scope, location or beneficiaries of an activity.

## Minor or Administrative Amendments

Minor amendments are those that are not considered substantial in nature and pertain chiefly to minor administrative modifications of the programs. Minor amendments can be approved by the City Manager. Minor amendments will be made administratively and will be incorporated into the City's CAPER. A minor amendment to the Consolidated Plan or Annual Action Plan include:

- A change less than 25% of an activity's original approved budget.
- Necessary for completing activities identified in the Consolidated Plan or Annual Action Plan.
- Necessary due to significant changes in the funding levels among HUD's original estimates of funding amounts and HUD's final allocation.
- Necessary due to changes in funding levels among the City's estimated annual program income and actual annual program income received.

## Citizen Participation in the Event of a Substantial Amendment

In the event of a substantial amendment to the Consolidated Plan or Annual Action Plan, the City, depending on the nature of the amendment, will conduct at least one additional public hearing, which could be "virtual", per HUD recommendations. This hearing will follow a comment period of no less than 30 days, where the proposed substantially amended Consolidated Plan will be made available to interested parties. Citizens will be informed of the public hearing through daily newspaper notification and the City's website prior to the hearing.

Citizens will be notified of the substantially amended Consolidated Plan's or Annual Action Plan availability through newspaper notification prior to the 30-day comment period. The substantially amended Consolidated Plan or Annual Action Plan will be available on the Community Development Department's Housing & CDBG Services section on the City's website at [www.tulare.ca.gov](http://www.tulare.ca.gov) for the full public comment period.

## Consideration of Public Comments on the Substantially Amended Plan

In the event of substantial amendments to the Consolidated Plan or Annual Action Plan, the City will openly consider any comments on the substantially amended Consolidated Plan or Annual Action Plan from individuals or groups. Comments must be received in writing or at public hearings. A summary of the written and public hearing comments on the substantial amendments will be included in the amended Consolidated Plan or Annual Action Plan. The final Consolidated Plan or Annual Action Plan will also include a summary of all comments not accepted and their reasons for dismissal.

## Changes in Federal Funding Level

Any changes in federal funding level after the Consolidated Plan or Annual Action Plan's draft comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

## Consolidated Annual Performance and Evaluation Reports

Performance reports on the CDBG program, known as the Consolidated Annual Performance and Evaluation Report (CAPER), covered by the Consolidated Plan or Annual Action Plan are to be prepared by the City of Tulare Community Development Department within 90 days following each program year. Draft performance reports will be made available upon written request. The draft performance report will be available for comment for no less than 15 days, and any public comments received in writing will be reported in an addendum to the final performance report.

## Access to Records

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan and/or Annual Action Plan, project evaluation and selection, HUD's comments on the Plan and annual performance reports. In addition, materials on formula grant programs covered by the Consolidated Plan and/or Annual Action Plan, including activities undertaken in the previous five years, will be made available on the City's Community Development Department website at [www.tulare.ca.gov](http://www.tulare.ca.gov) and will be available during normal business hours at City of Tulare Community Development Department at 411 E. Kern Avenue, Tulare, CA 93274 to any member of the public who requests information.

## Complaints and Grievances

Citizens, administering agencies, and other interested parties may submit complaints and grievances regarding the programs the City of Tulare Community Development Department. Complaints should be in writing, specific in their subject matter, and include facts to support allegations. The following are considered as constituting complaints to which a response is due:

- The administering agency has purportedly violated a provision of the Citizen Participation Plan;
- The administering agency has purportedly violated a provision of federal CDBG program regulations; and
- The administering agency, or any of its contractors, has purportedly engaged in questionable practices resulting in waste, fraud or mismanagement of any program funds.

Residents may also present complaints and grievances orally or in writing at the community meetings and/or public hearing. All public comments, including complaints and grievances, made either orally or in writing within the 30-day public comment period, will be included in the final Consolidated Plan and/or Annual Action Plan. Such complaints or grievances about CDBG may be directed to the City of Tulare Community Development Department.

## Timely Response to Complaints or Grievances

Upon receipt of a written complaint, the designated representative at the City shall respond to the complainant within 15 calendar days and maintain a copy of all related correspondence, which will be subject to review.

Within 15 calendar days of receiving the complaint, the designated representative shall discuss the matter with the department manager and respond to the complainant in writing. A copy of the City's response will be transmitted concurrently to the complainant and to the Community Development Director. If, due to unusual circumstances, the designated representative finds that he/she is unable to meet the prescribed time limit, the limit may be extended by written notice to the complainant. The designated representative's notice must include the reason for the extension and the date on which a response is expected to be generated, which may be based on the nature and complexity of the complaint.

Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

## Activities Exempt from Substantial Amendment Citizen Participation Requirements

It may be necessary to amend the Consolidated Plan and/or Annual Action Plan in the event of an emergency such as a natural disaster. These amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the City may utilize its CDBG funds to meet an urgent need without the normal public comment period, which is otherwise required for substantial amendments. To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Tulare certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- Are unable to be financed by the City on its own; or
- Other funding resources are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it developed or became critical within 18 months preceding the Community Development Department's certification.

## Urgent Need

If Urgent Need funds are received due to a natural disaster or pandemic, the public comment period can be reduced to a 5-day publication and public comment period. During an Urgent Need public comment period a community meeting or workshop is not required, although a public hearing will still take place to accept any public comments. A public notice will be posted in a local newspaper of circulation at least 5 days prior to the public hearing date to provide reasonable notice and opportunity to comment. The Urgent Need public comment period can be reduced to 5-days to assist in expediting funds as quickly as possible.

## Plans to Minimize Displacement of Persons and Assist Any Persons Displaced

If applicable, the City of Tulare, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

- Avoid, as much as possible, CDBG-funded projects which permanently displace persons from their homes.
- Fully advise any residents who may be displaced of their rights and options for relocation benefits as required by federal regulations.
- Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

A copy of the City's Anti-Displacement and Relocation Plan is also available to interested residents upon request.

## Citizen Participation Plan Summary

DOCUMENT	PUBLIC PARTICIPATION	REQUIRED TIME FOR PUBLIC REVIEW	REQUIRED APPROVAL	DEADLINE
<b>Citizen Participation Plan (CPP)</b>	Public Hearing 15-Day Notice	30-Day Public Review	City Council	N/A
<b>Consolidated Plan, Annual Action Plan, and/or Assessment of Fair Housing (AFH)</b>	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD 45-days prior to start of new program year
<b>Substantial Amendments</b>	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD when complete
<b>Minor Amendments</b>	No Public Hearing	30-Day Public Review	City Manager	Submit to HUD when complete
<b>Urgent Need</b>	Public Hearing 5-Day Notice	5-Day Public Review	City Council	N/A
<b>Consolidated Annual Performance and Evaluation Report (CAPER)</b>	Public Hearing 15-Day Notice	15-Day Public Review	City Council	Submit to HUD within 90-days of end of program year

### Availability of the Citizen Participation Plan

Citizens and groups may obtain a reasonable number of free copies of the proposed Citizen Participation Plan by contacting the City's Community Development Department at 559-684-4256.

## Glossary

**Annual Action Plan:** An annual plan to provide concise summary of activities that will be used each year to address the CDBG priority needs and specific goals.

**Area Median Income (AMI):** is a metric calculated by the U.S. Department of Housing and Urban Development (HUD) to determine the income eligibility requirements of federal housing programs.

**Assessing Fair Housing (AFH):** An analysis of fair housing issues and contributing factors in a jurisdiction that results in goals that the program participant sets to achieve over the next planning cycle.

**Citizen Participation Plan (CPP):** A plan to involve the community in the planning, implementation and assessment of how CDBG funds will be used.

**Community Development Block Grant (CDBG):** A federal grant to assist in the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic development opportunities for principally low-moderate-income persons.

**Consolidated Annual Performance Evaluation Report (CAPER):** An annual performance report on CDBG outcomes achieved during a program year.

**Consolidated Plan (Con Plan):** A five-year strategic plan designed to assist jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

**Entitlement Community:** A city in a metropolitan area with a population of at least 50,000 or qualified urban county with a population of at least 200,000 that receives grant funding from HUD.

**HOME Investment Partnership (HOME):** A grant to provide decent affordable housing to low- and moderate-income households.

**Low-and Moderate-Income (LMI) Households:** Households earning less than 80% of the area median family income. The following LMI categories are:

- Very Low Income: Households with income at or below 30% of the AMI.
- Low Income: Households with income between 31% and 50% of the AMI.
- Moderate Income: Households with income between 51% and 80% of the AMI.

**Program Year:** An annual period from July 1<sup>st</sup> through June 30<sup>th</sup> for which the grant program occurs.

**Public Hearing:** A formal public meeting designed to provide the public the opportunity to make a public testimony and comment. Public hearings are to be advertised in local newspapers and made accessible to non-English speakers and individuals with disabilities and may be “virtual.



**U.S. Department of Housing and Urban Development (HUD):** A U.S. government agency that supports community development and homeownership.

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# City of Tulare

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Fiscal Year 2020-2024 Consolidated Plan &  
Fiscal Year 2020-2024 Annual Action Plan



Community & Economic Development Department  
411 East Kern Avenue  
Tulare, CA 93274

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Tulare (City) under the U.S. Department of Housing and Urban Development (HUD) has developed a five-year strategic plan, also known as the 2020-2024 Consolidated Plan (ConPlan) that identifies and prioritizes the future use of the City's Community Development Block Grant (CDBG) funds.

In preparing its ConPlan, the City used several methods to analyze its housing and community development needs such as surveying community residents and stakeholders, analyzing U.S. Census, American Community Survey (ACS) as well as other demographic data. The City also used information from City and Tulare County planning documents. Tulare hosted three community workshops and contacted organizations in an effort to reach out to and encourage participation by all residents, particularly low and moderate-income (LMI) residents. The purpose for contacting residents was to inform the community about the ConPlan process, which identifies opportunities to improve collaborative efforts, eliminates service delivery gaps and develops and sustains decent and affordable housing, suitable living environments and expanded community and economic opportunities.

The City of Tulare qualifies as an entitlement jurisdiction based upon having a population of over 50,000 people. Funds are allocated based upon a five part formula which factors population, extent of housing overcrowding, poverty, age of housing and growth lag. Therefore, funding allocation varies from year to year. The City of Tulare received \$713,300 of CDBG entitlement funds for the FY 2020-2021.

To receive its entitlement funding from HUD, the City is required to approve an Action Plan for each fiscal year. The Annual Action Plan (AAP) must describe how the City intends to invest its CDBG funds to meet the ConPlan's priorities to address housing and community development needs. The City's FY 2020-2021 AAP has been allocated based on the received \$713,300 of CDBG entitlement funds.

The City's goals for projects over the next five years are designed to meet the community's needs and the national objectives for HUD funding.

This ConPlan is divided into five major parts:

- 1) Process, which summarizes the City's efforts to engage Tulare residents/stakeholders and determine the community's priorities.
- 2) The Needs Assessment, which identifies the City's priority needs related to affordable housing and community development.
- 3) The Market Analysis, which sets forth the environment in which the City will implement its programs.
- 4) The Strategic Plan, which establishes goals, policies and actions for addressing the needs of the community.
- 5) The City's Action Plan for FY 2020-2021.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Needs Assessment summarizes the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identified those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. The City's overall objective for the CDBG program, as specified in the Strategic Plan section, mirrors HUD's overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Tulare, the following ConPlan goals have been identified based on the input of residents and other community stakeholders:

- Conserve the existing supply of affordable housing by supporting the provision of 12 federal rental assistance vouchers and 553 Section 8 Housing Choice Vouchers administered by the Housing Authority of Tulare County (HATC) within the City of Tulare.
- Assist with the preservation of the City's owner-occupied single-family housing stock by providing owner occupied rehabilitation programs to low-moderate income households.
- Support housing and services for the homeless and those at risk of becoming homeless.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All planned programs and projects are subject to availability of funds and the approval of the City Council.

## **3. Evaluation of past performance**

The City of Tulare's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. CDBG reports up to five-years of past performance are available for public review on the City's website at: [www.tulare.ca.gov](http://www.tulare.ca.gov).

#### 4. Summary of citizen participation process and consultation process

**Community Needs Assessment:** The City of Tulare took several steps to obtain the input of community residents and stakeholders to develop the 2020-2024 Consolidated Plan and the 2020-2024 Consolidated Plan (ConPlan), Citizen Participation Plan (CPP), Analysis of Impediments to Fair Housing Choice (AI) and 2020-2021 Annual Action Plan (AAP). Consultation efforts included dissemination of a community needs survey, three community meetings and a public hearing to obtain community input on prioritization of goals in the development the ConPlan, CPP, AI and 2020-2021 AAP. The City also consulted with state and regional agencies and local service providers. The three community meetings that took place during the community needs assessment were held at the following dates and locations:

- **Tulare Public Library**  
475 North M Street  
Tulare, CA 93274  
July 2, 2019 at 5:30pm
- **Tulare Chamber of Commerce**  
220 East Tulare Avenue  
Tulare, CA 93274  
July 11, 2019 at 5:30pm
- **Roosevelt Elementary School**  
1046 West Sonora Avenue  
Tulare, CA 9374  
July 17, 2019 at 5:30pm

Both an English and Spanish community needs assessment public notice were published in the Tulare Advanced Register on July 1, July 11, and July 15, 2019. Public notices were also sent via the Tulare Chamber of Commerce listserv to 1,100 stakeholders on June 21, 2019 and the Kings/Tulare Homeless Alliance (KTHA) listserv to 330 stakeholders on June 14, 2019. Public notices were sent in the City of Tulare July 2019 water bill to 19,000 households. English and Spanish community needs assessment public notices and surveys were available at Tulare City Hall, Tulare Library, Tulare Senior Center, the Tulare Community Center and on the City website at [www.tulare.ca.gov](http://www.tulare.ca.gov) from July 10 - July 31, 2019.

**Public Hearing:** A public hearing was conducted before the Tulare City Council on February 18, 2020 to obtain additional public comment input on the prioritization of goals during the development of the ConPlan. An English and Spanish public notice was published in the Tulare Advanced Register on January 20, 2020 notifying the public of the February 18<sup>th</sup> public hearing.

**Public Review:** The 30-day public review period took place from April 6, 2020 through May 5, 2020. During the 30-day public review period the City held a community meeting to obtain input on the draft 2020-2024 ConPlan, CPP, AI and 2020-2021 AAP. The following community meeting was held at the following date and location:



- **Tulare Public Library**  
475 North M Street  
Tulare, CA 93274  
April 21, 2020 at 5:00pm

The draft 2020-2024 Consolidated Plan (ConPlan), Citizen Participation Plan (CPP), Analysis of Impediments to Fair Housing Choice (AI) and 2020-2021 Annual Action Plan (AAP) were made available at the following locations:

- Tulare City Hall - 411 East Tulare Avenue
- Tulare Public Library – 475 North M Street
- Tulare Chamber of Commerce – 220 East Tulare Avenue
- Tulare Senior Center – 201 North F Street
- Claude Meitzenheimer Community Center – 830 South Blackstone Street
- Tulare City Website - [www.tulare.ca.gov](http://www.tulare.ca.gov)

A public notice was published in English and Spanish in the Tulare Advanced Register and Visalia Times Delta on April 6, 2020 and April 20, 2020. The public notices were published in the Tulare Chamber of Commerce April 2020 Newsletter to 2,000 stakeholders. In addition, a public notice was sent on the KTHA email listserv in April 2020 to 330 stakeholders.

**Public Hearings:** The City will conduct a public hearing before the Tulare City Council on April 21, 2020 to accept community input on the draft 2020-2024 ConPlan, CPP, AI and 2020-2021 AAP. A second public hearing will be conducted before the Tulare City Council on May 5, 2020 to approve the 2020-2024 ConPlan, CPP, AI and 2020-2021 AAP.

## 5. Summary of public comments

The City of Tulare had an extensive survey effort on the City’s needs (on-line and print versions of surveys in English and Spanish). Survey respondents included 47 residents and four service providers. (Please see **Appendix A** for complete survey results). According to the results of the ConPlan Survey and community meetings, the top community needs from residents and service providers were:

- **Public Infrastructure:** Street, sewer, water system repairs, ADA sidewalks, and street lighting.
- **Homeless Services:** Mental health, substance abuse centers, homeless prevention services and emergency shelters.
- **Affordable Housing:** Housing for seniors, rehab energy efficiency, housing for persons with special needs, construction of new housing, and home rehab programs.
- **Public Services:** Neighborhood preservation and crime prevention.
- **Economic Development:** Job creation, job training, job start-ups and technical assistance to non-profits, job placement.



- **Public Facilities:** Health care, youth centers, senior centers, facilities for abused and neglected children and park improvements.

**Public Hearings.** Three public hearings were scheduled (February 18, 2020, April 21, 2020 and May 5, 2020). There were no comments from the public during the February 18, 2020 public hearing. Comments received during the public hearings held during the 30-day public comment period will be included in the final ConPlan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were taken into consideration. No comments were not accepted.

**7. Summary**

Results of the survey and comments from the 30-day public review period and public hearings will be in the final ConPlan. Please see **Appendix A** for full citizen participation summary.

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# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the ConPlan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	TULARE	Community & Economic Development Department

### Narrative

The Community Development Department of the City of Tulare is the lead agency for the City of Tulare's ConPlan and for administration of CDBG funds.

### Consolidated Plan Public Contact Information

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Housing and Grants Specialist  
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Tulare, CA 93274  
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# PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

## 1. Introduction

The City of Tulare took several steps to obtain the input of community residents and stakeholders to develop the 2020-2024 ConPlan and the 2020-2021 Annual Action Plan. Consultation efforts included dissemination of a community needs survey, three community workshops and one public hearing during the development of ConPlan. The City also consulted with state and regional agencies and local service providers. During the 30-day public comment period, the City held one community workshop and two public hearings. Additionally, the City utilized its internet webpage, social media, Tulare Chamber of Commerce Newsletter and the local community newspaper to notify residents of the opportunity to review and comment on the draft 2020-2024 ConPlan and 2020-2021 Annual Action Plan. Actions taken by the City are consistent with the City's Citizen Participation Plan which is incorporated into the ConPlan as **Appendix A**.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Tulare works closely with the local Housing Authority and other local nonprofits and private developers. The Housing Authority of Tulare County (HATC) has a satellite office in the City of Tulare handling intake of housing applications and other matters. Various affordable rehab and new development projects are underway in the City. In continuing these relationships, the City of Tulare will encourage more coordination among these entities. Involvement with service providers that assist the homeless will also continue in the City, as specified in the next section. The HATC has a total of 620 number of units and 553 Section 8 vouchers currently being utilized within the City of Tulare.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Tulare has coordinated with the Housing Authority of Tulare County (HATC), the local and regional homeless service providers and bi-county Kings/Tulare Homeless Alliance, which is the designated Continuum of Care Program – a community-based organization that developed a long range plan that addressed the needs of the homeless in order to help them reach maximum self-sufficiency. The City of Tulare has worked with the Kings/Tulare Homeless Alliance in the following manner:

- Contributed to the regional Kings/Tulare Homeless Alliance (CoC) planning process.
- Additionally, the City initiated the process to build relationships with the Kings/Tulare Homeless Alliance service providers, in order to address the needs of the City's homeless.
- In future years, the City will also explore options to link resources with providers that address the needs of special need populations such as the frail elderly, victims of domestic violence, and individuals with disabilities.

It is essential for the City to continue to support the Kings/Tulare Homeless Alliance through such means as financial support, membership, and attendance of meetings. The City of Tulare works closely with the Alliance, by actively participating in monthly Alliance meetings, which are intended to enhance coordination, share information on best practices, and develop a better understanding of the needs of the homeless population in jurisdictions across both counties.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the Kings/Tulare Homeless Alliance with the determination of ESG allocations or evaluating outcomes, and developing policies and procedures for the administration of the regional Homeless Management Information System (HMIS).

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

See **Table 2** on the next page.

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	<b>Fair Housing Council of Central California</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided data and information that helped identify the needs of households requiring fair housing services. Also provided input regarding the region's strategy to address impediments to fair housing.
2	<b>Agency/Group/Organization</b>	<b>Kings/Tulare Homeless Alliance (CoC # 513)</b>
	Agency/Group/Organization Type	Continuum of Care Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – (Chronically homeless/ Families with children/ Veterans/ Unaccompanied youth)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regional CoC coordinator and HMIS administrator provided significant information regarding regional and City homeless population and input to help prioritize community needs.
3	<b>Agency/Group/Organization</b>	<b>State of California</b>
	Agency/Group/Organization Type	Other government – State
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Demographics Lead-based Paint Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
4	<b>Agency/Group/Organization</b>	<b>Housing Authority of the County of Tulare</b>
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding number and type of households receiving rental assistance, on waiting lists, and the number of households requesting housing assistance.
5	<b>Agency/Group/Organization</b>	<b>County of Tulare</b>
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Economic Development Demographics

		Lead-based Paint Strategy Needs Assessment Strategic Plan Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various county departments and agencies were consulted to obtain information regarding employment, demographics, mental health services, and homeless solutions at the Homeless Task Force.
6	<b>Agency/Group/Organization</b>	<b>City of Tulare</b>
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City departments and City Council provided data and information, identified priorities, and recommendations for the allocation of HUD funds.
7	<b>Agency/Group/Organization</b>	<b>Tulare Chamber of Commerce</b>
	Agency/Group/Organization Type	Economic development
	What section of the Plan was addressed by Consultation?	Market needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Addressed local economy and key trends. Chamber staff including the CEO completed the online survey and provided input of the development of the Con Plan
8	<b>Agency/Group/Organization</b>	<b>The Lighthouse Rescue Mission</b>
	Agency/Group/Organization Type	Housing Services – Homeless Services – Housing Services - Children
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Homelessness Needs (chronically homeless/ families with children/unaccompanied youth) Homelessness Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives provided input to help prioritize the City's community needs on homelessness.
9	<b>Agency/Group/Organization</b>	<b>Family Service of Tulare County</b>

	Agency/Group/Organization Type	Services – Homeless Services – Housing Services - Victims of Domestic Violence Services - Children
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Homelessness Needs (Chronically homeless) Homelessness Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) completed community needs survey for input on the development of the Con Plan.
10	<b>Agency/Group/Organization</b>	<b>Kings View Corporation</b>
	Agency/Group/Organization Type	Services – Homeless Services Services – Mental Health Services – Drug and Alcohol Treatment Services – Behavioral Health Regional organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Homelessness Needs (Chronically homeless/ families with children/unaccompanied youth) Homelessness Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives provided input to help prioritize the City's community needs on homelessness.
11	<b>Agency/Group/Organization</b>	<b>United Way of Tulare County</b>
	Agency/Group/Organization Type	Housing Services - Education Services – Homeless Services – Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Homelessness Needs (Chronically homeless/ families with children/Unaccompanied youth) Homelessness Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was contacted via email and asked to complete community needs survey for input in the development of the Con Plan.

12	<b>Agency/Group/Organization</b>	<b>Tulare Unified City School District</b>
	Agency/Group/Organization Type	Services - Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
		Homelessness Needs (chronically homeless/ families with children/unaccompanied youth) Homelessness Strategy
How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was contacted via email and asked to complete community needs survey for input in the development of the Con Plan.	
13	<b>Agency/Group/Organization</b>	<b>Self-Help Enterprises</b>
	Agency/Group/Organization Type	Housing Services - Education Services – Housing Regional organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Economic Development Regional organization
		How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
14	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Non-homeless special needs
		How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
15	<b>Agency/Group/Organization</b>	<b>Altura Centers of Health</b>
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan



	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended a community meeting and completed community needs survey to provide input to in the development of the ConPlan.
16	<b>Agency/Group/Organization</b>	<b>Tulare Senior Center</b>
	Agency/Group/Organization Type	Services - Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan Non-homeless special needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended a community meeting and provided input to help the development of the ConPlan.
17	<b>Agency/Group/Organization</b>	<b>Grandma's House - A Vision of Hope</b>
	Agency/Group/Organization Type	Services - After School Tutoring
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CEO and founder attended a community meeting held at the Tulare Chamber of Commerce and provided input in the development of the ConPlan.
18	<b>Agency/Group/Organization</b>	<b>Tulare Emergency Aid</b>
	Agency/Group/Organization Type	Services - Food Distribution Services - Rental/Mortgage and Utility Assistance
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was contacted via email and asked to complete community needs survey for input on the development of the Con Plan.
19	<b>Agency/Group/Organization</b>	<b>AMVETS California Charities</b>
	Agency/Group/Organization Type	Veteran Service Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was contacted via email and asked to complete community needs survey for input on the development of the Con Plan.
20	<b>Agency/Group/Organization</b>	<b>Workforce Investment Board of Tulare County</b>
	Agency/Group/Organization Type	Services - Job Training and Placement

		Regional organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives attended a community meeting provided input in regard to the needs of job training and placement.
21	<b>Agency/Group/Organization</b>	<b>Environmental Protection Agency</b>
	Agency/Group/Organization Type	Other government – Federal
	What section of the Plan was addressed by Consultation?	HazMat Planning
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	EPA databases were researched and there were no superfund sites in Tulare
22	<b>Agency/Group/Organization</b>	<b>AT &amp; T</b>
	Agency/Group/Organization Type	Telephone Company
	What section of the Plan was addressed by Consultation?	Digital Divide
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding broadband services available to lower income residents.
23	<b>Agency/Group/Organization</b>	<b>Frontier</b>
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Digital Divide
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding broadband services available to lower income residents.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City had an open consultation process; no agency was prevented or excluded from participating.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

See **Table 3** on the next page.

**Table 3 – Other local/regional/federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings/Tulare Homeless Alliance	The Alliance conducts the regional and local Point-In-Time Survey and strategic plan to end homelessness. The City helps support the CoC goals by providing CDBG funding for the CoC, as well as participating in the CoC process. The City's Strategic Plan will provide support to social services needs of the City's residents with an emphasis on homeless.
City of Tulare Housing Element(2015-2023)	City of Tulare	Housing priorities and program goals
City of Tulare Capital Improvement Plan	City of Tulare	Multi-year capital improvement plan helped identify priority capital projects that may be CDBG-eligible.
Final Regional Housing Needs Plan for Tulare County	Tulare Council of Governments (TCOG)	Future housing needs of City of Tulare

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

State agencies were consulted to obtain updated housing and population information. The County of Tulare was contacted to obtain an array of data including information regarding children with elevated lead blood levels, the number of households receiving rental assistance, homeless count, and other regional plans. Local governments also assisted the City with the preparation of the ConPlan. The City also consulted with several local nonprofit agencies regarding issues related to senior services and housing, fair housing, and homelessness. Information and data obtained through the consultation process were utilized.

# PR-15 Citizen Participation

## 1. Summary of citizen participation process/Efforts made to broaden citizen participation

### Summarize citizen participation process and how it impacted goal-setting

The City implemented the following efforts to obtain a broad range of resident input during the preparation of the ConPlan and 2020-21 Annual Action Plan:

**ConPlan Survey:** An electronic (Survey Monkey) and hard copy survey instrument were utilized to obtain public input regarding priority housing and community needs. The survey was publicized and accessible on the City's website. Hard copies of the survey were also available at City Hall. A summary of survey results is incorporated into the ConPlan as **Appendix A**.

**Community Workshops:** During the community needs assessment, three (3) community workshops were held by the City on July 2, 11 and 17, 2019. The purpose of the meetings was to obtain public input regarding priority needs for the development of the ConPlan. During the 30-day public comment period, an additional community workshop was held on April 21, 2020 at the Tulare Library to give the public an opportunity to comment on the draft 2020-2024 ConPlan and 2020-2021 Annual Action Plan.

**Notices/Website:** Notices for all public meetings, including the required public hearings, were published in a local newspaper of general circulation (*Tulare Advance Register and Visalia Times Delta*). Additionally, the draft ConPlan and Annual Action Plan were posted on the City's website for public review and comment, and hard copies were made available during the required 30-day public comment period.

**Public Hearings:** Consistent with HUD's regulations, the City held one public hearing during the development of the ConPlan on February 18, 2020 prior to the 30-day public comment period. During the 30-day public comment period the City held a public hearing on April 21, 2020 to obtain comment input on the draft ConPlan. The City held a final public hearing on May 5, 2020 to adopt the 2020-2024 ConPlan and 2020-2021 Annual Action Plan.

**Digital Divide:** The City's outreach actions were consistent with HUD's new regulation to address the need for broadband access for low- and moderate-income residents. Rural communities have a need for more broadband services. In Tulare County, 54.3 percent of households have access to high speed internet. Within the City of Tulare the areas with the lowest access to high speed internet service are in the central areas of the City, corresponding with the lower income areas of the City. There are two broadband providers that offer low income households that qualify low cost broadband access of that could be as low as \$10, depending on program and services.

### Narrative (optional):

None.

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons	URL (If applicable)
1	ConPlan Survey	Non-targeted/ broad community	Survey to solicit input regarding housing and community needs June - July 2019	See summary – <b>Appendix A</b>	N/A	N/A
2	Newspaper Ad	Non-targeted/ broad community	Community needs assessment public notice posted in Tulare Advanced Register on July 1, 8, and 15, 2019	No comments received.	N/A	N/A
3	Public Meeting	Non-targeted/ broad community	Residents, local service providers, city staff and community development consultants at Tulare Library on 7/2/19.	See summary – <b>Appendix A</b>	N/A	N/A
4	Public Meeting	Non-targeted/ broad community	Residents, local service providers, city staff and community development consultants at Tulare Chamber of Commerce on 7/11/19.	See summary – <b>Appendix A</b>	N/A	N/A
5	Public Meeting	Non-targeted/ broad community	Residents, local service providers, city staff and community development consultants at Roosevelt Elementary on 7/17/19.	See summary – <b>Appendix A</b>	N/A	N/A
6	Internet Outreach	Non-targeted/ broad community	Community needs assessment public notice and survey links were available on City website from June 10 - July 31, 2019.	No comments received.	N/A	N/A

7	Public Posting	Non-targeted/ broad community	Public notices and surveys were available at City Hall, Tulare Library, Senior Center, Meitzenheimer Community Center from June 10 - July 31, 2019	No comments received.	N/A	N/A
8	Other	Non-targeted/ broad community	An English and Spanish Community Needs Assessment public notices were sent in the July 2019 water bill to 19,000 households.	No comments received.	N/A	N/A
9	Internet Outreach	Non-targeted/ broad community	Community Needs Assessment public notices were posted on the City Facebook page in June and July 2019.	No comments received.	N/A	N/A
10	Other	Non-targeted/ broad community	Community needs assessment public notices were sent on 6/21/19 via the Tulare Chamber of Commerce email list server to 1,100 stakeholders.	No comments received.	N/A	N/A
11	Other	Non-targeted/ broad community	The community needs assessment public notices were sent via the KTHA email list server on 6/14/19 to 330 stakeholders.	No comments received.	N/A	N/A
12	Newspaper Ad	Non-targeted/ broad community	Public Hearing requesting community input for ConPlan Public Notice published in Tulare Advanced Register on 1/20/2020.	See summary – <b>Appendix A</b>	N/A	N/A
13	Public Hearing	Non-targeted/ broad community	Public Hearing on 2/18/2020 requesting community input for development of the ConPlan.	See summary – <b>Appendix A</b>	N/A	N/A
14	Newspaper Ad	Non-targeted/ broad community	30-day public comment period public notice was published in the Tulare Advanced Register and Visalia Times Delta on 4/6 and 4/20/2020.	To Be Determined	N/A	N/A

15	Public Meeting	Non-targeted/ broad community	Residents, local service providers, city staff and consultants at Tulare Library on 4/21/2020.	To Be Determined	N/A	N/A
16	Internet Outreach	Non-targeted/ broad community	Public notice and draft ConPlan and 2020 Action Plan was available on City website from April 6 – May 5, 2020.	To Be Determined	N/A	N/A
17	Public Posting	Non-targeted/ broad community	30-day public notice and draft ConPlan and 2020 Action Plan were available at City Hall, Tulare Library, Senior Center, Meitzenheimer Community Center from April 6 – May 5, 2020.	To Be Determined	N/A	N/A
18	Internet Outreach	Non-targeted/ broad community	30-day public comment period public notice was posted on the City's Facebook page in April 2020.	To Be Determined	N/A	N/A
19	Other	Non-targeted/ broad community	30-day public comment period public notice published in the April 2020 Tulare Chamber of Commerce Newsletter and sent via email list server to 2,000 stakeholders.	To Be Determined	N/A	N/A
20	Other	Non-targeted/ broad community	30-day public comment public notice sent via the Kings/Tulare Homeless Alliance email listserv in April 2020 to 330 stakeholders.	To Be Determined	N/A	N/A
21	Public Hearing	Non-targeted/ broad community	April 21, 2020 public hearing requesting community input on the draft 2020-24 ConPlan and 2020 Action Plan.	To Be Determined	N/A	N/A
22	Public Hearing	Non-targeted/ broad community	May 5, 2020 public hearing to approve 2020-24 Con Plan and 2020 Action Plan and to authorize submission of the Plans to HUD.	To Be Determined	N/A	N/A

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2011-2015 American Community Survey (ACS) data. Other sources are noted throughout the ConPlan.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The City of Tulare continues to experience significant population growth. According to U.S. Census Bureau data presented in **Table 5, Housing Needs Assessment Demographics** below, the City's estimated population grew from 59,275 in 2000 to 61,205 in 2015, an increase of 3.3 percent during the 15-year period. In 2019, the State Department of Finance (DOF) estimates the population of Tulare at 66,967, which is an increase of 9.4 percent in just four years.

Household growth on the other hand has experience much faster growth than population. Over the 2010-2015 five-year period, the City's household estimates show an increase of 11.8 percent. As a result, the City' average household size declined from 3.62 in 2010 to 3.35 in 2015.

The City of Tulare's 2015 median household income was \$46,659. However, as shown in **Table 6 Total Households** below, 9,975 households (54.5%) in the city had incomes below the HUD Area Median Family Income (HAMFI) for Tulare County, and that 8,260 households (45.2%) in the City were in the lower-income category (less than or equal to 80 percent HAMFI).



**Table 6** also shows that seniors have a significant presence in the City’s households; 4,979 households, or 27.3 percent of all households, had at least one person age 62 or older. Incomes of household with at least one senior were lower than the City as a whole, with 54.5 percent having an income below 80 percent HAMFI as compared to 45.2 percent citywide. Lower income levels were most pronounced in households with the oldest residents (75 years and older) and those with the youngest residents (6 years and younger) at 59.4 percent and 56.0 percent below 80 percent HAMFI, respectively.

**Table 5 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2010	Most Recent Year: 2015	% Change
Population	59,278	61,205	3.30%
Households	16,366	18,295	11.80%
Median Income	\$44,146	\$46,659	5.70%

*Data Source: 2010 Census (Base Year),  
2011-2015 American Community Survey (Most Recent Year)*

**Table 6 - Total Households**

Household Types	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,130	2,765	3,365	1,715	8,320
Small Family Households	970	1,070	1,455	875	4,815
Large Family Households	235	560	880	320	1,250
Household contains at least one person 62-74 years of age	470	545	705	220	1,365
Household contains at least one person age 75 or older	194	515	285	235	445
Households with one or more children 6 years old or younger	620	895	1,105	410	1,645

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 7 – Housing Problems 1**

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	35	25	0	105	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	40	105	0	180	10	0	70	25	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	225	100	60	445	0	130	180	100	410
Housing cost burden greater than 50% of income (and none of the above problems)	860	645	160	20	1,685	380	250	240	35	905
Housing cost burden greater than 30% of income (and none of the above problems)	175	545	710	110	1,540	45	260	475	350	1,130
Zero/negative Income (and none of the above problems)	190	0	0	0	190	75	0	0	0	75

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8 – Housing Problems 2**

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,000	950	395	80	2,425	390	375	500	160	1,425
Having none of four housing problems	360	795	1,400	595	3,150	120	645	1,070	880	2,715
Household has negative income, but none of the other housing problems	190	0	0	0	190	75	0	0	0	75

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy

3. Cost Burden > 30%

**Table 9 – Cost Burden > 30%**

Number of Households	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	595	690	415	1,700	165	170	425	760
Large Related	185	310	200	695	30	130	205	365
Elderly	260	260	155	675	160	215	120	495
Other	125	175	225	525	70	65	40	175
<b>Total need by income</b>	<b>1,165</b>	<b>1,435</b>	<b>995</b>	<b>3,595</b>	<b>425</b>	<b>580</b>	<b>790</b>	<b>1,795</b>

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

4. Cost Burden > 50%

**Table 10 – Cost Burden > 50%**

Number of Households	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	545	370	30	945	150	90	130	370
Large Related	175	145	35	355	30	120	30	180
Elderly	170	145	50	365	130	50	45	225
Other	105	95	75	275	70	55	30	155
<b>Total need by income</b>	<b>995</b>	<b>755</b>	<b>190</b>	<b>1,940</b>	<b>380</b>	<b>315</b>	<b>235</b>	<b>930</b>

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

5. Crowding (More than one person per room)

**Table 11 – Crowding Information – 1/2**

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	85	210	155	50	500	10	55	115	85	265
Multiple, unrelated family households	15	60	55	10	140	0	75	130	40	245
Other, non-family households	0	0	4	0	4	0	0	0	0	0
<b>Total need by income</b>	<b>100</b>	<b>270</b>	<b>214</b>	<b>60</b>	<b>644</b>	<b>10</b>	<b>130</b>	<b>245</b>	<b>125</b>	<b>510</b>

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

**Table 12 – Crowding Information – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

### **Describe the number and type of single person households in need of housing assistance.**

Per the 2013-2017 ACS estimate (Table B11016), there were a total of 18,522 households in Tulare, of which 3,282 or 17.7 percent were single-person households. Of the estimated 19,731 total housing units, 1,319 units or 6.7 percent of the total units were studios and one-bedroom, with the remaining 93.3 percent of housing units containing two or more bedrooms (Table DP04). This disparity of almost 2,000 single person households in excess of the number of studio and one-bedroom units may indicate that a significant number of individuals are unable to access the limited supply of housing units typically occupied by individuals living alone -- either renting out larger units at a cost burden or living with unrelated roommates and reporting themselves as single-person households despite the presence of others in the same unit. In addition, the 2019 Point-In-Time (PIT) homeless count indicated that there were a total of 132 adults and 14 children that were homeless within the City of Tulare.

Single person households with low-income, especially those below 50 percent AMI are most likely to have housing problems due to their limited income.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Disability is defined by the Census Bureau as a lasting physical, mental or emotional condition that makes it difficult for a person to do activities, to go outside the home alone or to work. According to 2013-2017 ACS estimates (Table DP02), in the City of Tulare, there were a total of 8,309 individuals or 13.4 percent of the total population had disabilities and were in households with income below the federal poverty level. In addition, disability rates tended to be slightly higher for female than for male residents, and higher for elderly residents than for younger residents.

Based on the U.S. Center for Disease Control's National Intimate Partner and Sexual Violence Survey (Average 2010-2012), in California 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. In Tulare, where the 2017 population of 62,296 is made up of 31,688 females and 30,608 males (Table DP05), these proportions equate to approximately 11,059 women and 9,519 men. Particularly for women, being victims of domestic violence can make them vulnerable to homelessness and affordable or emergency housing options can mean the difference between staying in an abusive relationship and getting out.

Family Services of Tulare County, an agency that provides shelter for women and their children seeking shelter from domestic violence or sexual abuse, reported sheltering 68 women, 2 men, and 72 children in 2019. The program responded to 462 crisis calls for domestic violence and maintained 7 units for supportive housing for domestic violence victims.

### **What are the most common housing problems?**

The most prevalent housing problem facing households in the city was housing cost burden (overpayment). The definition of affordable housing is where the cost of shelter does not exceed 30 percent of the household's gross monthly income. According to **Table 9, Cost Burden >30%**, 5,390 households (29.5% of the city's total households) spend over 30 percent of their income on housing and

**Table 10, Cost Burden >50%**, shows 2,870 households (15.7% of the total households) spend over 50 percent of their income on housing. The largest portion of the total households facing a housing cost burden of over 30 percent were small-related households at 45.6 percent and renters with incomes less than 50 percent of the Area Median Income (AMI) at 48.2 percent.

A related but less common problem is overcrowding, as large households and extended or multiple families may occupy the same housing unit. According to **Table 11, Crowding Information**, households considered to be overcrowded (in excess of one person per room), account for 6.3 percent of total households in the city.

Housing that is in substandard condition is also considered a housing problem. **Table 7, Housing Problems**, shows that of the total households in the city, there were 115 households or less than one percent considered substandard. Substandard housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including lacking complete plumbing or kitchen facilities. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents' health and safety that substandard housing poses.

**Table 8, Housing Problems 2**, presents the number households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden. The table shows that 21.0 percent of the total households in the city have one or more of the four housing problems.

#### **Are any populations/household types more affected than others by these problems?**

Housing tenure and income both linked to housing problems. As shown in **Table 8, Housing Problems 2**, renters are 70.2 percent more likely than owners to live in housing conditions with one or more severe housing problems (lack of kitchen, complete plumbing, severe overcrowding, and severe overpayment. In addition, renter households with incomes less than 50 percent of the AMI account for 80.4 percent of the total renters for one or more housing problems. Referring again to **Table 9, Cost Burden > 30%**, of total number of households with overpayment of greater than 30 percent, two-thirds (66.7%) are renter households and one-third (33.3%) of owner households. Furthermore, smaller related households represent 45.6 percent of the total number of households with a housing cost housing burden as compared to large related households at 19.7 percent. According to **Table 11, Crowding Information**, of the total number of households experiencing overcrowding conditions (more than one person per room), 55.8 percent renter households and 44.2 percent are owner households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Poverty is often associated with a high risk of becoming homeless. Households that depend on public assistance programs such as Social Security, SSI, CalFresh (food stamps), and CalWORKs (temporary assistance for needy families) are especially susceptible to homelessness. According to the 2013-2017 ACS data (Table B23024), it is estimated that 18.1 percent of all families and 21.1 percent of all people in Tulare lived below the poverty level. In addition, the 2013-2017 ACS (Table C18130) estimates that 2,021 or 3.3 percent of disabled Tulare residents live in poverty. In addition, one-quarter (25.1%) of families whose income was below the poverty level had related children under the age of 18 years.

Another variable to consider is the number of households requesting rental assistance. Based on HATC waiting list information, 10,265 Tulare Countywide households are on the waiting list for federal rental assistance. Of these households, 741 are senior households, 1,596 are disabled households, 24 are homeless, 6 are veterans, and 7,279 are families with children.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Tulare does not have specific estimates of the at-risk population beyond those available through the Census ACS data, and information provided by HATC.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As outlined above, “at-risk” populations have been identified as households with living in poverty, including seniors, individuals with disabilities, and families with children. The HATC has indicated that over 10,265 Tulare County households are currently on the waitlist for rental assistance – 7.22 percent of these households are senior, 15.55 percent are disabled households, 0.06 percent are veterans, 70.91 percent are families with children, and 0.23 percent have indicated they are homeless.

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.



## Discussion

The key findings of this section include:

- The most prevalent housing problem facing households in the city was overpayment on housing cost - 29.5 percent of the city's total households spend over 30 percent of their income on housing and 15.7 percent of the total households spend over 50 percent of their income on housing.
- The largest portion of the total households facing a cost burden of over 30 percent were small-related households at 45.9 percent and renters with incomes less than 50 percent of the AMI at 48.2 percent.
- It is estimated that 18.1 percent of all families and 21.1 percent of all people in Tulare lived below the poverty level.
- It is estimated that 21.0 percent of the total households have one of four housing problems (lack of kitchen or complete plumbing, severe overcrowding, or severe overpayment).

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent or more of low-income Hispanic households have a housing problem, then low-income Hispanic households have a disproportionately greater need.

As defined by HUD, the four housing problems are:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. More than one person per room; and
4. Cost burden greater than 30 percent.

The following tables identify the number and extent of housing problems by income level and by race/ethnicity.

### 0%-30% of Area Median Income

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Ethnic Groups	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,610	260	265
White	530	89	105
Black / African American	120	10	0
Asian	15	10	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	885	140	160

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**30%-50% of Area Median Income**

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	625	0
White	610	200	0
Black / African American	120	65	0
Asian	55	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,345	335	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**50%-80% of Area Median Income**

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,080	1,285	0
White	660	335	0
Black / African American	74	15	0
Asian	25	0	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	1,300	855	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**80%-100% of Area Median Income**

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	700	1,010	0
White	205	475	0
Black / African American	30	14	0
Asian	4	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	455	490	0

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points greater than the income level as a whole.

**Table 13** *Disproportionally Greater Need 0 - 30% AMI*, shows that in the 0-30 percent income category, 92.3 percent of Black/African American households and 100 percent of American Indian/Alaska Native households reported having one or more of the four housing problems, compared to only 75.4 percent of the income category as a whole.

**Table 14** *Disproportionally Greater Need 30 - 50% AMI*, shows that in the 30-50 percent income category, none of the racial/ethnic households reported having one or more severe housing problems that was 10 percent higher than compared to 77.4 percent of the income category as a whole.

**Table 15** *Disproportionally Greater Need 50 - 80% AMI*, shows that in the 50-80 percent income category, 83.1 percent of Black/African American households and 100 percent of Asian households reported having one or more of the four housing problems, compared to only 61.8 percent of the income category as a whole.

**Table 16** *Disproportionally Greater Need 80 - 100% AMI*, shows that in the 80-100 percent income category, 68.2 percent of Black/African American households reported having one or more of the four housing problems, compared to only 40.9 percent of the income category as a whole.

In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

## NA-20 Disproportionately Greater Need: Severe Housing Problems –91.205(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent or more of low-income Hispanic households have a housing problem, then low-income Hispanic households have a disproportionately greater need.

As defined by HUD, the four housing problems are:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. More than 1.5 person per room; and
4. Cost burden greater than 50 percent.

### 0%-30% of Area Median Income

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,390	480	265
White	440	185	105
Black / African American	110	20	0
Asian	15	10	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	775	260	160

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**30%-50% of Area Median Income**

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,325	1,440	0
White	390	420	0
Black / African American	80	105	0
Asian	55	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	805	865	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**50%-80% of Area Median Income**

**Table 15 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	895	2,470	0
White	225	770	0
Black / African American	20	69	0
Asian	15	10	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	625	1,540	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**80%-100% of Area Median Income**

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	1,475	0
White	30	650	0
Black / African American	30	14	0
Asian	4	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	175	775	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a rate at least 10 percentage points greater than the income level as a whole.

**Table 17 Severe Housing Problems 0 - 30% AMI**, shows that in the 0-30 percent income category, 84.6 percent of Black/African American households and 100 percent of American Indian/Alaska Native households reported having one or more severe housing problems, compared to only 65.1 percent of the income category as a whole.

**Table 18 Severe Housing Problems 30 - 50% AMI**, shows that in the 30-50 percent income category, 78.6 percent of Asian households reported having one or more severe housing problems, compared to only 47.9 percent of the income category as a whole.

**Table 19 Severe Housing Problems 50 - 80% AMI**, shows that in the 80-100 percent income category, 60.0 percent of Asian households reported having one or more severe housing problems, compared to only 26.6 percent of the income category as a whole.

**Table 20 Severe Housing Problems 80 - 100% AMI**, shows that in the 80-100 percent income category, 68.2 percent of Black/African American households reported having one or more severe housing problems, compared to only 14.0 percent of the income category as a whole.

In all other racial/ethnic groups in all other income categories, no disproportionately greater need was observed; i.e., the incidence of severe housing problems among the racial/ethnic group did not exceed that of the income level as a whole by at least 10 percentage points.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing cost burden is when a household’s cost of housing (including utility costs) exceeds 30 percent of the household gross income, and severe cost burden is when it exceeds 50 percent of the household gross income.

### Housing Cost Burden

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,325	3,665	3,020	280
White	5,380	1,365	1,070	105
Black / African American	360	124	200	0
Asian	170	25	70	0
American Indian, Alaska Native	115	0	39	0
Pacific Islander	0	10	0	0
Hispanic	5,130	2,130	1,620	175

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

### Discussion:

A disproportionately greater need exists when the members of a racial or ethnic group experience a housing cost burden at a rate at least 10 percentage points greater than the income level as a whole.

**Table 21** *Greater Need: Housing Cost Burdens AMI*, shows that 30.9 percent of Black/African American households had a cost burden of more than 50 percent, compared to only 16.8 percent of total households. Additionally, 100 percent of Pacific American households had a cost burden between 30 and 50 percent, compared to only 20.3 percent of total households.

In all other racial/ethnic groups no disproportionately greater need was observed; i.e., the incidence of a housing cost burden among the racial/ethnic group did not exceed that of the City as a whole by at least 10 percentage points.



## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Yes. Please see discussions provided under specific needs by income group presented in previous sections. In summary, the following disproportionately greater needs exist:

### Housing Problems

- 0-30 percent AMI:
  - American Indian/Alaska Native households -- one or more housing problems
  - Black/African American households -- one or more housing problems
- 50-80 percent AMI:
  - Asian households -- one or more housing problems.
  - Black/African American households -- one or more housing problems
- 80-100 percent AMI:
  - Black/African American households -- one or more housing problems

### Severe Housing Problems

- 0-30 percent AMI:
  - American Indian/Alaska Native households -- one or more housing problems
  - Black/African American households -- one or more housing problems
- 30-50 percent AMI:
  - Asian households -- one or more housing problems
- 50-80 percent AMI:
  - Asian households -- one or more housing problems.
- 80-100 percent AMI:
  - Black/African American households -- one or more housing problems

### Housing Cost Burden

- > 50 percent cost burden:
  - Black/African American households
- 30-50 percent cost burden
  - American Indian/Alaska Native households

**If they have needs not identified above, what are those needs?**

No additional needs identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

See **Appendix C** which illustrates the racial/ethnic concentrations within the city.

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## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of Tulare County (HATC) is a public agency chartered by the State of California to administer public housing programs for the city of Tulare and other participating jurisdictions within the county. HATC was created in 1945 and is dedicated to providing rental assistance to LMI households, elderly, disabled and special needs population throughout Tulare County. HATC administers a variety of housing assistance programs, such as, the Section 8 Housing Choice Voucher (HCV) program, conventional public housing program, farm labor program, senior housing program and other low-income housing opportunities. HATC provides affordable decent and safe rental housing for eligible residents. In order to qualify for these programs, residents must have an annual gross income at or below 80 percent of the Area Median Income (AMI), or be seniors or persons with disabilities. In addition, HATC is a participant of HUD’s Moving to Work (MTW) demonstration program. MTW program clients either pay a fixed rent for public housing or receive a fixed subsidy for a voucher. Since MTW participant’s assistance is terminated when a family’s income reaches 120 percent AMI or after five years in the program, whichever comes first. Since rents are not tied to income, MTW participants are able to keep the full amount of any extra earnings during their duration of the program. MTW program gives participants the opportunity to save as their income rises, thus providing an incentive to seek employment or high paying jobs.

### Totals in Use

**Table 22 - Public Housing by Program Type**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	2	703	2,261	11	2,250	0	0	0

*Data Source: PIC (PIH Information Center)*

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	19,015	21,961	19,146	21,733	19,134	0	0
Average length of stay	0	4	4	2	0	2	0	0
Average Household size	0	5	3	3	4	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	96	278	0	278	0	0
# of Disabled Families	0	0	88	459	2	457	0	0
# of Families requesting accessibility features	0	2	703	2,261	11	2,250	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	2	673	2,108	11	2,097	0	0	0
Black/African American	0	0	18	111	0	111	0	0	0
Asian	0	0	9	35	0	35	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	2	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

*\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

*Data Source: PIC (PIH Information Center)*

**Ethnicity of Residents**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	587	1,447	10	1,437	0	0	0
Not Hispanic	0	0	116	814	1	813	0	0	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition  
Data Source: PIC (PIH Information Center)*

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 protects all eligible residents from discrimination on the basis of their disabilities in any programs that receive federal financial assistance. For those that qualify for a HUD program, no one can be denied the right to participate or benefit from it on the basis of your disability. HATC currently has 24 total accessible units within the City of Tulare. As accessible units become available, preference is given to physically handicapped applicants.

**Public Housing.** In relation to Section 504, **Table 19, Characteristics of Public Housing Residents by Program Type**, shows that of the 703 public housing units, there are 88 disabled families (12.5%) and all 703 families requested accessibility features. According to HATC, there is a current waiting list of 1,596 disabled households for Public Housing countywide.

**Vouchers.** **Table 19, Characteristics of Public Housing Residents by Program Type**, shows that of the total 2,261 Section 8 vouchers, 459 disabled families (20.3%) participated in the Section 8 HCV program and 100 percent of the participant families requested accessibility features. The countywide Section 8 waiting list of consist of 10,265 households. Of those on the waiting list, 741 households are identified as seniors, 1,596 as disabled, 6 as veterans, and 24 as homeless.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

**Public Housing.** As shown in **Table 22, Public Housing by Program Type**, according to the most recently available information from the PIH Information Center, there are 703 households in public housing in Tulare. **Table 23, Characteristics of Public Housing Residents by Program Type**, shows that there are 96 participants of elderly programs (>62 years) and 88 disabled families in public housing. One hundred percent of households requested accessibility features. No public housing resident reported homeless at admission, were participants of an HIV/AIDS program or was a victim of domestic violence.

Race/ethnicity of public housing residents is not reported exclusively; residents can identify with more than one race/ethnicity. According to PIH data shown in **Table 24, Race of Public Housing Residents by Program Type**, Whites form the largest racial group among public housing residents, with 673 residents or 95.7 percent of participants. About three percent of the participants identify as Black/African American, about one percent Asian, and American Indian/Alaska Native and Pacific Islander both less than one percent. As shown in **Table 25, Ethnicity of Public Housing Residents by Program Type**, 83.5 percent of all participants identify as Hispanic. The average annual income for the public housing tenants was \$21,961 and the average length of stay was four years.

Immediate needs of public housing residents:

- Affordable housing
- Housing for seniors
- Housing for persons with disabilities

**Vouchers.** As shown in **Table 22, Public Housing by Program Type**, there were 2,261 total households in the City of Tulare receiving Section 8 HCV assistance. As presented in **Table 23, Characteristics of Public**

*Housing Residents by Program Type*, 20.3 percent of the voucher users include persons with disabilities and 12.3 percent are elderly (>62 years). One hundred percent of vouchers requested accessibility features and almost all of these vouchers are tenant based (99.5%). The average annual income for the voucher holders was \$19,146 and the average length of stay was two years.

Race/ethnicity of Section 8 HCV holders is not reported exclusively; voucher holders can identify with more than one race/ethnicity. According to PIH data and as shown in **Table 24**, *Race of Public Housing Residents by Program Type*, 93.2 percent of voucher holders identified as White. About five percent of the voucher holder identified as Black/African American and 1.5 percent identify as Asian. As shown in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*, almost two-thirds (64%) of voucher holders identified as being of Hispanic origin.

Immediate needs of public housing residents:

- Affordable housing
- Housing for persons with disabilities
- Housing for seniors

### **How do these needs compare to the housing needs of the population at large**

The racial composition of public housing residents and voucher recipients in HATC programs in general did not match the population at large of the Black/African American group. According to **Table 24**, *Race of Public Housing Residents by Program Type*, the White racial group represented 95.7 percent of the total public housing residents and 93.3 percent of the total voucher residents. In comparison, according to the 2011-2015 ACS, this same racial group (White) citywide represented 81.0 percent. This difference indicates a disproportion representation of White residents in the public housing/voucher programs relative to the population at large. A comparison of the Hispanic/Non-Hispanic differences is presented in **Table 25**, *Ethnicity of Public Housing Residents by Program Type*. It shows that while Hispanic residents represented 83.5 percent of the total public housing and 64.0 percent of the total voucher residents, the citywide Hispanic population was 58.5 percent in 2015 -- an over representation of Hispanics in the public housing program.

### **Discussion**

Many of the same issues around the cost of housing are a major need for the population at large. As discussed in previous sections, households are facing cost burdens at a high rate. Those at lower income levels face cost burdens at an even higher rate. This translates to the households being unable to find affordable units.



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Kings/Tulare Homeless Alliance is the designated Continuum of Care (CoC) which is a community-based organization that develops the long range plan for the needs of the homeless in Kings and Tulare Counties. To estimate the number of homeless in the Kings and Tulare Counties a Point-In-Time (PIT) survey was conducted in January 2019. The 2019 PIT is a count of sheltered and unsheltered homeless persons on a single night in January. It also provides general demographic information on the homeless population. In 2019 there were 146 homeless people in Tulare, a 27 percent increase from the previous year.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

As indicated above, the 2019 PIT identified 146 homeless individuals in the City of Tulare – 17.8 percent of the County's total homeless population – the City of Visalia had the highest number of homeless persons (481) among incorporated and unincorporated areas in Tulare County.

**Chronic Homeless:** A chronically homeless individual/family is typically defined as an unaccompanied individual or family living in an emergency shelter or is unsheltered, with a disabling condition, who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. The 2019 PIT counted 117 chronically homeless individuals (80.1%) in the City. There were 132 individual or 90.4 percent of the total that were homeless for one year or more.

**Households with Children:** There were four homeless households with children. These households had a total of 18 people.

**Gender:** Approximately half (55.5%) of the homeless were men.

**Veterans and Their Families:** Eight homeless (6.0%) were identified as veterans – no information is provided regarding veterans and their families. The HATC reported seven Tulare County veterans are on the waitlist for rental assistance.

**Unaccompanied Youth:** The 2019 PIT identified seven unaccompanied children or youth (persons under the age of 24) among Tulare's homeless population.

**Disabled:** 74 percent of the homeless responded that they had disabling conditions.

**HIV/AIDS:** Only one individual was identified as having HIV or AIDS.

Other characteristics or sub-populations of the City of Tulare homeless identified in the 2019 PIT include the following:

- Non-Hispanic persons represented 50 percent of the homeless in the City, with 43 percent identified as Hispanic/Latino.

- One individual was identified as having HIV/AIDS, 43 persons (49%) had mental illness, and 28 persons (32%) had substance abuse. Please note that individual may fall into more than one category.
- Two homeless individuals (2%) were fleeing domestic violence.
- Top three reasons for homelessness include: unemployment (25% of the respondents), eviction (16%), and substance abuse (11%). Please note that "Other" reason represented (6%).
- Approximately two-thirds (67%) have no financial resources.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2019 PIT identified four homeless households with children, seven unaccompanied youth (age 18-24), and eight veterans among the City of Tulare’s homeless population. The HATC reports that 24 homeless households, 6 veteran households and 7,279 families with children are on the countywide waitlist for housing assistance. The number of veterans on the waitlist is minimal, as they are given preference that typically puts them on the top of the waiting list and/or referred to their Veterans Affairs Supporting Housing (VASH) program. The VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with a case manager and clinical services provided by the Department of Veteran Affairs (VA).

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2019 PIT homeless count for the City of Tulare identified the following racial/ethnic groups: 77 percent White, 10 percent Black/African American, 3 percent Unknown, 4 percent American Indian/Alaskan Native, 1 percent Native Hawaiian/Other Pacific, and 5 percent Multiple Race. There was one Asian identified as homeless. Hispanic/Latino accounted for 43 percent of the total homeless in the City.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2019 PIT identified 123 unsheltered, 7 sheltered and 16 homeless in transitional housing in Tulare.

**Discussion:**

Between 2018 and 2019, the homeless population in the City of Tulare grew by 27 percent. The City Tulare had the fourth highest count of homeless among cities in the county.

The key findings from the 2019 PIT homeless count included:

- There were four homeless households with children.
- Chronically homeless accounted for the majority (80.1%) of the total homeless.
- Over one-half (53%) had been homeless for more than one year.
- Over one-half (55%) of the homeless were male.
- 74 percent of the homeless were disabled.
- Over three-quarters (77%) of the homeless were White
- Hispanic/Latino ethnic group accounted for 43 percent of the total.
- Top three reasons for homelessness include: unemployment (25% of the respondents), eviction (16%), and substance abuse (11%). Please note that "Other" reason represented (6%).
- Approximately two-thirds (67%) have no financial resources.
- Chronic health, mental illness and physical issues were the main barriers for homelessness.

DRAFT

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of the special needs population in Tulare.

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, development disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, and victims of domestic violence. The City of Tulare will consider allocating CDBG public service funding to various programs that provide services to those with special needs populations.

### Describe the characteristics of special needs populations in your community:

**Elderly/Frail Elderly.** The elderly are defined by HUD as a person who is 62 years and over. According to 2013-2017 ACS (Table DP05) data, Tulare had 7,088 people who were age 62 years and over, accounting for 11.4 percent of the total population. Characteristics of this special needs population includes limited mobility, increased medical attention due to health complications, and restricted fixed income, such as Social Security, pension programs and retirement income. As shown in previous **Table 6, Total Households**, almost 5,000 households (27.2%) in Tulare contained at least one person aged 62 years and over. While the 2013-2017 ACS (Table C18108) data does not show persons with disability ages 62 years and over, it does show that approximately one-half of the population age 65 years and over (50.1%) had some type of disability. More information on the elderly persons with disabilities are discussed below

**Persons with mental, physical, and/or developmental disabilities.** Based on the 2013-2017 ACS (Table DP02) data, the number of Tulare residents with some type of disability totaled 8,309 which represented 13.4 percent of the City's total civilian non-institutionalized population. According to the U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing.
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs.
- Self-care difficulty: Having difficulty bathing or dressing.
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.

Having a disability negatively impacts a person's ability to work and earn money. It is estimated that 13.1 percent of Tulare residents ages 18-64 have one or more types of disability. Further, 2013-2017 ACS

(Table B23024) data estimates that 1,241 Tulare residents or 3.5 percent of Tulare residents ages 20-64 were disabled and lived below the federal poverty level. Additionally, 2013-2017 ACS (Table C18108) estimates that 19.9 percent of the Tulare's elderly had one type of disability and 30.3 percent had two or more types of disabilities. In total, one-half of the elderly had at least one type of disability.

**Persons with alcohol or other drug addiction.** The U.S. Department of Health and Human Services conducts the annual National Surveys on Drug Use and Health (2015-2016) for the 50 states and the District of Columbia. The survey estimated that approximately 2.6 million California residents or 8.8 percent of the state's 18 years and older population had a substance use disorder. Substance use disorder is defined as meeting criteria for illicit drug or alcohol dependence or abuse. Alcohol dependence or abuse affected 6.8 percent, while illicit drug dependence or abuse affected 3.2 percent of Californians 18 and over.

**Persons with HIV/AIDS and their families.** The California Department of Public Health's California HIV Surveillance Report for 2017 estimates that there were approximately 448 people living with a diagnosed HIV infection in Tulare County. This represents 0.3 percent of HIV-diagnosed residents statewide in 2016. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may be targets of hate crimes and discrimination, including illegal eviction from their homes when their illness is exposed.

The City of Tulare does not receive federal Housing Opportunities for Persons with AIDS (HOPWA) funds.

**Victims of domestic violence, dating violence, sexual assault, and stalking.** Victims of domestic violence are typically women and/or youth. Both groups become victims to crimes such as rape, battery or assault. Moreover, those with below moderate-income levels are at greater risk as well. As reported previously, it is estimated that in California, 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. If these rates are applied to the Tulare's 2017 population, the resulting estimates would be approximately 11,100 women and 9,500 men residing in the city have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

#### **What are the housing and supportive service needs of these populations and how are these needs determined?**

**Elderly/Frail Elderly.** As people age, their dependency on Social Security and pension programs increases as these become their income sources. In the report titled *Aging California's Retirement Crisis: State and Local Indicators*, commissioned by the California Retirement Security for all in 2015, 57 percent of individuals age 65 and older depend on Social Security/SSI for 80 percent or more of their income statewide. Seniors in the Central Valley and the Los Angeles region have the highest levels of Social Security dependency, the lowest annual benefit amounts and the highest poverty rates in the state. Nearly one-third out of three seniors (31%) does not have enough income to meet basic needs.

Therefore, Social Security might only cover part of the total cost of a mortgage or rent, and assisted-living facilities generally cost more than the typical housing in the community, which could make it increasingly difficult for this group to afford housing without aid. In addition to housing costs, there is also the need for common elderly services that include public transportation, home delivery services, and at-home medical care.

**Persons with mental, physical, and/or developmental disabilities.** Having a disability negatively impacts a person's ability to work and earn money. According to the 2013-2017 ACS (Table C18130), it was estimated that 1,824 residents (3.0%) of Tulare age 18 years and over with disabilities, lived below the federal poverty level. Therefore, access and availability to affordable housing is a key housing issue among persons with disabilities. In addition, other needs include: group living supportive care housing; in-home social, educational, and medical support; housing designed to accommodate persons with physical disabilities; and proximity to services and transit.

**Persons with alcohol or other drug addiction.** Persons with alcohol and drug addiction have difficulty securing a job and maintaining their housing situation. As previously mentioned, for the 2015-2016 period, an estimated 2.6 million California residents or 8.8 percent of the state's 18 years and older had a substance use disorder.

The National Coalition for the Homeless notes that other needs for persons living with addictions to drugs or alcohol include transportation and support services, including work programs and therapy access. Barriers also include programs that follow abstinence-only policies. These programs are often unrealistic for persons suffering from addictions because they fail to address the reality of relapses. A person living in supportive housing with an addiction problem who experiences a relapse may suddenly become a homeless person.

**Persons with HIV/AIDS and their families.** Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. Based on average housing costs, persons with HIV/AIDS could be forced to pay a large portion of their income that might otherwise go toward monthly rent or mortgage for health care. Increased funding for housing for persons living with HIV/AIDS is one of the greatest needs of the HIV/AIDS support programs. For example, there is generally a high need for increased scattered site housing availability, because traditional assisted housing options that involve grouping funding recipients in one site or complex are ineffective in that they can endanger the confidentiality of residents. Additionally, program recipients have a need for longer-term housing options. As the treatment of AIDS has advanced, people are living longer with the disease. Thus, longer-term housing options are needed. However, the funding of these long-term housing options can be expensive.

**Victims of domestic violence, dating violence, sexual assault, and stalking.** At the state level, an estimated 34.9 percent of women and 31.1 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. For the City of Tulare, these statewide proportions

equate to approximately 11,100 women and 9,500 men residing in the City who have suffered at one point or another from domestic/dating violence, sexual assault, or stalking.

Victims of domestic violence are typically women and/or youth. These groups commonly need either proper placement in temporary foster homes or additional financial support; legal services or counseling to deal with domestic violence. Currently the Family Services of Tulare County (Battered Women's Shelter) provides shelter for women and their children seeding shelter from domestic violence and sexual abuse in Tulare County.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The California Department of Public Health's California HIV Surveillance Report for 2017 estimates that there were approximately 448 people living with a diagnoses HIV infection in Tulare County. This represents 0.3 percent of HIV-diagnosed residents statewide in 2017.

**Discussion:**

The key housing and supportive service needs of on the non-homeless special needs population include:

- The elderly have a high dependency on Social Security/SSI and many do not have enough income to meet basic needs including housing costs. This group also needs common elderly services that include public transportation, home delivery services, at-home medical care, and public programs to expose seniors to new activities.
- Persons with mental, physical, and/or developmental disabilities need access and availability to affordable housing is a key housing. This issue among persons with disabilities. Other needs include: group living supportive care housing; in-home social, educational, and medical support; housing designed to accommodate persons with physical disabilities; and proximity to services and transit.
- Persons with alcohol and drug addiction have difficulty securing a job and maintaining their housing situation. Providing vouchers or other financial assistance could aid this special needs group in gaining improved access to treatment and housing.
- Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment.
- Victims of domestic violence are typically women and/or youth. These groups commonly need either proper placement in temporary foster homes or additional financial support, legal services or counseling to deal with domestic violence.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### **Describe the jurisdiction’s need for Public Facilities:**

**Community Facilities.** The results of the ConPlan survey shows that health care, youth centers, senior centers and facilities for abused and neglected children, are the three most important community facilities needs within the City.

### **How were these needs determined?**

Community facilities needs were determined based on results from the ConPlan survey, ACS data regarding the needs of the demographic/socioeconomic group.

### **Describe the jurisdiction’s need for Public Improvements:**

The results from ConPlan survey indicate that street improvements, water system repairs, fire/station equipment, and sidewalks were important needs of the City. Public improvements are identified in the City Public Works Department’s Capital Improvement Program (CIP) each year. According to the Draft 2019-2024 City of Tulare Capital Improvement Projects, approximately \$995,000 are budgeted with CDBG funds during the five-year period. CIP projects using CDBG funds include:

- Sacramento Street and Maple Avenue Improvements (2019-2020). \$390,000
- F Street ADA-compliant Curb Ramps (2019-2020). \$40,000
- Parkwood Meadows Improvements Phase I (2019-2020). \$99,000
- Parkwood Meadows Improvements Phase II (2020-2021). \$76,000
- Tulare Avenue Improvements (2020-2021). \$390,000
- Pratt Street Improvements (2021-2022). \$390,000

### **How were these needs determined?**

Community public improvements needs were determined based on results from the ConPlan survey and the City’s Capital Improvement Program (CIP). In addition, the City of Tulare has a Transportation Management Team that prioritizes projects based on funding availability and community need.

### **Describe the jurisdiction’s need for Public Services:**

The ConPlan survey indicated that mental health, substance abuse and health services were the three top ranking needs under the Public Service category.

### **How were these needs determined?**

Community public service needs were determined based on results from the ConPlan survey, ACS data regarding the needs of various demographic/socioeconomic groups.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City will administer its CDBG programs over the term of the ConPlan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD based on 2011-2015 American Community Survey (ACS) data. Other sources are noted throughout the ConPlan.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The City’s housing stock as of the 2011-2015 ACS consisted of 19,275 total residential units, 79 percent of which were single-family detached homes (*Residential Properties by Unit Number Table*). The 2011-2015 ACS data is automatically provided by HUD; according to more recent data from the California Department of Finance (2019 E-5 estimate), the City’s housing stock grew to 16,463 units by 2019. About 8 percent of units are in small multi-family structures of 2-4 units, while another 4 percent are in larger structures of 5 units or more. As presented in the *Unit Size by Tenure Table*, owner and renter occupied units totaled 18,290 units. Of these, about 58 percent were owner-occupied and 42 percent were renter-occupied. The majority of owner-occupied units -- 89 percent -- had three or more bedrooms, while about 53 percent of renter-occupied units had two bedrooms or fewer.

### All residential properties by number of units

**Table 26 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	15,275	79%
1-unit, attached structure	510	3%
2-4 units	1,620	8%
5-19 units	805	4%
20 or more units	425	2%
Mobile Home, boat, RV, van, etc.	640	3%
<b>Total</b>	<b>19,275</b>	<b>100%</b>

*Data Source: 2011-2015 American Community Survey*

## Unit Size by Tenure

**Table 27 – Unit Size by Tenure**

Number of Bedrooms	Owners		Renters	
	Number	%	Number	%
No bedroom	115	1%	155	2%
1 bedroom	100	1%	720	9%
2 bedrooms	905	9%	2,775	36%
3 or more bedrooms	9,445	89%	4,075	53%
<b>Total</b>	<b>10,565</b>	<b>100%</b>	<b>7,725</b>	<b>100%</b>

*Data Source: 2011-2015 American Community Survey*

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

As seen in **Table 7**, in section NA-10, there are 3,850 households in the City of Tulare with at least one housing problem. This includes 1,265 owner-occupied households and 2,345 renter-occupied households within the City. Of these households, there are 3,610 households with incomes at or below 80 percent MFI. These households, which make up 19 percent of Tulare’s household totals, are the primary target for funds to help eliminate the severe existing housing problems.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

State law requires that the City identify rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years. According to data from the City’s Housing Element, within the at-risk analysis period of 10 years (2016 through 2025), there are no housing projects that are considered to be at-risk of converting to market-rate housing. In total, there are an estimated 737 assisted housing units in Tulare, none of which are at-risk of converting to market rate within the next 10 years.

### **Does the availability of housing units meet the needs of the population?**

As discussed in the Needs Assessment section (**Table 7**), almost 30 percent of all households (5,300 total households) spend at least 30 percent of their income on housing, considered the threshold for overpayment. Of the total, there are 3,595 renter and 1,795 owner households that overpay for housing in the City. Thus, the supply of affordable housing for lower income households is a high priority goal. The need is further substantiated by the 10,265 on the waiting list countywide maintained by HATC, which provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. This illustrates the need for affordable housing in the City.

In addition, the Regional Housing Needs Allocation (RHNA) for the City of Tulare, as determined by the Tulare COG allocated the regional “fair share” of housing needs to the City of Tulare for the 2013-2023 period. According to the RHNA, the City must be able to accommodate 3,594 housing units during the planning period. Of this total, Tulare must be able to accommodate at least 1,529 units (43%) of the total 3,594 units to very low and low-income households during the 2014-2023 period.

**Describe the need for specific types of housing:**

The City analyzed its ability to meet Regional Housing Needs of 3,594 housing units. Out of this total, there were 1,529 housing units, or 42.5 percent of the total, that were in the extremely low, low and very low-income categories. The need for moderate (17 percent) and above moderate-income housing (40.4 percent) totals 63.5 percent.

Tulare’s Fourth Cycle Housing Element identified vacant sites that could accommodate a total of 12,642 units, including 249 lower-income units, 4,346 moderate-income units, and 8,047 above-moderate-income units. Thus, the need for moderate and above housing units can be met, if vacant sites are built out, while there would still be a need on the lower income categories. The Housing Element identified approved and built projects that could accommodate a total of 1,305 units, including 374 lower-income units, 238 moderate-income units, and 695 above moderate-income units. To accommodate the remaining need from the Fourth Cycle RHNA, the City’s Fourth Cycle Housing Element contained a rezone program to meet its unaccommodated need of 1,214 units in the lower-income RHNA categories.

To accommodate the need for Extremely Low and Very Low-income housing, the City is committed to working with HATC, housing non-profits, and housing developers to identify specific sites for developing housing suitable for extremely low and very-low income households, including seniors, disabled persons, veterans, farmworkers and the homeless.

**Discussion**

Even though, the City of Tulare has seen a steady increase in the number of housing units – the need still exists for housing units at the lower income levels. Also, during the survey and public workshops – the need for housing rehab programs arose.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The median home price in Tulare in the year 2000 was \$92,900 according to the 2000 census. According to data from the 2011-2015 ACS automatically provided by HUD, Tulare's median home value in 2015 was \$156,500, which is 68 percent increase than the price from 2000.

According to 2011-2015 ACS data, the majority (82.1%) of Tulare's renter households paid at least \$500 but less than \$1000 in monthly rent while only about 18 percent paid \$1000 or more.

The 2011-2015 ACS data shows that median contract rent in 2015 was \$763 – an increase of 71 percent from 2000, when rent was \$446. The trend in rents, like home sales prices, has been increasing.

### Cost of Housing

**Table 28 – Cost of Housing**

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	92,900	156,500	68%
Median Contract Rent	446	763	71%

*Data Source: 2000 Census (Base Year), 2011-2015 American Community Survey (Most Recent Year)*

**Table 29 - Rent Paid**

Rent Paid	Number	%
Less than \$500	1,690	21.90%
\$500-999	4,650	60.20%
\$1,000-1,499	1,160	15.00%
\$1,500-1,999	175	2.30%
\$2,000 or more	45	0.60%
<b>Total</b>	<b>7,720</b>	<b>100.00%</b>

*Data Source: 2011-2015 American Community Survey*

## Housing Affordability

**Table 30 – Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	314	No Data
50% HAMFI	1,309	615
80% HAMFI	4,279	2,425
100% HAMFI	No Data	3,499
<b>Total</b>	<b>5,902</b>	<b>6,539</b>

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

## Monthly Rent

**Table 31 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	695	699	925	1,291	1,525
High HOME Rent	695	699	925	1,065	1,169
Low HOME Rent	576	608	730	842	940

*Data Source: HUD FMR and HOME Rents (2019)*

### Is there sufficient housing for households at all income levels?

According to the limited data available, there is not sufficient housing for households at lower income levels in Tulare. According to 2011-2015 CHAS data from HUD, there were 1,165 renter households making 30 percent HAMFI or less, but only 314 units affordable to a household at the 30 percent level (*Housing Affordability Table*). Also according to CHAS data, there were 1,435 households making between 30 and 50 percent HAMFI, with only 1,309 units affordable to a household at the 50 percent level. Additionally, the fact that a housing unit is affordable to a particular income level, does not necessarily mean that it is occupied by a household at that income level, meaning that the affordability mismatch is very likely more severe than reported in the data.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The drop-in home values during the early 2010s may have made a small additional percentage of for-sale homes affordable to lower-income households; however, this trend is far outweighed by the significant rise in rents over the same time period. Since the vast majority of housing units affordable to

lower-income households are rental units, it is likely that the number of units affordable for lower-income households will decrease going forward.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

**Table 31** shows HUD-defined fair market rent (FMR) and HOME rents for Tulare County for 2019. In general, the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

High HOME rents equal FMR rents in the Efficiency, 1-Bedroom and 2-Bedroom unit categories. FMR rents are considerably higher in the 3 and 4-Bedroom home categories. The high FMR rates, compared to the Low HOME rents, indicates that it will be very challenging to develop new housing for low income households. And, as rents continue to rise, it puts more pressure to preserve what affordable housing units are available to City of Tulare residents.

**Discussion**

Per information provided in this section, the cost of housing in the City of Tulare has risen since 2015, resulting in increased cost burdens for Tulare households, especially for households at the lower end of the income spectrum. It will be a challenge for the City to address the issue of providing housing that meets the needs of Tulare residents.

# MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

## Introduction

The U.S. Census Bureau’s American Community Survey (ACS) defines a “selected condition” as one of four types of housing problems, similar to those used in the Needs Assessment: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent. Table 37 calculates the total number of owner- and renter-occupied units exhibiting different numbers of selected conditions, and the percentage of all units falling into each of these categories.

Based on these categories, more than one-half (58 percent) of all households have none of the selected conditions, while 42 percent have either one or two conditions, and a small number (less than one percent) have three or four conditions. However, renter households are more likely to experience problems. In all, 47 percent of all renter-occupied households have at least one condition, compared to only 31 percent of owner-occupied households.

## Definitions

The City defines substandard housing, building or units that are not in compliance with the California Health and Safety Code. Substandard housing condition refers to the ability of various systems in a house to meet adopted building codes for health and safety, including plumbing, heating, electrical, and structural systems. Housing conditions are considered substandard when one or more systems are found to be below the minimum standards required by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to residents’ health and safety that substandard housing poses. The City’s analysis showed that approximately 80 percent of the housing units surveyed were rated sound; 12 percent needed minor repair; 6 percent needed moderate repair; 2 percent needed substantial rehabilitation; and 1 percent were rated as dilapidated and in need of replacement. Housing conditions have not changed substantially since the survey was completed.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Data from the 2011-2015 ACS table identifies 210 owner-occupied units and 510 units with two or more selected conditions.



## Condition of Units

**Table 32 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,275	31%	3,650	47%
With two selected Conditions	195	2%	500	6%
With three selected Conditions	15	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,085	67%	3,560	46%
<b>Total</b>	<b>10,570</b>	<b>100%</b>	<b>7,720</b>	<b>99%</b>

*Data Source: 2011-2015 American Community Survey*

## Year Unit Built

**Table 33 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,995	28%	1,655	21%
1980-1999	3,375	32%	2,370	31%
1950-1979	3,320	31%	2,835	37%
Before 1950	880	8%	860	11%
<b>Total</b>	<b>10,570</b>	<b>99%</b>	<b>7,720</b>	<b>100%</b>

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

## Risk of Lead-Based Paint Hazard

**Table 34 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,200	40%	3,695	48%
Housing Units build before 1980 with children present	3,185	30%	1,730	22%

*Data Source: 2011-2015 American Community Survey (Total Units,) 2011-2015 Comprehensive Housing Affordability Strategy (Units with Children present)*

## Vacant Units

**Table 35 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

*Data Source: 2011-2015 Comprehensive Housing Affordability Strategy*

### Need for Owner and Rental Rehabilitation

The City of Tulare has identified the need to provide its residents with a housing rehabilitation program. Data from the 2011-2015 CHAS table identified over 700 units with two or more conditions that may be addressed by housing rehabilitation programs. The City is implementing a housing rehabilitation program using CDBG, HOME, and CalHome funds to address housing needs.

### Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards

According to 2011-2015 CHAS data, there were a total of 7,895 (43.2%) of total units built prior to 1980. If 75 percent of these properties can be assumed to have LBP, the number of units with LBP is estimated to be 5,921. According to the Needs Assessment of this Plan, approximately 54 percent of all households in the City were low- or moderate-income (defined here as less than or equal to 100 percent HAMFI). Assuming that this percentage holds true for the estimated 5,921 units with LBP, the number of lower-income households potentially exposed to LBP hazards is estimated to be 3,227. As stated earlier, the lower cost of older units makes them more likely to be occupied by lower-income households, meaning that this estimate could be low.

### Discussion

Although lead was banned from residential paint in 1978, more than three-fourths of homes constructed prior to 1978 (national average) may contain lead based paint (LBP). The use of lead was widespread in older homes, which often cost less and are therefore more likely to be occupied by lower-income families -- posing an increased risk to this income group.

The age of housing units is the key variable for estimating the number of units with LBP hazards. It is estimated that nationally, three-quarters of all residential properties built in 1978 or earlier may contain LBP, with older properties having the highest likelihood of containing LBP. Local data have confirmed that the percentage of units containing LBP increases with the age of the structure.

**Digital Divide:** Providing a broadband infrastructure has become increasingly important in order to provide residents with reliable connectivity for services such as online banking, and purchasing goods and services. In 2019, according to EdSource, a statewide nonprofit specializing in education-related research and analysis, only about a third of California households in rural areas are subscribed to internet service, compared with 78 percent in urban areas. In Tulare County, 54.3 percent of households have access to high speed internet. Within the City of Tulare the areas with the lowest access to high speed internet service are in the central areas of the City, corresponding with the lower income areas of the City.

Two broadband providers, Frontier and AT&T serve the City; these service providers offer reduced price internet access for lower income households using “Lifeline” programs, which are federal programs aimed at qualifying customers. To qualify, customers need to be low income (135% or less than the federal poverty guidelines), or have a member of the household be under one of the following programs: Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamp, Medicaid, SSI, Federal Public Housing Assistance, Veterans Pension and Survivors Benefit, Tribal Programs (and live on federally-recognized Tribal lands) and other categories. AT&T offers residents discounts of \$9.75 off internet access and other programs that could reduce internet costs to \$10 per month. Frontier also provides the \$9.75 discount on internet services to its customers.

**Natural Hazard Risks:** ConPlan regulations require the City to assess if low- and moderate-income communities are at risk of natural hazards, including those that are expected to increase due to climate change. Tulare’s General Plan specifically addressed climate change as a key issue in the City and identified policies and programs to address the issue in the Conservation and Open Space Element, where one of the key goals was implementing the goals, policies, and actions of the Tulare Climate Action Plan. The Climate Action Plan demonstrates the City of Tulare’s commitment to reducing greenhouse gas (GHG) emissions consistent with state legislation and in support of the City’s 2030 General Plan and Draft Environmental Impact Report (EIR). The City will reduce GHG emissions from City operations and facilitate reductions in the community through the goals, measures, and actions identified in the Climate Action Plan. These efforts will not only reduce emissions but also support and enhance the City’s quality of life and economic prosperity. The Plan identified how the City will achieve the State-recommended GHG emission reduction target of 15% below baseline by the year 2020 and to create a path to obtain 2050 state targets associated with Governor’s Order S-03-05. To reduce greenhouse gas emissions in Tulare, the following seven goals were addressed in the Plan:

- Goal 1: Increase energy efficiency and conservation.
- Goal 2: Promote and support renewable energy generation and use.
- Goal 3: Shift single-occupancy vehicle trips to alternative modes.
- Goal 4: Reduce emissions from vehicles.
- Goal 5: Increase accessible land use to reduce vehicular trips.
- Goal 6: Reduce solid waste.
- Goal 7: Promote low emissions in agriculture.

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## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Housing Authority of Tulare County (HATC) was established in 1945 and committed to providing rental housing assistance to senior citizens, farm labor households, disabled, special needs populations and low and moderate-income (LMI) households throughout the County. HATC administers various housing assistance programs, such as Senior Housing, Farm Labor Housing, Public Housing, Section 8 Housing Choice Voucher Program and Moving to Work program. HATC manages 205 public housing units in the City and 553 Section 8 vouchers within the City. The following table provides an overview of the total number of units by program type in the City.

### Totals Number of Units

**Table 36 – Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	2	620	553	0	553	4	0	0
# of accessible units	0	0	24	0	0	0	0	0	0

*\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

*Data Source: Housing Authority of Tulare County Data Source Comments: All data is for the City of Tulare*

**Describe the supply of public housing developments:**

The Housing Authority of Tulare County manages 205 public housing units in the City and 415 other low-income rental units; therefore totaling to a total of 620 units. 24 units are fully accessible for individuals who are physically handicapped and require special accommodations. In addition, HATC currently has 553 Section 8 Housing Choice Vouchers within the City.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

HATC performs regular annual maintenance, inspections and rehabilitation as needed of all their public housing sites. As a result, all public housing sites are very well-maintained and in good interior and exterior condition.

**Public Housing Condition**

**Table 37 - Public Housing Condition**

Public Housing Development	Average Inspection Score
Tulare PHA Units	93

*Data Source: Housing Authority of Tulare County*

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

HATC will continue to own and manage 205 Public Housing units in the City of Tulare. There is no current plan to purchase additional public-housing units, nor does HATC plan on removing any units from its inventory. In 2020, HATC will invest approximately \$512,696 in Capital Fund improvements within the units in the City of Tulare. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the City of Tulare. Capital Fund expenditures will cover a large range of projects: including roofing replacement, landscaping improvements, carpet replacement along with Air Conditioning and Heating unit improvements.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HATC was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated numerous, different programs into its housing portfolio. These programs are funded by various types of agencies that include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC), California's Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations that work towards

enhancing the efficacy of PHAs. HATC has capitalized on the organizational and procedural flexibilities gained through its participation in the MTW Demonstration Program to become a more effective and efficient agency. Currently, HATC provides affordable and well-maintained rental housing to over 5,000 households throughout Tulare County.

A key element in the implementation of the MTW program is the ability to utilize organizational and procedural flexibility to serve our clients in a more efficient and effective manner. The development of MTW innovations has been driven by our agency's mission, "to provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility should be encouraged. Programs shall be self-supporting to the maximum extent feasible". HATC has enhanced the implementation of their programs by readjusting them in way that we they can better serve our community. Furthermore, MTW innovations work to not just redesign our organizational procedures and outputs but also to redefine how our community views "affordable housing".

Under the regular public housing program rules PHA's have to establish rents based on 30% of the income of the participant. The flexibility to modify the noted procedure has been extremely beneficial not only to participants of the program but also for our agency. This policy modification was conducted with the goal to encourage self-sufficiency among participants. The goal behind establishing fixed rents not affected by income increases is to not discourage participants from obtaining and seeking higher income jobs. In this instance participants are not penalized by having their rent increase due to obtaining a higher income. Self-sufficiency is promoted as participants are guided to utilize their savings to fix their credit, save to become homeowners, or other activities that will allow them to be self-sufficient.

This innovation has also resulted as a cost efficiency measure for our agency. Clerks do not have to spend extra time sorting out complicated income formulation requirements. The income formulation process is not only expedited but it also becomes more effective as clerks are less likely to make mistakes in formulating the participants' income. Furthermore, this innovation allows for more effective informational outreach for all community stakeholders. The simplicity of having a flat rent allows community stakeholders to be able to better understand the benefits of our public housing program.

Under traditional HUD regulations recipients of public housing assistance and traditional Housing Choice Vouchers would be able to be enrolled in the program indefinitely as long they remained deemed eligible. This traditional system would create minimal turnover, making it difficult to enroll new applicants. Traditional programs gave no incentives for participants to become financially self-sufficient; in contrast the participants would lose the assistance if their income levels surpassed eligibility levels. Such program regulations aided the support of cyclical poverty within our community.

HATC has established a five-year time limit on assistance for non-elderly and non-disabled participants of public housing and HCV programs as means to promote self-sufficiency. It has allowed our agency to implement a program that combats cyclical poverty within our community. Participants are informed and guided to utilize the assistance received during their duration in the programs to enhance their ability to become self-sufficient. Participants are referred to agencies that provide services that enhance self-sufficiency (i.e. job training, higher education, first time homeownership programs, and personal finance management). Furthermore, this innovation has created a more equitable process for all eligible community members. The ongoing turnover that this innovation creates has allowed our agency to keep open waiting list for both public housing and HCV programs. Thus, by having open and shorter waiting lists we provide a more equitable method of distributing housing subsidies to all eligible applicants. Enforcing time limits to the noted programs has helped our agency serve more eligible applicants with no extra funding from the national government. The implementation of the noted innovation through the flexibility obtain in the participation of the MTW program has allowed our agency to do more without extra funding or increased cost.

HATC is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents is achieved through the participation of two tenant commissioners on our HATC Board. Furthermore, HATC has installed a Resident Counsel which is made up of five residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Counsel works with HATC staff on evaluating the effectiveness and efficiency of HATC rental assistance programs. This provides members the opportunity to provide input on necessary program modifications.

As noted, a vital driving factor in the implementation of HATC programs is the promotion of tenant self-sufficiency. This agency views the goal of homeownership for program participants as one of the long term goals for all of HATC clients. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. The Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. This list includes programs managed by: CSET, Habitat for Humanity and Self Help Enterprises. An HATC program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between HATC and other public and nonprofit agencies is imperative to help promote homeownership among all tenants.

In essence, HATC is working to break cyclical poverty, to break the culture of reliance on ongoing "entitlement" programs and to better address the need of affordable housing. MTW innovations provide us with the opportunity to redevelop affordable housing program mechanisms that will effectively address the problem at large. These innovations seek to drive all community stakeholders to



achieve self-sufficiency for those that have the ability to enhance their economic status. Lastly, these innovations don't require extra governmental funding; they rather seek to save cost, to enhance the number of participants, and strive to achieve the larger long term goal of decreasing the need for these programs.

**Discussion:**

See narrative above. Even though the City of Tulare does not operate a housing authority or own housing units, the City does cooperate with HATC and also has an office within its City limits.

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## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

HUD recommends that communities provide a comprehensive and strategic approach to address homelessness. The Counties of Tulare and Kings are responsible for the oversight and coordination of the region's homeless system of care. This system of care is known as a Continuum of Care. The Kings/Tulare Homeless Alliance - the designated Continuum of Care Program (CoC CA-513) – is approved by HUD to address the long range needs of the homeless, in order to help them reach self-sufficiency.

The Kings/Tulare Homeless Alliance is designed to rehouse homeless individuals and families, in order to minimize the trauma and displacement caused to homeless individuals and families by homelessness. The Kings/Tulare Homeless Alliance promotes access to mainstream programs so homeless individuals and families can achieve self-sufficiency. The Kings/Tulare Homeless Alliance is also responsible for conducting a regional Point-In-Time (PIT) of the homeless. The PIT identified 146 homeless persons in Tulare at the time it was conducted in 2019.

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**Facilities and Housing Targeted to Homeless Households**

**Table 38 - Facilities and Housing Targeted to Homeless Households**

Types of Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	16	0	0	0	0
Households with Only Adults	0	0	0	31	0
Chronically Homeless Households	0	0	0	31	0
Veterans	0	0	0	80	0
Unaccompanied Youth	0	0	0	0	0

*Data Source: 2019 HUD Housing Inventory Count Report*

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**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Within the City of Tulare there are various service providers that assist the homeless population. These service providers include employment, health care and also mental health care counseling services. Besides assisting the homeless with these types of services, the homeless are also assessed and directed towards mainstream services such as Medicare/Medicaid, Veterans Affairs, Social Security/SSI and others. Service providers participate in the statewide Homeless Management Information System (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Having access to the HMIS system allows for homeless persons to access a variety of services that are best suited to their needs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City of Tulare does not specifically provide or operate housing to the homeless; however, the City's Housing Element calls for the City to, "...encourage transitional units to meet short-term homeless needs. As a long range goal it may be desirable for the City to partner with a non-profit organization and create a staged transitional campus that will provide skills leading to self-sustaining living arrangements." Also, in an effort to assist in meeting the needs of homeless persons in the city, the Housing Element states that the "City shall apply for HUD and State funds on behalf of local charity organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless." In the city of Tulare, two facilities provide housing to the homeless and homeless men are also referred to a third facility in a nearby city. The three facilities include: (1) The Lighthouse Rescue Mission offers 30 – 60 days of emergency housing for women and children with 16 beds. (2) The Tulare Rescue Mission/Homeland Mission operates a 7-bed shelter for men and women. (3) The City also refers homeless men in need of shelter to the Visalia Rescue Mission.

In addition to the local facilities, the Kings/Tulare Homeless Alliance has a variety of emergency shelters, transitional housing and permanent supportive housing options available to homeless households from Tulare. These provide a variety of services including emergency shelter, transitional housing, and permanent supportive housing. There are also regional human services available, including Family Services of Tulare County, whose focus is to provide physical and emotional safety services to families with children.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The special needs population in the City of Tulare have a variety of needs including housing and service needs. The following will describe the need for various housing needs and the programs available to ensure needs are met.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly/Frail Elderly:** Tulare had 5,694 people who were aged 65 and older, forming about 9.1 percent of the population, according to the 2013-2017 American Community Survey data. Some of this group's special needs included limited mobility, increased medical attention due to health complications, and restricted fixed income. Common services for the elderly include public transit, home delivery services and at-home medical care.

**Persons with Disabilities:** According to the 2013-2017 American Community Survey, approximately 13 percent of the Tulare population, or 8,308 persons, had one or more disabilities. The U.S. Census Bureau classifies disabilities into the following categories: Hearing difficulty; Vision difficulty; Cognitive difficulty; Ambulatory difficulty; Self-care difficulty; and, Independent living difficulty.

The City's elderly population, in particular, seemed to be the most affected by disabilities with about 2,735 residents age 65 and older with a disability, or almost half of the total number of people age 65 and older. Among persons with disabilities in Tulare aged 18 to 64, approximately 5,574, or 9.0 percent of persons had disabilities.

A number of non-profit agencies provide supportive services to persons with disabilities living in Tulare – though some of these organizations are not located within its city limits. The Tulare Senior Community Center provides a variety of services, including resources and referrals for all aspects of senior living, such as Meals on Wheels. The City also has the Committee on Aging Board (COA), and other organizations that offer services to Tulare residents include: CSET - Senior Legal & Social Services, AARP, Kings Tulare Area Agency on Aging, HICAP Health Insurance Counseling and Advocacy Program, California Phones - Free Specialized Telephones, Adult Protective Services, Food Link Tulare County and Valley Caregivers Resource.

**Persons with Alcohol/Drug Addiction:** Tulare has been affected by the alcohol/drug addiction crisis. In 2016 there were 102 deaths in Tulare County due to alcohol/drug overdoses. According to the National Institute on Alcohol Abuse, approximately 6.2 percent of adults 18 and over have alcohol abuse disorder. Many others have addiction problems. It is likely that a majority of individuals with alcohol/drug addiction problems will have difficulty securing a full-time job and maintaining their housing situation. Housing options exist for these individuals in order to make it easier for them to access proper care and treatment, including support to deal with addiction and possibly detoxification.

Programs of these facilities include outpatient drug groups, long-term residential recovery (more than 30 days), and case management. According to the Substance Abuse and Mental Health Services Administration, (an agency of the U.S. Department of Health and Human Services), there are at least 6 facilities within a 10-mile radius of Tulare that treat substance abuse or have detoxification programs available to the public. One facility, the Kings View Substance Abuse Program, is located within Tulare city limits. Providing vouchers or other financial assistance could aid this special needs group in gaining improved access to treatment.

**Persons with HIV/AIDS:** According to Tulare County's Health Status Profile for 2018, there were 331 HIV/AIDS cases in Tulare County. Tulare County averages about 30 new HIV infections a year. The County data was based on the State of California's Department of Public Health. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. Additionally, job placement is a concerns for individuals with HIV/AIDS, as their immune deficiencies preclude them from working in jobs requiring frequent interaction with members of the public. The Tulare County HIV program offers various services, such as HIV testing, counseling and others to help persons with HIV/AIDS and other health issues.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Kings/Tulare Homeless Alliance has a discharge policy that includes plans for persons exiting mental and physical health institutions. The Alliance works with local hospitals to provide discharge planning for patients to identify at risk persons and link them with appropriate services to avoid discharging persons into homelessness.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Refer to narrative below.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

During the 2020-2021 Program Year, the City has goals to support public service activities, affordable housing, infrastructure improvements and economic development needs. These goals will help provide for LMI households in the City, as well as many special-needs households. Specifically, the total projected budget for the 2020-2021 Annual Action plan is \$1,025,066 which consists of the CDBG grant allocation of 713,300 plus \$10,000 in estimated program income; and estimated prior year 2019 roll-over funding of 301,766. The funds available are proposed to be utilized for public service programs, affordable housing, public infrastructure improvement projects, economic development and administration costs.

The proposed 2020-2021 Annual Action Plan details program funding allocations for CDBG funds to address high-priority needs identified in the City's 2020-2024 ConPlan (Suitable Living Environment, Public Services, Housing Development and Renovation, Public Facilities and Improvements as well as Economic Development) as follows:

**Public Services:**

1. Graffiti and Neighborhood Cleanup \$30,000
2. Kings/Tulare Continuum of Care (Point in Time Survey/Project Homeless Connect) \$10,500
3. Family Services of Tulare County (Homeless PSH Case Management) \$25,000
4. Kings View Corporation (Homeless Assistance) \$20,000
5. United Way (Homeless Prevention) \$20,000

**Housing Development & Renovation:**

1. Habitat for Humanity (Home Repairs Program) \$40,000
2. Bardsley Garden Senior Apartments (Rehab) \$250,000

**Public Facilities and Infrastructure:**

1. Tulare Avenue Improvements \$390,000
  - a. Street, sewer, storm drain, water system and ADA-sidewalk improvements
2. Parkwood Meadows Phase II \$76,000
  - a. ADA-sidewalk and lightening park improvements

**Economic Development:**

3. WIBTC – Job Training and Placement \$50,000

**Administration: Administration and Planning: \$113,566**

**Total \$1,025,066**

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

**Redevelopment Dissolution: Housing Set-Aside Funds.** Until the dissolution of California’s Community Redevelopment Agencies under AB X1 26, Redevelopment Housing Set-Aside funds were one of the primary sources used by cities for financing, preserving, improving and developing affordable housing. As of 2013, Redevelopment Housing Set-Aside funds were no longer available in the City of Tulare. All tax increment that previously went to cities’ redevelopment agencies were diverted to the underlying taxing entities under AB X1 26.

**Prevailing Wage Requirements.** SB 975, passed in 2002, dramatically expanded the range of projects that require the payment of prevailing wages. The requirements apply to projects involving almost any sort of public subsidy, such as economic development. Notably, affordable apartment projects that receive federal or state low-income housing tax credits are exempt.

According to the California Association for Local Economic Development, SB 975 has had an overall negative impact on the structure of economic development in California. It affects the ability of local jurisdictions to provide direct assistance to companies with HUD funds if the prevailing wage is triggered for the whole project irrespective of whether, in HUD’s opinion, it would not be a prevailing wage activity.

**Environmental Review.** State and federal law (California Environmental Quality Act, National Environmental Policy Act, California and federal Endangered Species Acts) require environmental review of proposed discretionary projects; e.g., subdivision maps, zone changes, etc. Costs and delays resulting from the environmental review process are added to the cost of developing housing.

**Planning and Development Fees.** Fees charged by local governments also contribute to the cost of housing. The City collects permit and development impact fees to cover the administrative and services expenses generated from construction projects; such as, processing permits and building inspections. These fees often limit the supply of affordable housing created due to the additional costs associated with housing construction.

**Permit and Processing Procedures.** The processing time required to obtain approval of development entitlements and building permits is often cited as contributing to construction costs. In development parlance, “time is money” and developers can incur significant holding costs while waiting out a delay. Building permit applications for new single-family houses typically take 3 to 6 months to complete the building permit plan check process, sometimes longer depending upon the size of the project. Processing multi-family development applications, which often require general plan amendments, rezoning, and CEQA review, typically requires 6 months to 1 year—depending upon the number of dwellings—to complete discretionary planning review. The City's permit procedures expedite planning and building approvals where possible and are not likely to unduly constrain housing development.

**Land Use Controls.** In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential



development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. The City of Tulare's development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing. However, the City will consider an amendment to the Zoning Code to eliminate the requirement for discretionary review for multi-family development in multi-family residential zones to expedite permit processing for projects that conform to the General Plan and Zoning Ordinance development standards.

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## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

According to the 2011-2015 American Community Survey, Tulare had 26,360 working-age adults in the labor force and an unemployment rate of 10.01 percent. The unemployment rate for persons ages 16-24 was 21.08 percent, remarkably higher than the 25-64 age group, which had a 6.17 percent unemployment rate. More recent data from the California Employment Development Department show that by April 2019, there was an estimated labor force in Tulare of 28,100, and the unemployment rate had significantly decreased to just 5.3 percent. The City's unemployment rate was almost half of Tulare County's 9.8 percent unemployment rate for the same period.

Certain employment sectors may have mismatches between the number of jobs and the number of workers available, resulting in high unemployment in those sectors. The *Business Activity* table below compares the number of workers in each sector as recorded in 2011-2015 ACS data with the number of jobs in the same sector as recorded by the Census Bureau's Longitudinal Employer-Household Dynamics program. In the City of Tulare, the largest shortage of jobs was observed in the Agriculture, Mining, Oil & Gas Extraction sector, with enough jobs for only 1,601 persons. Though, there were 3,239 workers available for these types of jobs. On the other hand, there were more retail sector jobs than workers in Tulare.

### Economic Development Market Analysis

The City collaborates with a variety of economic development organizations to support economic development within the City. Some of the economic development organizations that provide resources to the city include the following:

- **Tulare Chamber of Commerce (Chamber):** The Chamber promotes business vitality and prosperity for its member and the Tulare community. The Chamber serves its members and citizens by advocating for, and engaging in, efforts to encourage economic opportunity and business prosperity. It provides networking opportunities for business members and the City. The Chamber provides a positive impact through collaborative actions within the community.
- **Workforce Investment Board of Tulare County (WIBTC):** WIBTC advances Tulare County's economic vitality by growing the skills and talent of our workforce. Through a partnership with CSET, the WIBTC provides job readiness workshops, job training and job placement to LMI clients with significant barriers to employment.
- **Tulare County Economic Development Corporation (EDC):** A marketing and business recruitment organization that works to attract new businesses to the Tulare County area. EDC serves as the marketing and business recruitment organization, locating more than 100 companies and creating over 13,000 new jobs throughout Tulare County.

**Business Activity**

**Table 39 - Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	3,239	1,601	19	12	-7
Arts, Entertainment, Accommodations	1,831	1,776	11	13	2
Construction	815	638	5	5	0
Education and Health Care Services	2,045	1,641	12	12	0
Finance, Insurance, and Real Estate	599	382	4	3	-1
Information	158	148	1	1	0
Manufacturing	2,097	2,088	12	16	3
Other Services	520	411	3	3	0
Professional, Scientific, Management Services	587	382	3	3	-1
Public Administration	0	0	0	0	0
Retail Trade	2,353	2,480	14	19	5
Transportation and Warehousing	814	657	5	5	0
Wholesale Trade	695	494	4	4	0
<b>Total</b>	<b>15,753</b>	<b>12,698</b>	<b>--</b>	<b>--</b>	<b>--</b>

*Data Source: 2011-2015 American Community Survey (Workers),  
2015 Longitudinal Employer-Household Dynamics (Jobs)*

**Labor Force**

**Table 40 - Labor Force**

Employment Characteristics	Number of People
Total Population in the Civilian Labor Force	26,360
Civilian Employed Population 16 years and over	23,695
Unemployment Rate	10.01
Unemployment Rate for Ages 16-24	21.08
Unemployment Rate for Ages 25-65	6.17

*Data Source: 2011-2015 American Community Survey*

**Table 41 – Occupations by Sector**

Occupations by Sector	Number of People Median Income
Management, business and financial	3,225
Farming, fisheries and forestry occupations	1,055
Service	2,880
Sales and office	5,175
Construction, extraction, maintenance and repair	3,800
Production, transportation and material moving	1,530

*Data Source: 2011-2015 American Community Survey*

**Travel Time**

**Table 42 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	16,885	75%
30-59 Minutes	4,675	21%
60 or More Minutes	1,035	5%
<b>Total</b>	<b>22,595</b>	<b>100%</b>

*Data Source: 2011-2015 American Community Survey*

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

**Table 43 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,930	430	2,995
High school graduate (includes equivalency)	5,750	700	2,355
Some college or Associate's degree	6,485	620	2,395
Bachelor's degree or higher	3,020	75	525

*Data Source: 2011-2015 American Community Survey*

**Educational Attainment by Age**

**Table 44 - Educational Attainment by Age**

Educational Attainment	Age in Years				
	18-24	25-34	35-44	45-65	65+
Less than 9th grade	190	665	1,020	2,155	1,875
9th to 12th grade, no diploma	1,125	1,060	1,150	1,300	620
High school graduate, GED, or alternative	2,590	2,750	2,000	4,055	1,425
Some college, no degree	2,460	2,735	1,890	2,670	800
Associate's degree	345	775	470	975	315
Bachelor's degree	185	730	1,055	990	315
Graduate or professional degree	0	210	300	340	185

*Data Source: 2011-2015 American Community Survey*

**Educational Attainment – Median Earnings in the Past 12 Months**

**Table 51 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,418
High school graduate (includes equivalency)	31,476
Some college or Associate's degree	33,503
Bachelor's degree	53,351
Graduate or professional degree	66,128

*Data Source: 2011-2015 American Community Survey*

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The top employment sectors in Tulare, with over 1,000 jobs in the City, include Retail (2,480 jobs), Manufacturing (2,088 jobs), Arts/Entertainment/Accommodations (1,776 jobs), Education (1,641 jobs) and Agriculture (1,601 jobs).

**Describe the workforce and infrastructure needs of the business community:**

According to the College of the Sequoias (COS), a college near the City of Tulare, which is very involved with the regional economy – a key need that the business community has is workforce development. Workforce development is an economic development strategy aimed at developing a supply of trained employees that in turn can help attract quality industrial and commercial jobs to the area. COS offers workplace skills and training courses for employees of the manufacturing and logistics companies in the community. COS is also facing another key challenge identified by the business community, which is training employees how to manage better. COS offers a “Frontline Supervisory Academy” to new or existing managers so that they can learn how to manage and motivate, the importance of teamwork and also how to manage change in a modern economy.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Not applicable

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In Tulare the unemployment rate is very low, approximately 5.5 percent. The economy is forecast to remain stable/improve. Currently, there is a need to provide additional training to improve the skills of workers for higher level management positions. It is reasonable to assume that additional workers, with higher skills will be needed for new positions. Increasing the level of education resources available to the current and future workforce is one key way of meeting the employment needs of Tulare.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Investment Board of Tulare County (WIB) has been instrumental in identifying and addressing needs of the business community, which support the efforts of Tulare's ConPlan. The WIB, aligned with the San Joaquin and associated counties (SJVAC), prepared a Regional Plan that prioritized six target industry sectors: Advanced Manufacturing, Construction, Energy, Healthcare, Transportation and Logistics, and Value Added Agriculture. These areas are projected to have substantial growth/resurgence and have a greater need for innovation and training, workforce and education. The WIB has recommended strategic investments into one of three categories: 1. Investments in opportunity (programs to help connect people to jobs, 2. Investment in resources (to help workers move within their industries, 3 Investment in skills (up scaling workers' skills so that they can meet skill demands of businesses).

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable

**Discussion**

Not applicable

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")**

This ConPlan did not include an analysis of areas of concentration of households with multiple housing problems. Though, in general, the lowest-income households have the most problems due to the high cost of housing in relation to income, which can lead to deferred maintenance and other physical issues as well as more immediately cost-related problems such as overpayment and overcrowding. As detailed below, the lowest-income households are concentrated in the center of the City of Tulare (bounded by Cross Avenue on the north, Enterprise Street on the west, Paige Avenue on the south and the 99 Freeway on the east). This area also has the highest concentration of poverty in the City, which are also likely to have high concentrations of housing problems. In summary, there is a high likelihood that households with the highest cost burden with lower incomes are also experiencing physical problems in older dwellings with more maintenance issues.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")**

An analysis was completed of areas where there was a concentration of racial and ethnic minorities. Figures C-1 to C-6 in Appendix C show maps that include the locations-concentrations of residents who are Hispanic, which is the largest ethnic minority group in Tulare, and also concentrations of other races. These maps were generated using HUD's CPD e-GIS mapping tool, which uses ACS 5-year estimates by the U.S. Census Bureau and other data sources such as CHAS, Point-In-Time (PIT) for homeless and other data sources. Hispanic population in Tulare is 61.3 percent, with Black is 3.5 percent, Asian is 2.1 percent and Native American is 1.0 percent of population total. Hispanic concentration was defined as a census tract with the Hispanic population representing more than 50 percent of total population of the census tract. Census Tracts 22.02, 22.03, 29.01 and 30.01 had Hispanic population's percentages of over 71 percent in these tracts. These census tracts with high Hispanic concentrations are located in the middle of Tulare, similar to the concentration of lower income residents. African American population concentrations in Tulare were also in the middle of the City. The Asian population was not concentrated in any specific area of the City. Native Americans were primarily located in the central and northern sections of Tulare. The White racial group had the highest concentration in the northernmost part of the City. For the most part, racial and ethnic minority groups are located in the middle of Tulare.

### **What are the characteristics of the market in these areas/neighborhoods?**

The main characteristic of the central Tulare area/neighborhoods is that they are mostly single family homes. In the City, over 80 percent of the housing units are single-family homes. There are other areas that have more rural and agricultural type uses. Also, the areas with the higher concentration of minority populations, tend to be the poorer ones in the City.



**Are there any community assets in these areas/neighborhoods?**

The central area of Tulare, where there are more minority populations, have many community assets, including the following: Government (City Hall, Library, Fire Stations #61 and #62); Schools (Union H.S., Lincoln, Mulcahy, Roosevelt and others); Others (Tulare Fair Grounds, Zumwalt Park, Cesar Chavez Memorial, Tulare Senior Center and others). Also, the central business district and some industrial areas are located in the center of the City.

**Are there other strategic opportunities in any of these areas?**

The City of Tulare is targeting its efforts on the areas that correspond to the LMI areas, with an array of programs and investments in these areas to strategically improve economic and housing conditions for its residents in these areas and also the City overall.

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# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the centerpiece of the City of Tulare’s 2020–2024 ConPlan. The Strategic Plan identifies the programs and projects that the City will undertake or consider during the five-year ConPlan cycle. In addition to identifying resources, objectives and goals to implement housing and community development activities, the Strategic Plan includes several sub-strategies including the development of institutional structures, coordination with housing and community partners, the reduction of lead based-paint hazards, addressing homeless issues, addressing barriers to affordable housing, and program/project monitoring.

The City’s overall objective for the CDBG program mirrors HUD’s overall objective for the program: to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Tulare, the following ConPlan goals have been identified based on the input of residents and other community stakeholders:

- Provide needed public infrastructure and facility improvements benefitting low- and moderate-income persons and those with special needs.
- Assist the rehabilitation of housing for low and moderate income residents.
- Support community social services benefitting low- and moderate-income persons and those with special needs.
- Conserve the existing supply of affordable housing by supporting the provision of federal rental assistance vouchers and certificates administered by the Housing Authority of Tulare County (HATC).
- Support housing and services for the homeless and those at risk of becoming homeless.
- Ensure quality, professional administration of federal funds, including the provision of fair housing services to address discriminatory actions that impede access to housing.

All programs and projects are subject to availability of funds and the approval of the City Council.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

**Table 46 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	<b>Low/Moderate-Income Areas (LMA)</b>
	<b>Area Type:</b>	Low/Moderate-Income Areas (LMA)
	<b>Other Target Area Description:</b>	NA
	<b>HUD Approval Date:</b>	Pending
	<b>% of Low/ Mod:</b>	100%
	<b>Revital Type:</b>	NA
	<b>Other Revital Description:</b>	NA
	<b>Identify the neighborhood boundaries for this target area.</b>	Boundaries are established by Census Bureau and determined as CDBG-eligible by HUD
	<b>Include specific housing and commercial characteristics of this target area.</b>	NA
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	NA
	<b>Identify the needs in this target area.</b>	NA
	<b>What are the opportunities for improvement in this target area?</b>	NA
	<b>Are there barriers to improvement in this target area?</b>	NA
	<b>2</b>	<b>Area Name:</b>
<b>Area Type:</b>		Citywide program or activity
<b>Other Target Area Description:</b>		NA
<b>HUD Approval Date:</b>		NA
<b>% of Low/ Mod:</b>		NA
<b>Revital Type:</b>		NA
<b>Other Revital Description:</b>		NA
<b>Identify the neighborhood boundaries for this target area.</b>		NA
<b>Include specific housing and commercial characteristics of this target area.</b>		NA
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>		NA
<b>Identify the needs in this target area.</b>		NA
<b>What are the opportunities for improvement in this target area?</b>		NA
<b>Are there barriers to improvement in this target area?</b>		NA

## General Allocation Priorities

### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG funds will be available citywide for eligible projects that serve Low-Moderate Income (LMI) individuals or households. Other projects that benefit an entire residential area; such as, code enforcement, neighborhood clean, graffiti abatement, or street/sidewalk improvements will be limited to Low – Moderate Area Benefit (LMA) CDBG eligible target areas where at least 51 percent of the residents are LMI persons based on data collected by the Census Bureau.

**Tulare Citywide:** The City is in the heart of the Central Valley. It is located 20 miles west of the Sierra Nevada foothills. Highway 99 runs directly thru the City. The City covers approximately 21.0 square miles and is surrounded by farmland. Tulare is home of the World Ag Expo, over 100,000 people from throughout the world visit the Expo annually. Tulare is currently home to approximately 64,475 residents.

**IDIS Low-Mod Census Tracts (Eligible CDBG Target Areas):** Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less the jurisdiction as a whole. There are currently a total of 9 tracts with 19 blocks groups, which are recognized as Low-Moderate Income Areas (LMA). The City’s CDBG eligible low-mod boundaries are:

1. Census Track No. 0022.02/Block No. 1, 2 and 3 (Low/Mod: 79.46%): bound by east of Enterprise Street, south of W. Cross Avenue, west of N. J Street, and north of W. Inyo Avenue.
2. Census Track No. 0022.04/Block No. 1, 2 and 3 (Low/Mod: 74.55%): bound by east of N. West Street, north of W. Cross Avenue, west of N. J Street, and south of W. Prosperity Avenue.
3. Census Track No. 0023.04/Block No. 1 (Low/Mod: 62.98%): bound by east of N. J Street, south of E. Cross Avenue, west of Cherry Street and north of E. Tulare Avenue.
4. Census Track No. 0024.00/Block No. 3 (Low/Mod: 56.20%): bound by east of Highway 99 to Southwest city limits and south of E. Paige Avenue to Avenue 184 city limits.
5. Census Track No. 0029.01/Block No. 1, 2 and 3 (Low/Mod: 75.91%): bound by east of S. I Street, south of Highway 137, west of Highway 99, and north of E. Paige Avenue.
6. Census Track No. 0029.03/Block No. 2 and 3 (Low/Mod: 66.16%): bound by east of Highway 99, south of Highway 137, west of S. Laspina Street, and north of E. Bardsley Avenue.
7. Census Track No. 0030.01/Block No. 1, 2 and 3 (Low/Mod: 72.99%): bound by east of S. West Street, north of W. Bardsley Avenue, south of W. Inyo Avenue and east of S. I Street.

8. Census Tract No. 0030.02/Block No. 2 (Low/Mod: 61.745%): bound by east of Pratt Street, south of W. Bardsley Avenue, west of S. I Street, and north of W. Paige Avenue.
9. Census Tract No. 0031.00/Block No. 1 and 2 (Low/Mod: 67.11%): bound by East Road 80, north to W. Paige Avenue, east to Highway 99, south to City limits which include Ave 208 to West Street, Pratt Street south to Wade Street, Wade Street east to I Street, south to Avenue 184.

The City does not receive HUD Housing Opportunities for Persons with AIDS (HOPWA) funds.

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## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Based on the Community Needs Assessment conducted for the 2020-2024 ConPlan, the goals were established based on community needs.

**Table 47 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	<b>Public Infrastructure and Facilities Improvements</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low-moderate income persons
	<b>Geographic Areas Affected</b>	Low/Moderate-Income Areas
	<b>Associated Goals</b>	Improve quality & availability of public infrastructure.
	<b>Description</b>	Street, sewer, storm drain, water surface, and ADA sidewalk and public facilities (including parks, community centers) improvements.
	<b>Basis for Relative Priority</b>	Infrastructure sewer, street, water, and sidewalk improvements were given a high priority based on public meetings’ input, survey responses and consultation with various entities.
<b>2</b>	<b>Priority Need Name</b>	<b>Homelessness Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Chronically homeless persons or at-risk of homelessness.
	<b>Geographic Areas Affected</b>	Funds will be available citywide
	<b>Associated Goals</b>	Fund efforts to provide services for homeless
	<b>Description</b>	The City of Tulare recognizes the need for serving the homeless population and has placed homelessness as a high priority.
	<b>Basis for Relative Priority</b>	Homelessness was given a high priority based on public workshops, survey responses and consultation with various entities.
<b>3</b>	<b>Priority Need Name</b>	<b>Affordable housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low to Moderate income households.
	<b>Geographic Areas Affected</b>	Funds will be available citywide
	<b>Associated Goals</b>	Availability and accessibility to affordable housing.
	<b>Description</b>	Home repair program and rehabilitation of LMI senior apartments.
	<b>Basis for Relative Priority</b>	Affordable housing for low and moderate income households was given a high priority based on public workshop input, survey responses and consultation with various entities.
<b>4</b>	<b>Priority Need Name</b>	<b>Public Services - Neighborhood Preservation</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low-moderate income persons

	<b>Geographic Areas Affected</b>	Low/Moderate-Income Areas
	<b>Associated Goals</b>	Neighborhood Preservation
	<b>Description</b>	Neighborhood clean-up and crime prevention
	<b>Basis for Relative Priority</b>	Public services and neighborhood preservation was given a high priority based on public workshop input, survey responses and consultation with various entities.
<b>5</b>	<b>Priority Need Name</b>	<b>Economic Development</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Funds will be available citywide
	<b>Associated Goals</b>	Support economic development efforts
	<b>Description</b>	On the job training and job placement.
	<b>Basis for Relative Priority</b>	Based on community input for the need for employment training, increased job experience and job placement.
<b>6</b>	<b>Priority Need Name</b>	<b>Administration</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Citywide program
	<b>Associated Goals</b>	Fair Housing Services Program Administration
	<b>Description</b>	Program oversight and coordination, including fair housing services
	<b>Basis for Relative Priority</b>	Program Administration

### **Narrative (Optional)**

The City plans to utilize available resources, including CDBG funds to address the priority needs established in this Plan. The priorities identified in this Strategic Plan focus on meeting housing and community development needs, primarily those of low-income households and neighborhoods.

**Impediments to Fair Housing:** HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability. Under the ConPlan, HUD funded recipients are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choices for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan wide area fair housing planning. The Analysis of Impediments to Fair Housing Choice (AI) is the primary document utilized for this purpose.

The City of Tulare completed the AI in conjunction with completion of this ConPlan. This document covers program years 2020 through 2024. The City will continue to implement the fair housing action plan delineated in the AI, including contracting with a qualified fair housing service provider to address fair housing complaints and violations.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 48 – Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Tenant Based Rental Assistance (TBRA)</b>	NA – CDBG may not be used for this type of activity
<b>TBRA for Non-Homeless Special Needs</b>	NA – CDBG may not be used for this type of activity
<b>New Unit Production</b>	CDBG typically cannot be used for this type of activity; however, funds may be used for certain pre-development costs or off-site public improvements. The Needs Assessment and Housing Market Analysis indicate there is a shortage of housing units affordable to lower income households; however, it is not presently envisioned that CDBG funds will be used for this purpose. A substantial amendment to the ConPlan may be necessary if future funding is allocated for such an activity.
<b>Rehabilitation</b>	Overall the City’s housing stock is in good condition; however, a significant number of housing units have been identified as substandard. Housing Market analysis data indicates many lower income homeowners are paying a significant amount of their income for housing (housing cost burden and severe housing cost burden). Housing rehabilitation assistance allows these homeowners to address deferred maintenance improvements on their primary residence without increasing the amount of income dedicated to housing. The results of the public outreach meetings and on-line surveys also indicated a high level of need for rehabilitation of housing units.
<b>Acquisition, including preservation</b>	Housing Market analysis data indicates that there is a need for additional housing that is affordable to both renter and owner households. It is not presently envisioned that CDBG funds will be used for this purpose; however, this does not preclude the City from utilizing these resources as an incentive to create new housing opportunities. A substantial amendment to the ConPlan may be necessary if future CDBG funding is allocated for such an activity.

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

For Program Year (PY) 2020-2021, the City’s CDBG entitlement allocation is \$713,300, estimates \$10,000 in program income, and estimates \$301,766 of prior year rollover, with a total of \$1,205,066 for the first-year Annual Action Plan. The City anticipates an additional \$2,893,200 for the remainder of the ConPlan. The following describes the anticipated resources for the City of Tulare.

### Anticipated Resources

**Table 49 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Administration, Public Services, Homeless Services, Affordable Housing, Public Facility Improvements, and Economic Development	\$713,300	\$10,000	\$301,766	\$1,025,066	\$2,893,200	CDBG projects include public services, homeless services, affordable housing, public facility improvements, economic development and administration.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

For the Program Year 2020-2021, \$25,000 in CDBG funding will be utilized as matching and case management activity delivery funds in partnership with Family Services of Tulare County towards the Tulare Housing First Permanent Supporting Housing vouchers provided for chronically homeless individuals with a disability. These funds will assist up to 12 Tulare chronically homeless individuals maintain permanent housing and long-term stability.

In addition, the City works with nonprofits, foundations, and financial institutions to try to develop additional resources, such as lower interest loans and grants. Other resources that will be available to carry out activities that address the goals of the ConPlan are limited:

- HATC reports that 553 Tulare households currently receive rental assistance. It is anticipated that a similar number of households will be assisted annually over the five-year period of the ConPlan.

CDBG does not require matching funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

The City uses a variety of resources to address the needs of the City and its residents. Since the City of Tulare does not receive HOME or ESG funds directly from HUD, service providers within the City are eligible to apply for these funds from the State.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its ConPlan including private industry, non-profit organizations, and public institutions.

The institutional structure through which the jurisdiction will carry out its ConPlan including private industry, non-profit organizations, and public institutions.

**Table 50 - Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Authority of Tulare County	PHA	Planning Public Housing Rental	Region
Kings/Tulare Homeless Alliance	Continuum of care	Homelessness Planning	Region
City of Tulare Public Works, Parks & Recreation, Police and other City Departments	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
Fair Housing Council of Central California	Non-profit organizations	Planning	Region

### Assess of Strengths and Gaps in the Institutional Delivery System

The Tulare Community Development Department administers the Community Development Block Grant (CDBG) program for the City of Tulare. The Agency will manage/operate the housing related projects and be the point of contact for other City departments and non-profit organizations. The following is the Institutional structure of Tulare's CDBG programs:

- City of Tulare,
- Police Department will track code enforcement activities,
- Public works will monitor graffiti abatement,
- Recreation, Parks, and Library Department will be responsible for literacy, youth and recreation programs; and
- Non-profit organizations will oversee emergency services and other social service programs.

The Tulare City Council would review capital improvements and projects within the City.

The City works closely with outside groups and agencies to maximize the use of resources, as well as to work towards common objectives. In doing so, the City seeks to establish open lines of communication and networks in order to overcome barriers in communication and broaden access.

The strengths in the delivery system are through the interdepartmental communication and collaboration. City staffs from various departments work with each other and with organizations and agencies that assist low-income individuals and families in Tulare and community residents to establish priorities for the use of CDBG funding.

Any service delivery gaps that might exist are due to limited funding. The needs far exceed the funding resources. As a result, even high-priority projects may have to wait years to be funded. This issue was evident at the public outreach meetings. There were many residents that stressed the need for upgraded infrastructure facilities (sewer system is a key need city-wide). And, at these meetings, it was explained to residents that the City's total annual CDBG allocation would only cover a small portion of its infrastructure needs. City staff mentioned that the CDBG funds were being used in conjunction with other funds, in order to provide as much needed infrastructure improvements, given the funding gaps for this type of need.

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**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 51 - Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

There are a variety of services available in the City of Tulare that are addressing the needs of the homeless and persons with HIV.

Utilizing coordinated assessment, the service providers in the City assess and offer services to homeless households. Part of the local homeless coalition's services are to link individuals and families with available services, employing the use of HMIS and coordination among service providers. Employment, health and mental health services are available within the community, and are targeted to the homeless community through the City's service providers.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

There are numerous service providers in the City of Tulare that offer various services in the City. The largest hurdle in providing adequate services to the homeless population is a lack of resources. Specifically, a gap that exist is in street outreach of the homeless population of Tulare. This is being mitigated, by coordinating efforts to combat homelessness through the Kings/Tulare Homeless Alliance (the designated Continuum of Care Program, which is a community-based, long range plan that addresses the needs of the homeless - in order to help them reach maximum self-sufficiency).

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will continue to share information, make referrals, attend local meetings, engage in discussion, provide operational support (via CDBG), and promote educational and training opportunities as a way to overcome gaps.

Also, City staff will identify and work with new service providers that can address various community needs. City staff intends to meet with current and new local service providers and explore opportunities to address various housing and community service needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

**Table 52 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure and Facilities Improvements	2020	2024	Non-Housing Community Development	LMA	Street, sewer, storm drain, water systems, ADA sidewalk, parks and public facility improvements	CDBG: \$2,196,873	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 19,330 Household Assisted
2	Homeless Services	2020	2024	Homeless	Citywide	Homelessness and homelessness prevention	CDBG: \$437,740	Public service activities other than Low/Moderate Income Housing Benefit: 1,250 Persons Assisted
3	Affordable Housing	2020	2024	Affordable Housing	Citywide	Availability and accessibility to affordable housing	CDBG: \$300,000	Home Repair Benefit: 57
5	Public Services	2020	2024	Non-Housing Community Development	LMA	Neighborhood Preservation and crime prevention	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
6	Economic Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$50,000	Job Training and Placement Benefit: 5 Persons Assisted
7	Program Administration	2020	2024	Administration	Citywide	Administration	CDBG: \$783,653	Administration and Planning



**Goal Descriptions**

**Table 53 - Goal Description**

1	<b>Goal Name</b>	Public Infrastructure and Facilities Improvements
	<b>Goal Description</b>	Projects include streets, sewer, storm drain, water systems and ADA sidewalk, parks improvements and other eligible public facilities projects that benefit LMI residents.
2	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Homeless and homelessness prevention services.
3	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Home repairs and affordable housing rehabilitation.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Neighborhood preservation and crime prevention
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Employment training and placement.
6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	CDBG program oversight and coordination.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Tulare is not a HOME Participating Jurisdiction through HUD. The City was recently awarded HOME funds from the State. The City estimates to assist four (4) First-Time Homebuyer and four (4) Owner Occupied Rehabilitation low-and moderate-income families with affordable housing within the City of Tulare with State HOME funds during FY 2020-2021.

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## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City does not own or manage public housing.

HATC does not have a Section 504 Voluntary Compliance Agreement. Nonetheless, HATC adheres to applicable federal, state and local fair housing laws, which prohibits discrimination on the basis of disability and further promoting fair housing to all.

There are 205 public housing units, and an additional 415 low-income units owned or administered by HATC, 24 of those units are deemed as fully accessible for individuals who are physically handicapped and require such accommodations. All accessible units are leased to tenants with a household member that requires accessible accommodations.

### **Activities to Increase Resident Involvements**

HATC has a policy that includes the opinions of public housing residents is reached by participation of 2 tenant commissioners on HATC's Board. HATC also incorporated a Resident Counsel which is comprised of 5 residents from each of the HUD funded program such as multifamily housing, Low-Income Housing Tax Credit, Section 8 Housing Choice Vouchers, public housing, and HOME. The Resident Counsel will work with HATC staff to evaluate the effectiveness of the existing rental assistance programs. This will provide residents with the opportunity to provide input on possible program adjustments.

In addition, HATC provides 2 public hearings each year. The 1st public hearing is to inform the public of the HATC submittal of the Moving to Work (MTW) Annual Plan to HUD. This plan outlines any proposed policy and budget revisions to the rental assistance programs and affordable housing programs. The 2nd public hearing is to inform and discuss the submission of the Moving to Work Annual Report to HUD. The report would include objective outcomes of the Moving to Work Annual Plan.

HATC ultimate goal is for each client to promotion to tenant self-sufficiency. Client homeownership is among one of the top long term goals for all of their clients. HATC staff works with clients to effectively provide them with the necessary tools to achieve homeownership. Each year, at the clients annual re-certification clients are provided with an extensive referral list that provides assistance with homeownership. This list includes partner agencies and programs such as Self-Help Enterprises, CSET, Habitat for Humanity and California Housing Finance Agency.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable

### **Plan to remove the 'troubled' designation**

Not applicable

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

The City has little control over market variables that impact the cost of housing, e.g., cost of land, and cost of construction supplies, materials and labor.

**Prevailing Wage Requirements.** SB 975, passed in 2002, dramatically expanded the range of projects that require the payment of State prevailing wages. The requirements apply to projects involving almost any sort of public subsidy. Notably, affordable apartment projects that receive federal or state low-income housing tax credits are exempt from State prevailing wage requirements; however, federal prevailing wages may be applicable.

According to the California Association for Local Economic Development, SB 975 has had an overall negative impact on the structure of economic development in California. Some experts estimate federal prevailing wage regulations increase construction costs 10 percent to 30 percent.

**Environmental Review.** The California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), require an environmental review of proposed discretionary projects; e.g., subdivision maps, zone changes, etc. Costs and delays resulting from the environmental review process are added to the cost of developing housing.

**Planning and Development Fees.** Fees charged by local governments also contribute to the cost of housing. The City collects fees to cover the administrative and services costs generated from a project, such as permit processing and building inspections. These fees are generally assessed on the number of units in a residential development, and collected at the beginning of the approval process. Fees vary depending on the area of the specifics details of the project as well as the project site. In many jurisdictions, planning and development fees hinder the amount of affordable housing created due to additional costs related with housing production.

**Permit and Processing Procedures.** The processing time required to obtain approval of development entitlements and building permits are often cited as contributing to construction costs. In development parlance, “time is money” and developers can incur significant holding costs during a delay. Building permit applications for new single-family houses typically take 3 to 6 months to complete the building permit plan check process, sometimes longer depending upon the size of the project. Processing multi-family development applications, which often require general plan amendments, rezoning, and CEQA review, typically requires 6 months to 1 year to complete discretionary planning review. The City's permit procedures expedite planning and building approvals where possible and are not likely to unduly constrain housing development.

**Land Use Controls.** In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development in terms of unit densities and the total number of units, that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. Tulare’s development standards do not contain any unduly restrictive

provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. The City's processing and permit procedures are consistent with state planning and zoning law and are not considered to be an unreasonable constraint on the cost or supply of housing.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Local policies and regulations can affect the quantity and type of residential development, but local governments have little or no influence upon the national economy or the federal monetary policies which influence housing and, specifically affordable housing development, which typically requires significant public subsidies. Yet, these factors are the ones that most significantly impact the overall cost of housing and development of new affordable housing units. By reviewing local conditions and regulations that may impact the housing market, Tulare can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of new housing production. Mission Court Apartments, a 65-unit affordable housing complex was recently built in Tulare. The City in partnership with the Housing Authority of Tulare County is continuously researching various options to remove barriers to affordable housing.

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## SP-60 Homelessness Strategy – 91.215(d)

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The local bi-county region CoC, Kings/Tulare Homeless Alliance (KTHA) has been working on enhancing and developing outreach to and engagement of chronically homeless persons who are mentally ill, substance abusers, and dually diagnosed and service resistant, and at-risk populations such as youth runaways, ex-offenders, veterans, victims of domestic violence and those with health risks such as HIV/AIDS. The CoC is implementing a long-term outreach program which is both linguistically and culturally competent, linked to a common intake, assessment, and cross-case management effort to identify people now left unserved and underserved.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City will continue to work with KTHA to utilize the coordinated entry system to find appropriate and adequate services and housing for persons in need of emergency and transitional housing.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Pursuant to current HUD directives, KTHA established a coordinated entry system whereby a homeless individual or family, seeking shelter and services is directed to a streamlined system that facilitates access to appropriate housing and services. The system screens applicants for eligibility for services, such as homelessness prevention, rapid rehousing, emergency shelter, affordable housing, permanent supportive housing, and other interventions. The needs and strengths of each household are assessed to determine which interventions will be most effective and appropriate, while also prioritizing people for assistance based on the severity of their needs. All HUD funded service providers participate in the coordinated entry process. Through the system, homeless households are placed in appropriate housing, such as rapid rehousing and permanent supportive housing.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City will explore the use of CDBG resources to support agencies that provide a variety of safety net services aimed at preventing households from becoming homeless. Examples of these services include food banks and rent/utility assistance. It is anticipated that the City will utilize CDBG funding during the ConPlan cycle for such services.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

HUD regulations require a community to test for lead-based paint hazards for all housing units constructed prior to 1978 that are assisted with federal funds.

HUD has produced informational material on the dangers of lead-based paint hazards in English and Spanish. The City will ensure these materials are available at public counters at City Hall and posted on the City's website, to inform and educate residents about the lead poisoning.

City staff implementing the CDBG-funded housing rehabilitation program staff will ensure all assisted units are assessed for lead-based paint hazards. If lead hazards are identified, project funding may be allocated to mitigate or remove lead-based paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Based on national statistics, three-fourths of housing units constructed prior to 1980 contain lead-based paint; accordingly, education is the initial step to mitigating a problem. By providing information regarding lead-based paint hazards, residents can take immediate action to ascertain their risk level and take corrective or preventive action. As the City continues to implement its housing rehabilitation program, consideration will continue to be given to HUD's lead-based paint testing and mitigation requirements.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's housing rehabilitation program policies and procedures require that all properties constructed prior to 1978 to be tested for lead. If lead is found, it will be removed or encapsulated as required by current HUD regulations.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the U.S. Census Bureau, 19.9% of the City's population is living at or below the poverty level. The Census Bureau reports that 9.1% of Tulare's residents age 65 and older are living in poverty as are 32.5% of residents age 18 years and younger.

City staff has identified several activities and services that can be implemented to reduce poverty:

- Support rental assistance programs provided by the Housing Authority of Tulare County for very low-income renters, especially senior and disabled households, and households with children.
- Support homeless prevention services for individuals presently housed but at risk of losing their residence. As resources permit, assist those already homeless in need of emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing.
- Support public social services that provide a social safety net for lower income individuals.
- Explore implementation of housing rehabilitation programs for lower income homeowners, especially senior households.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City's anti-poverty strategy calls for assisting lower income households, especially for seniors, the disabled, and families with children. The support for HATC's rental assistance programs for very low-income renters is consistent with the City's affordable housing plan. Additionally, safety net programs (e.g., financial assistance and senior services) will assist households that may be at risk of becoming homeless by allowing them to redirect limited income toward maintaining housing.



## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Tulare is an entitlement community that is awarded an annual grant to carry out a wide range of community development activities directed toward revitalizing neighborhoods, encouraging economic development, and providing community facilities and services.

As an entitlement community, the City of Tulare is able to develop programs, projects, activities and funding priorities in accordance with HUD national objectives that are outlined in the Housing and Urban Development Code of Federal Regulation guide under 24 CFR, Subchapter C, Part 570, Subpart A through O. Maximum priority is given to activities which benefit low and moderate income persons.

It is the responsibility of the Community Development Deputy to monitor all HUD funded activities to ensure that statutory and regulatory requirements are being met and performance reports and all other information submitted to HUD is correct and complete.

All accomplishment report information will be input on a regular basis into IDIS. Year-end accomplishment information will be submitted to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

With respect to minority and women-owned businesses, the City will solicit the interest of a wide variety of companies and firms to undertake HUD-funded activities including minority and women-owned businesses.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City’s Fiscal Year (FY) 2020-2021 CDBG annual entitlement allocation is \$713,300 and anticipates \$10,000 in program income and \$301,766 of prior year resources, totaling \$1,025,066. As a result, the City anticipates a total of \$3,918,266 in available CDBG funds over the next five-years. The City will continue to apply for HOME funds through the State of California. Those expected funds are not listed below. The City currently is not a participating jurisdiction of Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA).

The following describes the anticipated CDBG resources for the City of Tulare.

#### Anticipated Resources

**Table 54 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description	
			Annual Allocation:	Program Income:	Prior Year Resources:			
			\$	\$	\$	\$		
CDBG	Public Federal	Public Services, Homeless Services, Affordable Housing, Public Infrastructure and Facility Improvements, Economic Development, Administration	\$713,300	\$10,000	\$301,766	\$1,025,066	\$2,893,200	Funds will be allotted to the following CDBG projects public services, homeless services, affordable housing, public infrastructure and facilities improvements, economic development, and administration.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City works with nonprofits, and other government institutions to try to develop additional resources. The City provides CDBG funds to partner organization Family Services to provide case management services to the Tulare Housing First grants to provide Permanent Supportive Housing vouchers to chronically homeless individuals with a disability. The City allocates funds to the

Kings/Tulare Homeless Alliance the local Continuum of Care who coordinates and leverages resources and community partners to address homelessness in the bi-county region.

These other resources that are available to carry out activities that address the goals of the ConPlan include, but are not limited to, the following:

- Housing Authority of Tulare County – HATC administers federal funds to provide 553 eligible Tulare households with Section 8 rental choice vouchers, which 4 are under the Veterans Affairs Supportive Housing (VASH) rental vouchers. It is anticipated that they will continue to assist City households over the five-year period of the ConPlan.

CDBG does not require matching funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

A current CDBG owned property is currently a women and children homeless shelter public facility maintained by Tulare Lighthouse Rescue Mission.

**Discussion**

The City uses a variety of resources to address the needs of the City and its residents. Since the City of Tulare does not receive HOME or ESG funds directly from HUD, service providers within the City are eligible to apply for these funds from the State.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

**Table 55 – Annual Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure and Facilities Improvements	2020	2024	Non-Housing Community Development	LMA	Improvements to streets, storm drains, water systems, sidewalks, and park facilities.	CDBG: \$466,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,965 Persons Assisted
2	Homeless Services	2020	2024	Public Services	Citywide	Homeless and homeless prevention	CDBG: \$75,500	250 Persons Assisted
3	Affordable Housing	2020	2024	Affordable Housing	Citywide	Availability and accessibility to affordable housing	CDBG: \$290,000	Home Repairs: 8 Households Multi-Family Rehab: 49 Units
4	Public Services	2020	2024	Public Services	LMA	Neighborhood Preservation and crime prevention	CDBG: \$30,000	20,000 Persons Assisted
5	Economic Development	2020	2024	Economic Development	Citywide	Economic Development	CDBG: \$50,000	5 Persons Assisted
6	Program Administration	2020	2024	Administration	Citywide	Administration	CDBG: \$113,566	1 Persons Assisted

**Goal Description**

**Table 56 - Annual Goal Description**

<b>1</b>	<b>Goal Name</b>	Public Infrastructure and Facilities Improvements
	<b>Goal Description</b>	Street, sewer, storm drain, water systems, ADA sidewalks, and parks facilities improvements
<b>2</b>	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Homeless support services and homeless prevention
<b>3</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Home repairs and affordable housing rehabilitation
<b>4</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Neighborhood preservation and crime prevention
<b>5</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Employment training and placement
<b>6</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	CDBG program oversight and coordination

## AP-35 Projects – 91.220(d)

### Introduction

The following activities have been allocated CDBG funds for Fiscal Year (FY) 2020-2021.

### Projects

**Table 56 – Project Information**

#	Project Name
1	Public Infrastructure and Facilities Improvements
2	Homeless Services
3	Affordable Housing
4	Public Services
5	Economic Development
6	Program Administration

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The designated projects all meet the Priority Needs outlined in this Plan. The Priority Needs identified in this Plan include public services, public facilities, affordable housing, homelessness, low to moderate income households, public infrastructure improvements and economic development. The selected projects meet the needs of this Plan through a variety of means. Projects were selected based on the ability to meet needs of LMI households in the City of Tulare and the capacity of each entity to fulfill their objectives. The City has allocated the allotted, \$466,000 for public infrastructure and facilities improvements, \$75,000 for homeless service, \$290,000 for affordable housing, \$30,000 for public services, \$50,000 for economic development and \$113,566 for administration.

# AP-38 Project Summary

## Project Summary Information

Table 57 - Project Information

1	<b>Project Name</b>	<b>Public Infrastructure and Facilities Improvements</b>
	<b>Target Area</b>	Low/Moderate-Income Areas
	<b>Goals Supported</b>	Public Facility and Infrastructure Improvements
	<b>Needs Addressed</b>	Improvements to streets, sewer and sidewalk infrastructures. Improvements to parks and recreational public facilities.
	<b>Funding</b>	CDBG: \$466,000
	<b>Description</b>	Projects includes street, water, sewer, storm drain and ADA-compliant improvements on Tulare Ave. from West St. to the Union Pacific Railroad. Also, Parkwood Meadows Phase II includes ADA concrete and lighting park improvements.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 11,750 Tulare residents; of which, 88,605 are considered LMI
	<b>Location Description</b>	Low/Moderate-Income Areas
	<b>Planned Activities</b>	ADA concrete, water, sewer, and storm drain improvements.
3	<b>Project Name</b>	<b>Homeless Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Homeless assistance and prevention services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 homeless individuals and 50 at-risk of homelessness
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	PHC, PIT, homeless and homeless prevention services.	
2	<b>Project Name</b>	<b>Affordable Housing</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Availability and accessibility to affordable housing
	<b>Funding</b>	CDBG: \$290,000
	<b>Description</b>	Home Repairs to at least 8 LMI households and low-income senior apartment complex rehabilitation.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 LMI families are expected to benefit from the proposed activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Habitat for Humanity minor home repairs. Bardsley Garden Apartments rehabilitation.
<b>4</b>	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Low/Moderate-Income Areas
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Neighborhood preservation and crime prevention
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Graffiti and Neighborhood clean-up
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20,000 persons
	<b>Location Description</b>	Low/Moderate-Income Areas
	<b>Planned Activities</b>	Graffiti and neighborhood clean-up in LMA.
<b>5</b>	<b>Project Name</b>	<b>Economic Development</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Employment training and placement
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 LMI persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Job training and job placement.
<b>6</b>	<b>Project Name</b>	<b>CDBG Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$113,566
	<b>Description</b>	CDBG program oversight and coordination.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable



<b>Location Description</b>	Citywide
<b>Planned Activities</b>	CDBG Administration and Planning

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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds will be available citywide for eligible projects that serve LMI individuals or households. City wide eligible projects include homeless services, affordable housing projects, economic development projects, and administration.

### Low-Mod Census Tracts (CDBG Eligible Target Areas): Low-Mod Income Area Benefit (LMA)

concentration is defined as census tracts where at least 51% of the median household income is 80% or less the jurisdiction as a whole. LMA projects include graffiti abatement, neighborhood clean-up, public infrastructure, and public facilities improvements. There are a total of 9 tracks with 19 blocks groups, which are recognized as low-mod areas. The City's current CDBG eligible LMA boundaries are:

1. **Census Track No. 0022.02/Block No. 1, 2 and 3 (Low/Mod: 79.46%):** bound by east of Enterprise Street, south of W. Cross Avenue, west of N. J Street, and north of W. Inyo Avenue.
2. **Census Track No. 0022.04/Block No. 1, 2 and 3 (Low/Mod: 74.55%):** bound by east of N. West Street, north of W. Cross Avenue, west of N. J Street, and south of W. Prosperity Avenue.
3. **Census Track No. 0023.04/Block No. 1 (Low/Mod: 62.98%):** bound by east of N. J Street, south of E. Cross Avenue, west of Cherry Street and north of E. Tulare Avenue.
4. **Census Track No. 0024.00/Block No. 3 (Low/Mod: 56.20%):** bound by east of Highway 99 to Southwest city limits and south of E. Paige Avenue to Avenue 184 city limits.
5. **Census Track No. 0029.01/Block No. 1, 2 and 3 (Low/Mod: 75.91%):** bound by east of S. I Street, south of Highway 137, west of Highway 99, and north of E. Paige Avenue.
6. **Census Track No. 0029.03/Block No. 2 and 3 (Low/Mod: 66.16%):** bound by east of Highway 99, south of Highway 137, west of S. Laspina Street, and north of E. Bardsley Avenue.
7. **Census Track No. 0030.01/Block No. 1, 2 and 3 (Low/Mod: 72.99%):** bound by east of S. West Street, north of W. Bardsley Avenue, south of W. Inyo Avenue and east of S. I Street.
8. **Census Track No. 0030.02/Block No. 2 (Low/Mod: 61.745%):** bound by east of Pratt Street, south of W. Bardsley Avenue, west of S. I Street, and north of W. Paige Avenue.
9. **Census Track No. 0031.00/Block No. 1 and 2 (Low/Mod: 67.11%):** bound by East Road 80, north to W. Paige Avenue, east to Highway 99, south to City limits which include Ave 208 to West Street, Pratt Street south to Wade Street, Wade Street east to I Street, south to Avenue 184.

A map of the City’s CDBG Eligible LMA Target Areas is provided in the ConPlan **Appendix D**.

**Geographic Distribution**

**Table 58 - Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Eligible Target Areas	48%
Citywide	52%

**Rationale for the priorities for allocating investments geographically**

For FY 2020-2021, funding is allocated 48 percent CDBG eligible LMA target areas and 52 percent is allocated citywide. CDBG funds will be distributed citywide for eligible projects. LMA projects will include project specific to certain LMA target areas; such as, graffiti and neighborhood clean-up, Tulare Avenue improvements and Parkwood Meadows improvement projects.

**Discussion**

CDBG funds will be allocated to programs that serve Tulare residents citywide or within CDBG eligible LMA target areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During FY 2020-2021 the City is planning to help at least 8 low and moderate-income owner occupied families with needed minor rehabilitation; such as, ADA accessibility, energy conservation, weatherization and emergency home repairs via a partnership with Habitat for Humanity. In addition, the City is planning to complete a roof rehabilitation for Bardsley Garden Senior Apartments a 49-unit affordable housing project serving low-income seniors and/or disabled persons.

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	57
Special-Needs	0
<b>Total</b>	<b>0</b>

**Table 60 - One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	57
Acquisition of Existing Units	0
<b>Total</b>	<b>0</b>

#### Discussion

The City will also utilize HOME and CalHome funds to provide additional affordable housing to the citizens of Tulare through the First-time Homebuyer and Homeowner Rehabilitation programs via a partnership with Self-Help Enterprises.

In addition, the City partners with Family Services of Tulare County to provide 12 permanent supportive housing vouchers annually, through the Tulare Housing First voucher programs for chronically homeless individuals with a disability. The City supports the 12 chronically homeless individuals maintain housing stability, by utilizing CDBG funds under public services each year.

## AP-60 Public Housing – 91.220(h)

### Introduction

The City does not own or manage public housing.

### Actions planned during the next year to address the needs to public housing

HATC will continue to own and manage 205 Public Housing units in the City of Tulare. There is no plan to purchase additional public-housing units, removing any units from its inventory. During FY 2020-21, HATC plans to invest approximately \$512,696 in Capital Fund improvements within the units in the City. Expenditures will cover maintenance and rehabilitation in public-housing units within the City. Capital Fund expenditures covered a large range of projects: including roofing replacement, landscaping improvements, carpet replacement, Air Conditioning and Heating unit improvements.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

HATC is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents is achieved through the participation of two tenant commissioners on our HATC Board. Furthermore, HATC has installed a Resident Counsel which is made up of five residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Counsel works with HATC staff on evaluating the effectiveness and efficiency of HATC rental assistance programs. This provides members the opportunity to provide input on program modifications.

A vital driving factor in the implementation of HATC programs is the promotion of tenant self-sufficiency. HATC views the goal of homeownership for program participants as one of the long term goals for all of its clients. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. This list includes programs managed by: CSET, Habitat for Humanity and Self Help Enterprises. HATC's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between HATC and other public and nonprofit agencies is imperative to help promote homeownership among all of its tenants.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

### Discussion

The City does not own or manage public housing.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

During FY 2020-2021, the City has allocated funds for the regional CoC, to help fund the annual Point in Time Count and Project Homeless Connect, as described in the project section.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

Each year the King/Tulare Homeless Alliance conducts a Point in Time (PIT) count in conjunction with the Project Homeless Connect (PHC) event. Through these two events, the Alliance is able to acquire a snapshot of the adults, children in households and unaccompanied youth living in the City who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless. The City contributes CDBG funds to support the Alliance efforts and City staff participates in the annual bicounty PIT count. The Alliance has a three-prong street outreach approach, which includes events such as PHC and the PIT Count, coordination with law enforcement for referrals of street homeless, and coordination with programs serving daily meals, which is an opportunity to identify clients in need of emergency services. PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. In addition to these events, homeless outreach is regularly conducted by City staff in collaboration with local non-profit agencies and faith based organizations to provide meals and other quality of life.

This program year Kings View Corporation is projected to provide 18 emergency rental assistance to homeless families within the City of Tulare. Kings View will also offer those clients with case management and essential supportive services such as bus passes, utility assistance, food vouchers, clothing assistance, DMV ID's, and hygiene kits. United Way of Tulare County will provide 27 emergency rental assistance as well to assist in preventing homelessness.

Through a partnership with the Workforce Investment Board of Tulare County at least 5 LMI persons facing homelessness or have significant barriers will be provided job readiness skills, job training, and job placement services. Clients will also receive transportation assistance and interview clothing. Priority will be given to homeless persons to assist in long term stability in efforts of ending homelessness. Homeless persons participating in the job training program will also be given the opportunity to shower prior to job interviews through another partnership with River Valley Church.

The City has recently formed a Homeless Strategic Committee to find solutions to reducing homelessness within the City. The Homeless Strategic Committee will be spear headed by council member Terry Sayre. On December 17, 2019, the City Council passed a resolution to declare a shelter crisis within the City of Tulare. The declaration of a shelter crisis will allow the city flexibility in providing emergency housing assistance. The City is working earnestly to reducing homelessness within the City.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has allocated funds to the Tulare Kings County Alliance - regional CoC. The CoC's plan calls for

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enhancing and developing outreach to and engagement of chronically homeless persons who are mentally ill, substance abusers, and dually diagnosed and service resistant, plus at-risk populations such as youth runaways, ex-offenders, veterans, victims of domestic violence and those with health risks such as HIV/AIDS. The CoC is working on developing and implementing a long-term outreach program which is both linguistically and culturally competent, linked to a common intake, assessment, and cross-case management effort to identify people now left unserved and underserved.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Tulare Lighthouse Rescue Mission operates a 16-bed women and children up to 12 years of age shelter. The Tulare Lighthouse Rescue Mission recently opened a 12-bed shelter for males age 13 and up. Both shelters are up to 90 days; however, clients are able to stay longer if they have no other options. Both shelters provide warm meals, showers, laundry and a safe warm bed. The City works closely with the Tulare Lighthouse Rescue Mission and supports their mission and vision to end homelessness within our City.

The City partnered with Self-Help Enterprises, the County and the City of Visalia to open Eden House, a 22-bed Bridge Housing project. Eden's House provides 5 beds for the City of Tulare chronically homeless individuals awaiting an available unit under the Tulare Housing First grants. This project was completed with Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing (CESH) funds. Individuals are expected to stay an average of 90 days while awaiting a permanent housing unit. While at the Bridge Housing complex, clients will receive wrap around services; such as, case management, medical and mental health services.

The City also supports Family Services of Tulare County with case management assistance to continue to provide transitional housing services to the homeless population of Tulare. In collaboration with HUD Tulare Housing First grants, Family Services is able to provide approximately a dozen chronically homeless individuals permanent supportive housing voucher rental assistance each year.

Lastly, the City continues to partner with the local continuum of care and Tulare County Homeless Task Force. The regularly participates in monthly meetings with the CoC and Tulare County Homeless Task Force to stay up to date on incoming funds and collaborating projects to address emergency shelters and transitional housing needs of homeless persons.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Tulare will dedicate funds over the five-year plan period to the regional CoC. The regional CoC seeks to provide housing to homeless households and matching them with appropriate housing and services. In utilizing coordinated assessment, the CoC helps to match households with the shortest amount of time, and connecting households with services that can help them to transition to self-

sufficiency. The City continues to partner with the Tulare Lighthouse Rescue Mission, Kings/Tulare Homeless Alliance, Family Services of Tulare and Kings View PATH team to help chronically homeless individuals, homeless families with families and unaccompanied youth transition to permanent housing and independent living. In addition, the City partners with AMVETS as a CDBG subrecipient to provide homeless veteran essential resources, such as, security deposits and linking them to critical veteran services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

According to HUD's *Strategies for Preventing Homelessness*, "Homelessness prevention is an essential element of any effort to end homelessness either locally or nationwide." This HUD report indicates it is less expensive and disruptive to keep a household housed in place. To this end, the City will explore the use of CDBG funds to support programs that provide direct assistance to households at risk of becoming homeless. The City will also participate in regional homeless planning efforts, including the Tulare Kings Alliance-CoC's Discharge Plan, which aims to prevent individuals leaving institutions, hospitals, etc., from becoming homeless.

The CoC's prevention strategies focus on effective discharge planning, with an emphasis on requiring foster care programs, in-patient mental health hospitals, hospitals and correctional facilities to provide discharge planning services to clients to ensure that they have access to housing and other needed support services, including respite care, upon discharge. Action steps include convening a working group with stakeholders to examine the discharge planning policies and systems within corrections facilities and each County's human service agencies and identifying initiatives to improve those policies and systems; identifying "cross-cutting" initiatives to improve policies and practices across multiple County agencies. In addition, due to the number of prisons located within the region, the CoC has adopted a plan to develop a Continuum-wide, multi-system community re-entry plan that includes housing.

**Discussion**

The City's homeless strategy is to help prevent homelessness and to support local service providers as they engage and assess the City's homeless. Funding may also be provided to support rapid rehousing programming efforts that help ensure homeless individuals obtain housing and the support services needed to achieve and maintain self-sufficiency.



## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

Local policies and regulations can affect both the quantity and type of residential development, but local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

While the City acknowledges that there are many factors that impact the cost to produce affordable housing, the City does not have the resources to address most of the barriers. The City's permitting fees are necessary to maintain the same level of service for the City.

### Discussion:

City staff is aware of the need for additional affordable housing, per input from community at housing workshops, housing surveys and per assessing the City's demographics. Although there are not sufficient funds to build new affordable housing using only CDBG funds, City will continue to implement policies that may increase the number of affordable housing units.

Specific Housing Element Programs that were adopted in the current Housing Element Update that positively impact the City's affordable and inclusive housing goals, and directly contribute to the goal of eliminating barriers to affordable housing are noted as follows:

- Ensure sufficient land is zoned at appropriate densities to accommodate the City's Regional Housing Needs Allocation.
- Encourage residential infill development on vacant and underutilized land that are properly zoned and planned for residential uses within the City limits.
- Home builders will develop multifamily designated land at the highest allowed.
- Require 8 to 12% of units in all Master Planned Communities be higher density residential. Provide adequate infrastructure and public services are provided to serve existing and planned residential development.

## AP-85 Other Actions – 91.220(k)

### Introduction:

Outlined below are the actions the City will implement during FY 2020-2021 to address the sub-strategies of the Strategic Plan.

### Actions planned to address obstacles to meeting underserved needs

During FY 2020-2021, the City will encourage and support HATC's efforts to obtain additional rental assistance funding, especially for senior, disabled, and low-income households. CDBG-funded public facility improvements to be undertaken during the year will provide barrier-free access to individuals with disabilities and mobility limitations. Finally, fair housing services will help ensure all households can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, national origin, familial status, disability, age, source of income or other characteristics protected by laws.

### Actions planned to foster and maintain affordable housing

During the FY 2020-2021 program year, the City of Tulare will continue to promote CDBG funding for LMI households. This includes several projects that help maintain infrastructure necessary to maintain affordable housing within the City.

### Actions planned to reduce lead-based paint hazards

The City will continue to provide information to contractors on training and lead-based paint requirements. Also, as the City continues to implement its housing rehabilitation program, it will ensure that HUD's regulations regarding lead-based paint hazards are implemented, per the City's rehab program policies and procedures.

### Actions planned to reduce the number of poverty-level families

During FY 2020-2021 the City will support several activities that aim to reduce the number of households living in poverty:

- Support HATC's administration of rental assistance programs for very low-income renters.
- Support social service programs that assist households at risk of becoming homeless and those that are homeless.
- Support fair housing services to ensure households have access to safe and decent housing free of discrimination.
- Support career prep for low income youth
- Support health fairs

The goal of these efforts will be to help households gain access to additional services to help create a new level of self-sufficiency and address issues of poverty, acquiring marketable skills and health challenges.

### **Actions planned to develop institutional structure**

The City has no additional actions planned to develop its institutional structure. The City will continue to work closely with the County of Tulare Housing Authority, as well as adjacent units of government and Tulare County.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Tulare does not operate public housing. HATC provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals, and objectives as it relates to public and assisted housing programs. The City will review the Authority's plans and will provide HATC the opportunity to review and consult with the City regarding its ConPlan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents.

Tulare has developed good working relationships with all local nonprofits. As the City continues to implement its CDBG program - to provide public service grant funding - it will coordinate efforts with nonprofit partners to promote the efficient and effective use of limited public resources.

### **Discussion:**

The City's current AI is currently being prepared and will be approved concurrently with the approval of the ConPlan. Action steps to be taken during FY 2020-2021 are also found in **Appendix E**.

Over the course of the FY 2020-2021 program year, the City of Tulare will continue to direct funding to help meet the needs of low- to moderate-income residents in the City. These efforts, along with the efforts of numerous other public and private agencies, will help to address the priority needs established in this plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

Each HUD program that is covered by the ConPlan regulations must address certain program-specific requirements. Below are the requirements for the CDBG program as prescribed by the ConPlan template.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2.	The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
<b>Total</b>		<b>\$0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities \$0

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(I)(2)

The City is not a HOME participating HUD jurisdiction. The City applies to the State each for HOME funds by means of a competitive process.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

<b>1</b>	<b>Data Source Name</b> HUD FMR and HOME program Rents
	<b>List the name of the organization or individual who originated the data set.</b> HUD Fair Market Rents and HOME Program Rents
	<b>Provide a brief summary of the data set.</b> List of FMR for Tulare County, HOME rents for Fresno MSA
	<b>What was the purpose for developing this data set?</b> establishing FMR
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Tulare County for FMR and Fresno MSA for HOME
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2015
	<b>What is the status of the data set (complete, in progress, or planned)?</b> complete
<b>2</b>	<b>Data Source Name</b> CA-513 CoC Housing Inventory Chart
	<b>List the name of the organization or individual who originated the data set.</b> CA-513 CoC King Tulare County CoC
	<b>Provide a brief summary of the data set.</b> Housing Inventory Chart
	<b>What was the purpose for developing this data set?</b> Inventory of the homeless housing units available in the CoC

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Tulare and King Counties</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> complete</p>

DRAFT

City of Tulare			
2020 Draft CDBG Annual Action Plan			
Revenue			
	2019	2020	Total
Allocation Balance	301,766	713,300	1,015,066
Program Income		10,000	10,000
<b>Total Projected Budget</b>	<b>301,766</b>	<b>723,300</b>	<b>1,025,066</b>
Expenses			
<b>Administration:</b>			
City Staff Salaries & Benefits	90,000		90,000
2013- Postage	370		370
2016- Travel and Training	4,000		4,000
2017- Professional and Technical Services	3,000		3,000
2025- Office Supplies	1,000		1,000
2039- Printing, Copying & Advertising	15,066		15,066
2044- Dues and Subscriptions	130		130
<b>Total Admin &amp; Planning</b>	<b>113,566</b>		<b>113,566</b>
<b>Public Services:</b>			
Neighborhood Clean-up	30,000		30,000
KTHA/CoC Project Homeless Connect	10,500		10,500
Family Services Tulare Co	25,000		25,000
Kings View - Homeless Assistance	20,000		20,000
United Way - Subsistence Payments	20,000		20,000
<b>Total Public Services</b>	<b>105,500</b>	-	<b>105,500</b>
<b>Affordable Housing:</b>			
Habitat for Humanity		40,000	40,000
Bardsley Garden Senior Apartments - Rehab		250,000	250,000
<b>Total Affordable Housing</b>	-	<b>290,000</b>	<b>290,000</b>
<b>Public Facility Improvements:</b>			
EN0086-Tulare Avenue Improvements	82,700	307,300	390,000
City of Tulare - Parkwood Meadows		76,000	76,000
<b>Total Public Facility Improvements</b>	<b>82,700</b>	<b>383,300</b>	<b>466,000</b>
<b>Economic Development:</b>			
WIBTC - Job Training and Placement		50,000	50,000
<b>Total Economic &amp; Development</b>	-	<b>50,000</b>	<b>50,000</b>
<b>Total Expenditures</b>	<b>301,766</b>	<b>723,300</b>	<b>1,025,066</b>

Balance

- - -

City of Tulare			
2019 CDBG Action Plan Amendment II			
Revenue			
	2018	2019	Total
Allocation Balance	561,740	649,801	1,211,541
Program Income		55,000	55,000
<b>Total Projected Budget</b>	<b>561,740</b>	<b>704,801</b>	<b>1,266,541</b>
Expenses			
<b>Administration:</b>			
City Staff Salaries & Benefits	80,050		80,050
2013- Postage	250		250
2016- Travel and Training	1,500		1,500
2017- Professional and Technical Services	41,070		41,070
2025- Office Supplies	1,000		1,000
2039- Printing, Copying & Advertising	16,000		16,000
2044- Dues and Subscriptions	130		130
<b>Total Admin &amp; Planning</b>	<b>140,000.00</b>		<b>140,000.00</b>
<b>Public Services:</b>			
Graffiti Abatement	30,700		30,700
KTHA/CoC Project Homeless Connect	10,000		10,000
Family Services Tulare Co	15,000		15,000
Kings View - Homeless Assistance	15,000		15,000
AmVets - Homeless Veteran Support	12,500		12,500
United Way - Subsistence Payments	12,500		12,500
Brooks Chapel - Emergency Aid	2,196		2,196
Tulare Lighthouse Rescue Mission - Showers	8,340.25	16,159.75	24,500
<b>Total Public Services</b>	<b>106,235.86</b>	<b>16,159.75</b>	<b>122,395.61</b>
<b>Housing Devlp &amp; Renovation:</b>			
Habitat for Humanity	-	40,000	40,000
Bardsley Garden Senior Apartments - Rehab		-	-
<b>Total Housing Devlp &amp; Renovation</b>	<b>-</b>	<b>40,000.00</b>	<b>40,000.00</b>
<b>Public Facility Improvements:</b>			
EN0082 Sacramento and Maple	307,124.39	82,875.61	390,000.00
Family Services Transitional Housing Maintenance	8,380.00		8,380.00
Tulare Emergency Aid		75,000.00	75,000.00
F Street & King ADA Ramps		40,000.00	40,000.00
City of Tulare - Parkwood Meadows		99,000.00	99,000.00
<b>Total Public Facility Improvements</b>	<b>315,504.39</b>	<b>296,875.61</b>	<b>612,380.00</b>
<b>Economic Development:</b>			
WIBTC - Job Training		50,000	50,000
<b>Total Economic &amp; Development</b>	<b>-</b>	<b>50,000.00</b>	<b>50,000.00</b>
<b>Total Expenditures</b>	<b>561,740.25</b>	<b>403,035.36</b>	<b>964,775.61</b>

*Difference* - 301,765.64 301,765.64



**AGENDA ITEM: Gen Bus PH 1c**

**CITY OF TULARE, CA  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** City Attorney

**For Council Meeting of:** April 21, 2020

**Documents Attached:**  Ordinance  Resolutions  Staff Report  Other  None

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**AGENDA ITEM:**

Public hearing pursuant to Government Code section 3505.7 Fact Finding with the Tulare Police Officers Union.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

The City and the Tulare Police Officers Union have been in negotiations since 2018. The parties were unable to come to an agreement. On May 14, 2019, each side submitted a request to PERB for a Meyers-Milias-Brown Act factfinding. After a request has been made, each party selects a member of the factfinding panel and the parties mutually agree upon a third-party chairperson of the factfinding panel.

The Factfinding hearing took place at City Hall on February 3, 2020. Both the Union and the City submitted writings, provided evidence and had a chance to explain their positions to the panel.

The factfinding panel weighs and considers 8 factors: state and federal laws applicable to the employer, local rules, regulations, and ordinances, stipulations of the parties, the interests and welfare of the parties and the financial ability of the public agency, comparisons of wages, hours, and work conditions among comparable agencies, the cost of living, the current compensation presently received by the employees, and any other facts relevant to the matter. (Government Code section 3548.2(a).)

The panel makes findings of fact and recommends terms of settlement, which only serve an advisory purpose. (Government Code section 3505.5.) The panel issued its report on March 23, 2020. Within 10 days after the receipt of the recommended terms, the public agency must make the recommendations and findings of fact publicly available. (Government Code section 3505.5(a).) The City posted the report March 26, 2020. According to the Finance Director, the cost of the proposals suggested by the recommendations are estimated to exceed \$1,008,051 for each year and does not include education incentive pay calculations.

**STAFF RECOMMENDATION:**

Hold the public hearing and receive any comments on the fact-finding report.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A

**FUNDING SOURCE/ACCOUNT NUMBER:**

**Submitted by:** Mario Zamora

**Title:** City Attorney

**Date:** 4/14/2020

**City Manager Approval:** \_\_\_\_\_

RENÉE MAYNE  
Arbitrator, Mediator  
Labor-ADR  
Post Office Box 1827  
Sacramento, California 95812  
916-245-0625

PERB CASE NO. SA-IM-194-M  
FACTFINDER CASE NO. 19-11-32FF

FACTFINDING PROCEEDINGS PURSUANT TO  
THE MEYERS-MILIAS-BROWN ACT

CITY OF TULARE

and

TULARE POLICE OFFICERS UNION

Issue: Impasse in 2018-19 Successor Contract Negotiations

NEUTRAL FACTFINDER  
PANEL CHAIR  
RECOMMENDATIONS

FACTFINDING REPORT  
March 23, 2020

FACTFINDING PANEL

Factfinder for the Union:

VINCE MEDINA  
Police Officer  
Tulare Police Officers  
Union

Factfinder for the Employer:

JOSH MCDONNELL  
Deputy City Manager  
City of Tulare

Neutral Factfinder Panel Chair:

RENÉE MAYNE  
Arbitrator, Mediator

APPEARANCES

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## INTRODUCTION

This factfinding arose due to an impasse in collective bargaining under the State of California Meyers-Milias-Brown Act (MMBA) Government Code section 3505.4 between the City of Tulare (City, Employer) and the Tulare Police Officers Union (TPOU, Union).

Under the procedures of the California Public Employment Relations Board (PERB), Renée Mayne was appointed by the parties to serve as the Neutral Factfinder Panel Chair. Josh McDonnell was appointed by the City as the Panel Member to represent the Employer, and Vince Medina was appointed by TPOU as the Panel Member to represent the Union.

(PERB letter November 6, 2019)

The parties agreed all procedural requirements of the impasse had been met, and the dispute was properly before the Factfinding Panel to issue their recommendations to resolve the impasse. The factfinding hearing convened on February 3, 2020, at Tulare City Hall, 411 East Kern Avenue, Tulare, California. The witness for the City was Darlene Thompson, City Treasurer and Finance Director. The witnesses for the Union were Timothy F. Reilly, Certified Public Accountant, and Damian Stafford, Labor Relations Representative. The parties had full opportunity to present and submit relevant exhibits and evidence and to discuss and argue the issues in dispute. The counsel for the parties submitted their post-hearing briefs to the Factfinder Panel on February 24, 2020. The factfinding record was closed after the briefs were received, and the dispute was submitted to the Factfinding Panel for their recommendations.

## ISSUES AT IMPASSE

*Article X. Salary*

*Article XIV. Term*

*Article XV.B. Standard Work Period*

*Article XV.F. Overtime Compensation*

*Article XV.L. Education Incentives*

*Article XV.M. Tuition Reimbursement*

*Article XV. Q. Investigation Assignment*

*Article XV. Q. New: SWAT Assignment*

*Article XV.S. Bilingual Pay*

*Article XV.V. Salary Increases*

*Article XV. New: Longevity Pay*

*Article XVI.D. Annual Leave Buyback*

*Article XXI.P. Personal Days Off*

*Article XX.II.C. Long Term Disability*

(Union Ex. Impasse Docs)

## GOVERNING STATUTE

The MMBA Government Code section 3505.4(d) sets forth the criteria to be used in the factfinding process.

In arriving at their findings and recommendations, the factfinders shall consider, weigh, and be guided by all the following criteria:

- (1) State and federal laws that are applicable to the employer.
- (2) Local rules, regulations or ordinances.
- (3) Stipulations of the parties.
- (4) The interests and welfare of the public and the financial ability of the public agency.
- (5) Comparison of the wages, hours, and conditions of employment of the employees involved in the factfinding proceeding with the wages, hours, and conditions of employment of other employees performing similar services in comparable public agencies.
- (6) The consumer price index for goods and services, commonly known as the cost of living.
- (7) The overall compensation presently received by the employees, including direct wage compensation, vacations, holidays, and other excused time, insurance and pensions, medical and hospitalization benefits, the continuity and stability of employment, and all other benefits received.
- (8) Any other facts, not confined to those specified in paragraphs (1) to (7), inclusive, which are normally or traditionally taken into consideration in making the findings and recommendations.

## SUMMARY OF FACTS

The City of Tulare is located in the heart of the Central Valley of California. The City and the Tulare Police Officers Union had been in negotiations for a successor agreement since May 2018. The last Memorandum of Understanding (MOU) between the parties, which expired on June 30, 2018, was the outcome of a contentious negotiation that led to impasse and factfinding. The Union said that in the current round of negotiations, it had to file a writ of mandate to compel the City to negotiate. The parties held a total of 23 negotiation meetings from May 24, 2018 to May 7, 2019, before submitting the dispute to factfinding. The City has 58 police officer and police corporal positions. (Union Brief)

The parties are at an impasse over the terms and conditions of employment for the City's police officers and corporals in 14 articles in the MOU. The Union's last salary offer was an increase of 5% effective July 1 in 2018, 2019, and 2020. The other issues at impasse include shift selection and assignments, SWAT pay, investigation pay, higher education and professional certification incentives, overtime compensatory pay, longevity pay, bilingual pay, and a total compensation study prior to the expiration of the next MOU. (Union Ex. TPOU Proposals)

The City said its last proposal was a 2% salary increase effective July 1 in 2018 and 2019. The City's Finance Director, Darlene Thompson, testified at the factfinding hearing that Tulare had a budget deficit and therefore did not have the budget to pay for the officers' demands, which were for comparable salary and benefits within the regional labor market. Thompson said the City had to budget for increased CalPERS pension contributions. She provided a chart which showed the City's share of the pension costs was to rise for the City's law enforcement officers, including police management, from 18.9% in 2019-20 to 20.6% in 2020-21. Additionally, the City had to pay CalPERS its unfunded pension liability. The formula for the payback was scheduled to change from a 30-year to a 20-year amortization schedule beginning in 2022-23. (Employer Exs. 9, 10)

The Union's economic proposals were based upon the total compensation study that Damian Stafford, Labor Relations Representative for the Union, had researched and prepared. Stafford testified at the hearing as to his survey methodology. He said he used the eight comparator cities contained in the MOU: Hanford, Porterville, Visalia, Tracy, Madera, Manteca, Turlock, and Merced, and he also added the city of Dinuba (Union Exs. MOU, Total Comp Survey p.2).

The City had not conducted its own compensation study. However, the City objected to the Union adding Dinuba to the study. Stafford testified that he included Dinuba because of its proximity to Tulare: 36 miles. Yet, even without Dinuba, the study showed that the officers' salaries were 25% below the average.

The Union’s compensation study figures were defined by adding officer salaries and special pays and the employer’s contributions to all insurance and retirements benefits. Their methodology deducted from this sum an officer’s contribution to retirement benefits.

The study showed that an officer with five years of experience was 25% below the salary survey average and 22% behind the median of the surveyed cities. Tulare officers ranked 9<sup>th</sup> out of 10 when it was included with the nine survey cities. The City did not dispute the integrity of the Union’s survey outside of the use of Dinuba. (Union Ex. Total Comp Survey)

Below is a chart summarizing the Union’s compensation study’s findings:

Comparison of Regional Average Monthly Police Salaries					
Years of Service	5 years	10 years	15 years	20 years	25 years
<i>Survey Average</i>	\$8,122	\$8,644	\$8,694	\$8,762	\$8,762
Tulare Police Officers	\$6,491	\$6,813	\$6,813	\$6,813	\$6,813
Percent Difference	25%	27%	28%	29%	29%
<hr/>					
<i>Survey Median</i>	\$7,913	\$8,305	\$8,305	\$8,305	\$8,305
Tulare Police Officers	\$6,491	\$6,813	\$6,813	\$6,813	\$6,813
Percent Difference	22%	22%	22%	22%	22%

(Source: Union Ex. Total Comp Survey pp.4-16)

The Union’s expert witness, Timothy F. Reilly, CPA, refuted the City’s projected budget deficit. With his report dated December 18, 2019, he testified at the factfinding hearing that the City’s revenues exceeded the adopted budget in four of five fiscal years, from 2014 through 2018. Further, the City’s expenditures were under budget in all five years. While the City had forecast three deficits in the 2014 to 2018 budgets, the ending balances showed four surpluses, with one deficit in fiscal year 2017-18. During the period of Reilly’s report, in his opinion, the City’s total fund balance increased 203.8%, an increase of \$37.4 million, and the General Fund balance more than doubled. (Union Ex. Financial Summary pp. 55-57; 88)



Timothy Reilly added that according to the California State Auditor's Local Government Risk Rating, the City of Tulare was rated as a "moderate risk" in regard to various financial indicators. The State Auditor had evaluated all California cities for their risk level based upon 2016-17 audited financial statements and generally accepted accounting principles. Each City's cash position/liquidity, debt burden, financial reserves, revenue trends and financial obligations were evaluated. Fifty percent of California cities were found to be in the moderate risk pool. Reilly concluded that the City of Tulare's General Fund was healthy. (California State Auditor)

Darlene Thompson disputed Reilly's use of the City's Comprehensive Audited Financial Reports to analyze Tulare's financial health. She held that the Union's financial expert should have used the City's budgets in the aforementioned fiscal years. The City maintained that its budgets are a clear indicator of the funds available for employee salary increases and that Reilly misrepresented the City's fiscal health. The City did not submit their entire budgets into the factfinding record. However, Thompson pointed to a page from each of the budgets in 2017-18, 2018-19, and 2019-20, to prove the City's ending balances. (Employer Exs. 6-8; City Brief)

Thompson testified that the cost of the Union's proposals was \$1 million but she did not describe her methodology as to how she arrived at this figure. Thompson also did not explain why the City could not afford any of the Union's proposals. She provided a chart that showed other City employees received 2% salary increases in 2018 and 2019 and that it was reasonable to offer the same to the officers. Further, Thompson said that to retain jobs during a recession, the City Council established a policy to maintain a 25% General Fund reserve for the operations of the entire city. (Employer Exs. 9, 10)

The Union said the City's Police Department had experienced significant turnover due to its low salaries. Beginning in 2017, the department had separated 11 officers. Then the City hired 14 officers. But thereafter, 11 more officers left the City of Tulare for other police agencies.

*Summary of Facts*

The Union declared impasse on May 2, 2019, and thereafter filed for factfinding with PERB. Below is the Union's proposed contract language for the issues at impasse between the City and TPOU. The bolded text is the Union's emphasis for new contract language and the struck text indicates the language that is proposed for deletion.

*ISSUES AT IMPASSE*

**ARTICLE X. SALARY**

Police Officers assigned traffic duties in the Traffic Division shall receive a five (5%) percent salary differential. Said salary differential shall commence upon assignment and shall terminate when the individual is no longer assigned traffic duties in the Traffic Division. **This pay is to require officers, corporals and sergeants to carry and answer their department issued cellular phones while off duty.**

The parties agree to use the cities of Hanford, Porterville, Visalia, Tracy, Madera, Manteca, Turlock, and Merced for total compensation comparisons. It is further agreed to use the same categories which were surveyed in the 1995 compensation study. **No later than sixty (60) days prior to the expiration of the current Memorandum of Understanding, the City shall complete a total compensation survey using data from the aforementioned comparable cities for the year the current Memorandum of Understanding expires. The City shall increase the salaries of all POU members to a level equivalent to fourth position from the top on the total compensation survey. However, in no event shall the salary increase for all POU members be less than five percent (5%) each year of the Memorandum of Understanding. All salary increases shall be made no later than the first pay period of July each year of the Memorandum of Understanding. The first salary increases shall be retroactive to July 1, 2018.**

**ARTICLE XIV. TERM**

The provisions of the Memorandum of Understanding shall continue through and include **June 30, 2021**. The parties agree to reopen the meet and confer process for further discussion on or after **March 1, 2021**.

**ARTICLE XV. SECTION B. STANDARD WORK PERIOD**

The standard work period for sworn police officers shall be as follows: [no change to first paragraph]

**Sworn Patrol Officers and Police Corporals in patrol may sign-up for work shifts based on the seniority of the Officer/Corporal.**

**Every twelve (12) months, all work assignment positions assigned to patrol shall be declared open for the purpose of bidding by Sworn Patrol Officers and Police**

**Corporals according to date of hire as a Police Officer, or in the case of Corporal, the date of promotion, for the shift assignment, and days off and on. For the purpose of bidding, Corporals will precede Officers.**

**Personnel assigned to patrol who are on injury or other absence status seven days prior to bidding will not be allowed to participate.**

**At the time of bidding, the number of shifts available for Officer and Corporal bid shall be equal to the number of member positions allocated to patrol. Personnel assigned to patrol who are on injury or other absence status shall not sign up for a patrol shift. Upon return of a member to patrol duty status, the member will make a shift selection.**

**Nothing in the preceding sub-sections precludes moving probationary employees pursuant to paragraph (10), below.**

**Assignments as a result of the bidding process will begin on the first day of the first pay period following January 1<sup>st</sup> of each year. During the 12-month assignment cycle, if a hardship exists, a special request for a change in shift can be submitted. A member may submit one request during a twelve (12) month assignment cycle. The request will be considered based on the needs of the department. A response will be issued to the member within thirty (30) calendar days. Barring a training need, approved requests may be honored once a vacant position that addresses the hardship becomes available.**

**Probationary Police Officers, Sergeants or Recruits may not be permitted to bid for positions but may instead be assigned to a shift.**

**Police management reserves the right to designate specific detail numbers for probationary Officers and Recruits to prevent the concentration of probationary personnel on any given shift in a given district.**

**ARTICLE XV. SECTION F. OVERTIME COMPENSATION [no changes to paragraphs 1 through 3]**

**4. Employees may buy back up to forty (40) hours of unused accrued compensatory time per year.**

## **ARTICLE XV. SECTION L. EDUCATION INCENTIVES**

Upon ratification, (effective the next immediate pay period) All regular (non- probationary) employees shall be entitled to receive education/certificate pay in the amount set forth below. The maximum amount that any employee shall be eligible is **seven and one-half percent (7.5%)** five percent (5%). **This incentive is stackable with all other compensation incentives available to employees and is pensionable.**

1. A payment of one and one-half percent (1.5%) of the Police Officer's monthly salary per month shall be granted with the completion of thirty (30) units of acceptable college credit (twenty (20) units in Police Science) and two (2) years of police service or an Intermediate POST Certificate.

2. A payment of two and one-half percent (2.5%) of the Police Officer's monthly salary per month shall be granted with **either** the completion of sixty (60) units acceptable college credit (twenty (20) units in Police Science) and three (3) years of police service, **or for** an Advance **Intermediate** POST Certificate.

3. A payment of five percent (5.0%) of the Police Officer's monthly salary per month shall be granted **either** for a Bachelor's Degree in Public Administration, Criminal Justice Administration, Business Management or related field with twenty (20) units in Police Science and four (4) years of police service, **or for an Advanced POST Certificate.**

**4. A payment of seven and one-half percent (7.5%) of the Police Officer's monthly salary per month shall be granted for a Master's Degree in Public Administration, Criminal Justice Administration, Business Management or related field with twenty (20) units in Police Science and five (5) years of police service.**

The employee must provide validated evidence of education completed to the Human Resources Director prior to the granting of respective education incentive payments.

## **ARTICLE XV. SECTION M. TUITION REIMBURSEMENT**

Regular city employees, **regardless of rank within the Department**, are eligible to receive tuition reimbursement for educational purposes—**including associate's, bachelor's and master's degree programs**—which tend to improve their ability to accomplish their city jobs, such reimbursement shall be subject to administrative rules and procedures established by the Personnel Department. A maximum of two thousand five hundred dollars (\$2,500) per fiscal year per employee shall be reimbursed for tuition reimbursement.

## **ARTICLE XV. SECTION Q. INVESTIGATION ASSIGNMENT**

Police Officers assigned investigative duties in the Investigations Division shall receive a five percent (5.0%) salary differential. Said salary differential shall commence upon assignment and shall terminate when the individual is no longer assigned investigative duties in the Investigations Division. **This pay is to require officers, corporals and sergeants to carry and answer their department issued cellular phones while off duty.**

**ARTICLE XV. Q. INVESTIGATION AND SWAT ASSIGNMENT**

Police Officers assigned investigative duties in the Investigations Division **or SWAT** shall receive a five percent (5.0%) salary differential. Said salary differential shall commence upon assignment and shall terminate when the individual is no longer assigned investigative duties in the Investigations Division **or SWAT**. **This salary differential is to compensate Investigators and SWAT officers who are required to carry their department cellular phones while off duty and respond to calls for service. This incentive is stackable with all other compensation incentives available to employees and is pensionable.**

**ARTICLE XV. S. BILINGUAL PAY**

Sworn public safety personnel, in the Police Department shall receive an incentive bonus of two **five percent (2 5%)** incentive bonus for certification as being bilingual in accordance with standards established by the Human Resources Director insuring that the said employee is competent and proficient in the language certified. A re-certification shall occur every three (3) years. An employee not passing the re-certification shall not continue to receive the incentive bonus.”

**ARTICLE XV. SECTION V. SALARY INCREASES**

**Five percent (5.0%) salary increase retroactive to July 1, 2018, and continuing through June 30, 2019;**

**Five percent (5.0%) salary increase beginning July 1, 2019, and continuing through June 30, 2020;**

**Five percent (5.0%) salary increase beginning July 1, 2020, and continuing through June 30, 2021.**

**ARTICLE XV: NEW SECTION. LONGEVITY PAY**

**All regular (non-probationary) employees shall be entitled to receive longevity pay in the amount set forth below. The maximum amount that any employee shall be eligible is five percent (5.0%). This incentive is stackable with all other compensation incentives available to employees and is pensionable.**

**1. A payment of two and one-half percent (2.5%) of the Police Officer’s monthly salary per month shall be granted with the completion of ten (10) years of total service time with the City of Tulare.**

**2. A payment of five percent (5.0%) of the Police Officer’s monthly salary per month shall be granted with the completion of fifteen (15) years of total service time with the City of Tulare.**

**ARTICLE XVI. SECTION D. ACCUMULATION OF ANNUAL VACATION LEAVE AND BUYBACK**

Employees may carry over a maximum accumulation of one year's annual vacation leave, for a maximum credit of two (2) years annual leave. If vacation is denied due to a city related emergency, such vacation may be carried over into the following year, if necessary. **Employees may buy back up to forty (40) hours of unused accrued vacation time per year.**

**ARTICLE XXI. SECTION P. PERSONAL DAYS OFF**

Employees in this Union will be afforded one (1) **four (4)** personal days (**each day** equaling eight (8) hours or twelve (12) hours depending on the employee's shift assignment at time granted). This one (1) **These four (4)** personal leave days will be granted beginning with the first full pay period of each fiscal year thereafter. This **These** personal leave days will be placed in a separate leave bank and must be used in its entirety prior to the last full pay period of each fiscal year. An exception will be granted for the time earned at ratification and the first fiscal year until the last pay period in June of 2018 (ending on June 22, 2018). If the leave hours earned remain in this bank

at that time, additional hours granted in the first full pay period of the new fiscal year will only accumulate to a maximum equivalent of one (1) **four (4)** days. This personal leave **bank** has no cash value.

**ARTICLE XXII. SECTION C. LONG TERM DISABILITY**

For non-management sworn Police personnel, the city shall contribute up to \$17.13 **\$24.50** per month to a long term disability plan (in lieu of a one per cent salary increase for the 1982/83 fiscal year).

POSITION OF THE UNION

The Union maintained that the Tulare police officers' total compensation is below the regional labor market. The five-year officer is earning 25% below the average and 22% below the median. The City has never said it cannot afford to pay regionally competitive salaries.

POSITION OF THE EMPLOYER

The City's budget does not include the funding for the police officers' demands. All other City employees received 2% salary increases, and the police officers were the offered the same.

## NEUTRAL FACTFINDER PANEL CHAIR DISCUSSION

It is understandable that the City of Tulare was concerned about rising pension costs and a potential economic recession. However, while the cost of Tulare's police services is a public policy and budget discussion with the City Council, the Finance Director did not present sufficient information during the factfinding hearing to support the City's purported financial concerns.

The City provided a page from three budget years with ending balances. This information was insufficient to demonstrate why the City could not pay for any of the Union's proposals, which were intended to recruit and retain a qualified police force. For example, the 2018-19 city-wide and police department budgets were not submitted into the factfinding record. The limited financial information that the City provided did not impugn the testimony of the Union's financial expert, Timothy Reilly. He said the City's revenues exceeded the adopted budgets in 2014 through 2018. Further, the City's expenditures were under budget in all five years. While the City had forecast three yearly deficits in the 2014 to 2018 budgets, the ending balances showed four surpluses, with one deficit in fiscal year 2017-18. During the period of Reilly's report, the City's fund balance increased 204.8%, an increase of \$37.4 million, and the General Fund balance more than doubled.

The City did not dispute the Union's testimony that since 2017, 11 Tulare officers had been separated, 14 more hired, and then 11 officers left for other police agencies. The most recent attrition represents 19% of the 58 budgeted police officers and corporals in the City police force. Moreover, there is a growing shortage of police officers in California. Not enough qualified recruits are entering the field to fill the assignments of those who retired or left for another police agency. Regardless of why they departed, it would be very difficult for a police agency to replace a sizeable number of its officers with new recruits, and a steep challenge to hire lateral officers. Therefore, competitive salaries are necessary to maintain effective police services. Once an organization crosses the threshold to very low levels of policing, it affects the public safety of their community. Based upon the foregoing, the Union proposal is recommended to the City Council.

NEUTRAL FACTFINDER PANEL CHAIR RECOMMENDATIONS

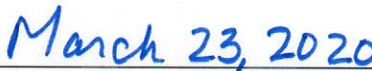
The Neutral Factfinder Panel Chair recommends the Union's last, best and final offer to resolve this dispute and reduce the high turnover of police officers.

In accordance with Government Code sections 3505.4(d)(4)(5)(7), the Neutral Factfinder Panel Chair makes this recommendation to the parties based upon the following statutory criteria:

- (4) The interests and welfare of the public and the financial ability of the public agency.
- (5) Comparison of the wages, hours, and conditions of employment of the employees involved in the factfinding proceeding with the wages, hours, and conditions of employment of other employees performing similar services in comparable public agencies.
- (7) The overall compensation presently received by the employees, including direct wage compensation, vacations, holidays, and other excused time, insurance and pensions, medical and hospitalization benefits, the continuity and stability of employment, and all other benefits received.



RENÉE MAYNE  
Neutral Factfinder Panel Chair



Date

Factfinder for the Union

Vince Medina, Police Officer and Panel Member for the Tulare Police Officers Union, provided the Union's concurrence with the recommendations contained in this factfinding report in the attached letter.

Attorney for the Employer:

Mario U. Zamora, Attorney for the City of Tulare, provided the City's dissent with the recommendations contained in this factfinding report in the attached letter.





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# Tulare Police Officers Union

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March 19, 2020

**Concurrence of Vince Medina, Tulare Police Officers' Union Representative and  
Factfinding Panelist, in the MMBA Factfining Proceedings of  
City of Tulare & Tulare Police Officer Union, Case No. SA-IM-194-M**

---

As the Union Representative of the Factfinding Panel, I respectfully concur with the Recommendations of the Neutral Factfinder Panel Chair Renee Mayne.

Specifically, the City's conduct throughout negotiations for a successor memorandum of understanding (MOU) were deplorable to the point that the Union was required to file a civil lawsuit to force the City to commence negotiations. The City's bad conduct for this successor MOU was identical to its bad behavior three years ago, when once again the Union was forced to take the matter to factfinding. The City has never denied its bad behavior.

The City reports that it wants a solid, well equipped and trained police force. Moreover, the citizens of the City of Tulare deserve nothing less. However, the City refuses to bargain with the Union to ensure that it will maintain a sound police force.

The City never claimed during the months of negotiations that it was financially unable to meet the requests of the Union; that argument was raised for the first time during factfinding. The trust remains: the City is financially able to meet the requests of the Union, it simply refuses to do so.

Therefore, I concur with Neutral Factfinder Panel Chair Mayne's recommendations that the City Council adopt the Union's last, best and final offer to resolve this dispute and reduce the high turnover of police officers based on the evidence presented during the factfinding hearing and Government Code sections 3505.4(d)(4), (5) and (7).

Sincerely,

A handwritten signature in black ink, appearing to read "Vince Medina".

Vince Medina  
Tulare Police Officers Union Representative and  
Factfinding Panelist

Robert M. Dowd\*  
Robert W. Gin\*†  
Jim D. Lee†  
Jeffrey L. Levinson\*  
Raymond L. Carlson  
Ty N. Mizote\*  
Michael R. Johnson\*  
Mario U. Zamora\*  
Andrew J. Brownson  
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March 23, 2020

**VIA ELECTRONIC MAIL ONLY**

Email: mayne.adr@gmail.com

Fact Finding Panel  
c/o Ms. Renee Mayne

Re: City of Tulare's Dissent re Panel Findings for Tulare Police Officers Union

Dear Panel:

The City has appreciated Ms. Mayne, the entire panel, and the TPOU's efforts to find common ground during this process.

In the eyes of the City, the members of the TPOU are extremely valuable and essential to the City and its residents. All of the employees of the City are extremely dedicated and professional. We all recognize that the members of the TPOU are an invaluable part of what makes Tulare great. These are facts that are not in dispute.

What is in dispute is how the City can afford to pay the members what is being requested, and what is recommended by the fact finding panel. Unfortunately, the panel based their recommendation on the financial health of the City which was based upon the City's Comprehensive Annual Financial Report ("CAFR"). While the financial report is extensive and accurate, the panel's conclusion that the City can therefore afford what the TPOU is not consistent with the City's actual financial constraints, specifically with regard to non-restricted revenues and fund balances.

The issue arises because while the overall financial condition of the City may have improved, improvement alone does mean the City can increase spending beyond its means. New streets, sewer lines, water lines, water treatment systems, computers, etc. all increase the City's financial position - however, none of those can be sold to write paychecks to have the cash to provide the requested raises.

Some may argue that the City should simply spend less on other items - but in many cases, the spending is not within City control and doing so would not free up funds in order to provide cash for salary increases. For example, many grants have conditions that limit or entirely prohibit staff salaries from being paid through those funds.

The City recognizes the TPOU deserves a salary increase. The City also recognizes that all of our employees deserve to be compensated fairly. The real question is how to accomplish that goal within the City's means and the given economic conditions.

It was already anticipated that CALPers increases to the City would result in millions of City taxpayer dollars having to be sent to CALPers, further straining cash flow beginning in the fiscal year which starts 2021. That was prior to the Covid19 Pandemic and the Governor's Order to close down all non-essential services. When businesses are shut down locally, it reduces the sales tax the City will receive, further limiting available cash. When the national economy slows down, it means more of the CALPers burden will fall on the City to cover insufficient investment returns. In fact, it was widely report on March 22 that CALPers had lost \$69 billion in the most recent one-month period. Today, the Dow Jones Industrial Average has lost nearly 10,000 points - nearly 4 years worth of gains in a two week period. It is clear today that the City will be impacted by both of those events.

The City's position is, and always has been, not that raises requested by the TPOU are not deserved, but rather, "How can the City can afford them?" The answer is, "The City cannot afford them at this time."

Sincerely,

GRISWOLD, LaSALLE, COBB,  
DOWD & GIN, LLP

By: \_\_\_\_\_



MARIO U. ZAMORA

MUZ\kg



## PROOF OF SERVICE

I am a resident of the State of California. I am employed in the County of Sacramento. My business name is Renée Mayne, Labor-ADR. My business address is Post Office Box 1827, Sacramento, California 95812. I am over the age of 18 years. On March 23, 2020, I served the following document on the parties named below:

**Factfinding Report for the City of Tulare and Tulare Police Officers Union**  
(PERB Case No. SA-IM-194-M)

**Mario U. Zamora**  
Attorney  
Griswold LaSalle Cobb Dowd  
& Gin LLP  
zamora@griswoldlasalle.com

**Roger Wilson**  
Attorney  
Rains Lucia Stern St. Phalle  
& Silver PC  
rwilson@rlslawyers.com

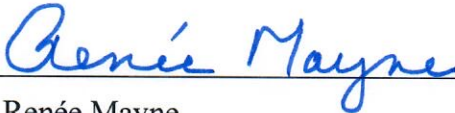
**Josh McDonnell**  
Deputy City Manager  
City of Tulare  
jmcdonnell@tulare.ca.gov

**Vince Medina**  
Police Officer  
Tulare Police Officers Union  
vmedina@tulare.ca.gov

I declare that the documents were served in the manner(s) described below:

- By U.S. Mail: I placed a true copy of the documents enclosed in a sealed envelope, for collection and delivery by the U.S. Postal Service, with postage and all other costs prepaid, to each party's address.
- By Hand Delivery: I placed a true copy of the documents enclosed in a sealed envelope. I hand delivered the envelopes to each party's address.
- By Electronic Mail: I electronically transmitted a true copy of the documents via the Internet to each party's email address.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on March 23, 2020, at Sacramento, California.

  
\_\_\_\_\_

Renée Mayne

**CITY OF TULARE, CA  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department: Community & Economic Development**

**For Council Meeting of: April 21, 2020**

**Documents Attached:  Ordinance  Resolution  Staff Report  Other**

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**AGENDA ITEM:**

City Council review and approval of the Notice of Funding Availability (NOFA) for Affordable Housing Development and direction to staff to release said NOFA to solicit Statements of Qualifications from qualified non-profit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development and land use goals.

**IS PUBLIC HEARING REQUIRED:**     Yes     No

**BACKGROUND/EXPLANATION:**

On February 4, 2020, City Council directed staff to prepare a Notice of Funding Availability to solicit proposals on the use of the City of Tulare's Housing Successor Asset Funds in the approximate amount of \$1 million.

Staff in partnership with the City's consultant, RSG, have prepared the attached draft NOFA for City Council's review and approval.

If approved, this NOFA will be released and circulated to solicit Statements of Qualifications from qualified nonprofit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development, and land use goals. Up to \$1million may be available for one or more projects that meet the local goals and selection criteria outlined in this NOFA, subject to formal approval from the City.

Through this NOFA, the City is seeking to engage prospective community partners and assess their development qualifications based on selected criteria, including, but not limited to:

- Expertise and experience of the development entity and team in designing and constructing high quality affordable housing projects;
- Vision and design for a market-feasible affordable housing project that implements the City's vision for the community and promotes the community character of the City of Tulare;
- Economic viability and financial strength of the proposed project, including marketability and feasibility;
- Experience and ability to creatively negotiate an affordable housing agreement, or other appropriate development agreement, that provides the greatest return on investment to the City; and
- Financial and organizational capacity of the team to successfully complete the project, including the ability to secure financing and leverage other funding sources to build the highest quality housing project.

The City is particularly interested in prospective community partners who have experience with and are able to develop permanent supportive housing to assist homeless persons.

**STAFF RECOMMENDATION:**

City Council review and approval of the Notice of Funding Availability (NOFA) for Affordable Housing Development and direction to staff to release said NOFA to solicit Statements of Qualifications from qualified non-profit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development and land use goals.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:** " Yes ^ No £ N/A

**Submitted by:** Traci Myers      **Title:** Community & Economic Development Director

**Date:** 4/13/2020

**City Manager Approval:** \_\_\_\_\_

**CITY OF TULARE**

**NOTICE OF FUNDING AVAILABILITY  
FOR AFFORDABLE HOUSING DEVELOPMENT**



Released: Monday, April 27, 2020

Deadline: Friday, June 12, 2020 by 4:00PM

**Sources of Financial Assistance:**

Housing Successor Low and Moderate Income Asset Funds

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## Introduction

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The City of Tulare (“City”) has a growing homeless population. According to the 2019 Point in Time count conducted by the Kings/Tulare Homeless Alliance, the City had a homeless count of 146 persons, a 27 percent increase from 2018. City leaders are committed to creating a comprehensive solution to homelessness for the entire community.

As part of the effort to provide a comprehensive solution to homelessness in the community, the City is pleased to announce this Notice of Funding Availability (“NOFA”) for one or more affordable housing projects.

This NOFA is being released and circulated to solicit Statements of Qualifications from qualified nonprofit and/or for-profit developers who desire to partner with the City to carry out local affordable housing, community development, and/or homeless prevention and rapid rehousing solutions. Up to \$1.0 million may be available for one or more affordable housing projects that meet the local goals and selection criteria outlined in this NOFA, subject to formal approval from the City. A description of the funding sources is provided in later sections of this NOFA.

Through this NOFA, the City is seeking to engage prospective community partners and assess their development qualifications based on selected criteria, including, but not limited to:

- Expertise and experience of the development entity and team in designing and constructing high quality affordable housing projects;
- Vision and design for a market-feasible affordable housing project that implements the City’s vision for the community and promotes the community character of the City of Tulare;
- Economic viability and financial strength of the proposed project, including marketability and feasibility;
- Experience and ability to creatively negotiate an affordable housing agreement, or other appropriate development agreement, that provides the greatest return on investment to the City; and
- Financial and organizational capacity of the team to successfully complete the project, including the ability to secure financing and leverage other funding sources to build the highest quality housing project.

The City is particularly interested in prospective community partners who have experience with and are able to develop permanent supportive housing to assist



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homeless persons. We encourage all applicants under this NOFA to explore capital funding opportunities under County of Tulare, State of California, and Federal programs.

### **Statement of Qualifications**

All Statement of Qualifications shall be submitted by no later than **4:00PM on Friday, June 12, 2020**. Late Statement of Qualifications will not be accepted. The City reserves the right to waive any irregularity, informality, or technicality in the Statement of Qualifications if determined to be in the City's best interest. The issuance of and response to this NOFA is not a guarantee of Statement of Qualifications received, any time before a contract is approved and executed. There is no reimbursement for costs associated with responding to this NOFA.

### **About the City of Tulare**

The City of Tulare is located in the San Joaquin Valley, forty-five miles south of Fresno, sixty miles north of Bakersfield, and within 200 miles of the ports of Stockton, Sacramento, Los Angeles, and San Francisco. Due to Tulare's centralized location in California, the City of Tulare remains at the heart of the State's transportation network. The City of Tulare is also adorned by its proximity to the Sierra Nevada mountains, with the Sierra Nevada foothills located only twenty miles away.

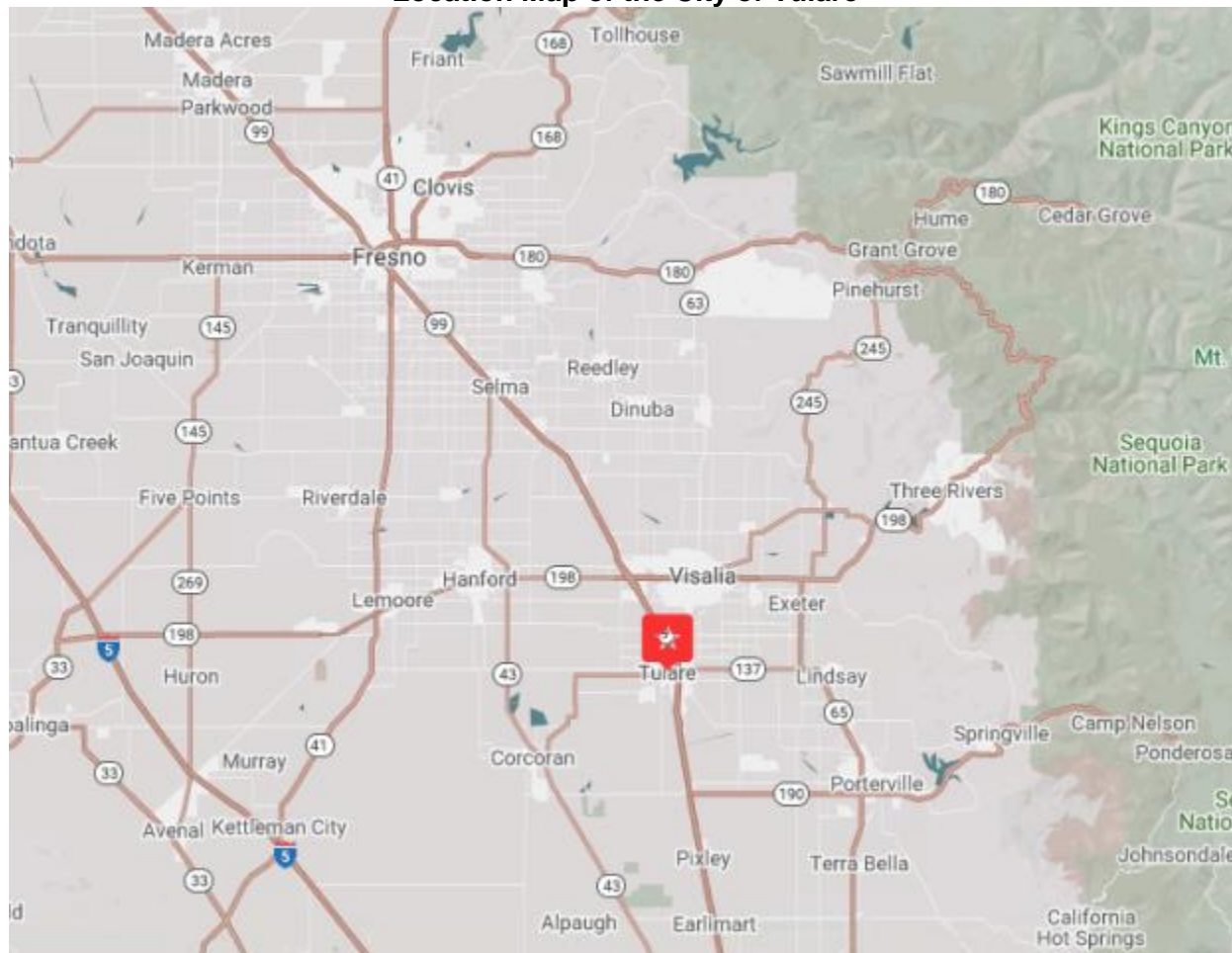
The City of Tulare is estimated to have a population of 62,838 as of 2018, up 6% from the 2010 population of 59,278. The City of Tulare's population is relatively young, with a median age of 29.1 compared to 37.8 in the United States. According to the American Community Survey (ACS) in 2018, the City of Tulare had 19,572 housing units, of which 58.6% were owner-occupied and 41.4% were occupied by renters.

The agricultural and dairy industries are the backbone of the City of Tulare's economy and serve as pillars for the community's cultural events. The City of Tulare is a significant contributor of dairy production to the County of Tulare, who remains the single largest producer of dairy and dairy products in California and the United States. According to the City's 2018 Comprehensive Annual Financial Report, the top employers in the City include Kraft, Haagen Dazs, and Land O'Lakes. Additionally, the City of Tulare continues to be home to the World Ag Expo and the Tulare County Fair.

### **Community Housing Needs**

As previously mentioned, the City had a homeless count of 146 persons in 2019, a 27 percent increase from 2018. The Housing Element provides a comprehensive demographic community profile of the City, including, population, age, race/ethnicity, income, housing tenure, employment, and special needs. The following is a summary of information relating to the City of Tulare's community housing needs. For detailed statistical information about the community's demographic profile and housing needs, a copy of the City's Housing Element Update at: <https://www.tulare.ca.gov/home/showdocument?id=6238>.

### Location Map of the City of Tulare



The City of Tulare's median annual income of \$52,564 is only 74% of the statewide annual median income (\$71,228), according to 2014-2018 ACS estimates. However, the median annual income in the City of Tulare is higher than the County of Tulare's median annual income of \$47,518.

Housing needs are influenced by various demographic characteristics of the population. Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances including employment and income, family characteristics, disability, or other conditions. Furthermore, such groups run a higher risk of living in or falling into homelessness.

- Homeless Persons – The most recent Point in Time survey conducted on January 23, 2019 estimated that there were 146 incidents of homelessness in the City of Tulare. Of the homeless in the City of Tulare, 123 are unsheltered and 23 are sheltered.

- Veterans – According to the 2014-2018 ACS 5-year estimates, there are 1,773 veterans in the City of Tulare making up 2.8% of the City’s population.
- Persons with Disabilities - Between 2014 and 2018, the ACS estimates that there are 7,936 persons with disabilities among the City’s noninstitutionalized population.
- Elderly – The ACS documented 3,077 households in the City of Tulare where the householder was 65 or older between 2014 and 2018. A significant majority of these householders owned their homes (73%). The ACS also reported that approximately 1,015 (17.8%) of the City of Tulare’s 5,702 seniors were below the poverty level.

### **Regional Housing Needs Allocation (RHNA)**

The City of Tulare is required to submit an annual progress report for meeting its RHNA requirements during the 2015 to 2023 planning cycle. Table 1 below outlines the City’s remaining RHNA requirements by income classification as of 2018. Individuals classified as “very low income” are particularly vulnerable to becoming homeless. The City encourages proposals to help the City meet its remaining RHNA needs.

<b>Tulare Remaining RHNA Need as of 2018</b>	
Very Low (50% AMI)	877
Low (80% AMI)	851
Moderate (100% AMI)	613
Above Moderate (>100% AMI)	0
<b>Total</b>	<b>2,341</b>

### **Funding Sources**

Funding for the NOFA comes from the Housing Successor’s Low and Moderate Income Housing Asset Fund. Developers should consider leveraging additional financial assistance from County, State, and Federal programs.

#### **Low and Moderate Income Housing Asset Fund**

The Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”) houses all former redevelopment agency housing assets and is subject to expenditure requirements detailed in Health and Safety Code (“HSC”) Section 34176.1. The City oversees expenditure of the Housing Asset Fund and there is currently \$1.0 million available for project funding through this NOFA.

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Housing Asset Funds may be used on a variety of project development costs. No more than 20% of the available funds may be spent on households earning 60% to 80% (Low Income) of the Area Median Income (“AMI”) and at least 30% of the funds must be spent on rental households earning 30% (Extremely Low) or less of the AMI. Moderate and above moderate income households (above 80% AMI) may not be assisted. All affordable housing units developed with this funding source must be income restricted for at least 15-years for mutual self-help units, 45-years for home ownership units and 55-years for rental units.

## **Selection Criteria**

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The City does not own land currently identified for affordable housing purposes. Consequently, this NOFA does not identify specific development sites or focus areas for which funding would be prioritized. Instead, a spectrum of criteria is provided to ensure that the City partners with the most qualified development teams who are committed to benefitting the community. A preference may be given to development teams who have site control over a proposed project location.

As such, based on a prospective developer’s qualifications and experience, the City may wish to collaboratively move forward with a single developer under an Exclusive Negotiating Agreement (“ENA”) or other appropriate agreement to identify candidate sites for development. Likewise, the City may wish to move forward with a developer or multiple developers who have identified sites and perhaps have site control and enter into an ENA, Affordable Housing Agreement, or other appropriate agreements to cooperatively design and craft a financing strategy for a quality project or projects.

Criteria for developer selection under this NOFA are outlined below. The following criteria are not in order of priority and do not limit the City’s consideration of other factors that are relevant and appropriate to this NOFA.

### **Development Team Qualifications**

Qualified development teams should possess relevant expertise and project experience, including project funding and financing, predevelopment activities (e.g. due diligence, acquisition, design, pro forma analysis), entitlement processing (e.g. CEQA, local design guidelines and development standards, development and construction management, and, if applicable, property management). Qualified development teams should also possess a working understanding of state laws governing the dissolution of redevelopment agencies, including legislation affecting the expenditure of housing funds, monitoring requirements, and disposition of former redevelopment agency assets.

### **Financial Capacity & Capability**

Qualified development teams should demonstrate an ability to secure and leverage equity, lending, tax credits, and/or other public and private funding sources for

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predevelopment and development of a high-quality project (e.g. equity, loans, grants, tax credits).

### **Alignment with Community Goals**

Qualified development teams should have a clear grasp of the City's vision, goals, and policies for housing and economic development, and possess the ability to execute the development of an affordable housing project that is aligned with the vision, goals, and policies set forth in the 2015-2023 Housing Element. As stated in this NOFA, the City is seeking community development partners that can demonstrate experience in affordable housing and will give preference to permanent supportive housing. Development teams may visit the City's website for more information at [www.tulare.ca.gov/](http://www.tulare.ca.gov/).

### **Project Readiness & Economic Viability**

Qualified development teams should demonstrate the financial and organizational capacity to carry out predevelopment and development activities within reasonable timeframes of a performance schedule. A firm understanding of the development process and requirements in the City of Tulare indicates project readiness.

### **Project Eligibility & Affordability**

Responses should demonstrate the development teams work with affordable housing projects that incorporate a variety of funding sources and affordability levels consistent with the Housing Asset Fund, along with County, State, and Federal funding programs as previously described in the Funding Sources section (if such funds are required for the project). Mixed use and mixed income projects are eligible.

## **Submittal Requirements**

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Five (5) hardcopy sets of Statement of Qualifications should be submitted by no later than 4:00 p.m. on Friday, June 12, 2020. One electronic copy should also be provided on a portable storage device or via electronic transmittal (e.g., e-mail, Dropbox). Postmarks will not be accepted.

Submittals should be mailed or delivered to:

City of Tulare  
ATTN: Traci Myers, Community & Economic Development Director  
411 East Kern Ave.  
Tulare, CA 93274

### **Letter of Interest**

A letter of interest introducing the development team, identifying the project manager,

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potential development partners and service providers, and a primary contact person for the development team, including name, title, address, e-mail, and phone.

### **Statement of Qualifications**

A Statement of Qualifications containing a detailed profile of the development team, including, but not limited to:

- 1) overview of development entity;
- 2) identification/description of equity partners;
- 3) biographies of team members, including roles/assignments;
- 4) profiles of recent relevant projects completed in the past 5 years (e.g., scope, location, construction value, price/rent ranges, funding sources, development team), with public agency references and staff contact information; and
- 5) documentation of the team's financial capacity and ability to undertake the proposed project.

### **Conceptual Project Proposal**

A conceptual project proposal, including, but not limited to:

- 1) a project description with a narrative summary of the project proposal, including potential locations (if known) and whether the applicant has site control, and project elements/amenities;
- 2) a summary of the team's design concept, including preliminary site plans, elevations, and renderings, if available; and
- 3) a description of how the project will meet the community's housing needs and the City's community development goals.

### **Selection Process & Schedule**

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Statement of Qualifications will be reviewed and evaluated by staff and consultant representatives ("Evaluation Committee") based on the selection criteria described in this NOFA. During the evaluation process, staff and/or consultants may contact the development team to request additional information or documents pertinent to the selection criteria and submittal requirements. Based on its review, the Evaluation Committee will provide its recommendations to the City Council for their final approval.



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## Schedule

The tentative schedule for this NOFA process is provided below. The City will be hosting an informational conference call on **Friday, May 15, 2020 at 2:00PM** to provide an overview of this NOFA and answer clarifying questions from prospective development teams. To participate in the conference call, please send an e-mail to [tmyers@tulare.ca.gov](mailto:tmyers@tulare.ca.gov) with contact information (name, title, company, phone number, e-mail address) for representatives from your organization that will participate on the call by **4:00PM on Friday, May 8, 2020**. An e-mail with dial-in instructions will be sent to the participants. For procedural or administrative questions about the NOFA process and schedule, please call Suzy Kim at (714) 316-2116. For more substantive, technical questions about the information contained in this NOFA, please plan on participating on the informational conference call.

Milestone	Tentative Dates
NOFA Release	Monday, April 27, 2020
Conference Call Sign-Up Deadline	Friday, May 8, 2020 by 4:00PM
Informational Conference Call	Friday, May 15, 2020 at 2:00PM
Statement of Qualifications Deadline	Friday, June 12, 2020
Development Team Evaluation	June – July 2020
Presentation to City Council	July 2020 – August 2020

**AGENDA ITEM: Gen Bus City Atty 3a**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department: City Attorney**

**For Council Meeting of: April 21, 2020**

**Documents Attached:  Ordinance  Resolution  Staff Report  Other  None**

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**AGENDA ITEM:**

Adopt of Resolution 2020-17 authorizing the commercial cannabis business request for proposal/applicant package.

**IS PUBLIC HEARING REQUIRED:  Yes  No**

**BACKGROUND/EXPLANATION:**

The City Council has adopted Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis. A request for proposal/applicant package is necessary for applicants to apply to operate a commercial cannabis retail dispensary.

The Resolution calls for staff to finalize and release the RFP with the following conditions:

- The two current medicinal license holders only need to complete the application for any information the City does not have;
- There will be one competitive license issued at this time;
- An annual review in July will occur starting in 2021 to determine the need or interest in allowing additional licenses;
- All licenses may require up to a 2% contribution of gross receipts.

**STAFF RECOMMENDATION:**

Adopt of Resolution 2020-17 authorizing the commercial cannabis business request for proposal/applicant package.

**CITY ATTORNEY REVIEW/COMMENTS:  Yes  N/A**

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:  Yes  No  N/A**

**FUNDING SOURCE/ACCOUNT NUMBER: N/A**

**Submitted by: Mario U. Zamora**

**Title: City Attorney**

**Date: 4/14/2020**

**City Manager Approval: \_\_\_\_\_**



**RESOLUTION 2020-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF TULARE, CALIFORNIA  
AUTHORIZING THE CITY OF TULARE COMMERCIAL CANNABIS BUSINESS REQUEST  
FOR PROPOSAL/APPLICANT PACKAGE**

**WHEREAS**, the City Council has adopted Ordinance 19-12, an Ordinance revoking and replacing Chapter 5.96 of the City of Tulare Municipal Code allowing Recreational Cannabis Businesses and Establishing Permitting Procedures and Regulations; and,

**WHEREAS**, the City Council has given direction to allow the two (2) medicinal cannabis businesses operating in the City of Tulare to receive recreational licenses without proceeding through a competitive process, but shall be required to contribute a percentage of gross receipts in order for the City to administer the cannabis regulation; and

**WHEREAS**, the City Council has directed that up to five (5) total retail locations should operate in the City of Tulare, but at this time, a maximum of three (3) facilities should be operational, including the two (2) existing medicinal facilities; and

**WHEREAS**, the City Council has given direction to require up to two percent (2%) of a gross receipts contribution in order to administer the license;

\*\*\*\*\*

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Tulare hereby approves the form of the Commercial Cannabis Business Request for Proposal/Applicant Package attached hereto; and,

**BE IT FURTHER RESOLVED** that City staff as identified in the RFP, be directed to calculate fees, impose deadlines, and solicit proposals for a single competitive license ("RFP License") as soon as possible pursuant to the regulations outlined in the proposal process and submit staff's recommendation to the City Council for award; and,

**BE IT FURTHER RESOLVED**, that the City Council shall review annually in July the need for additional retail locations within the City and issue further Requests for Proposals as necessary; and

**BE IT FURTHER RESOLVED** that the two (2) existing medicinal facilities shall be awarded, immediately, without competing for a license and but consistent with prior direction of the City Council shall be required to contribute a gross receipts payment, once established following the award of the RFP License; and,

**BE IT FURTHER RESOLVED** that the City Manager, have authority to take any further action as may be necessary and outlined in the proposal process.

PASSED, ADOPTED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President of the Council and Ex-Officio Mayor of  
the City of Tulare

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE )  
CITY OF TULARE )

I, Rob A. Hunt, City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 2020-\_\_\_\_ passed and adopted by the City Council of the City of Tulare at a regular meeting held on March 17, 2020, by the following vote:

Ayes(s) \_\_\_\_\_

Noes(s) \_\_\_\_\_ Abstention(s) \_\_\_\_\_

Dated:

ROB A. HUNT, CITY CLERK

By: Roxanne Yoder, Chief Deputy

# **City of Tulare Commercial Cannabis Business Application Package – Dispensary**

## **Application Fees**

Phase I: [\$] per applicant

Phase II: [\$]

Phase III: [\$] (if applicable)

# Application to Operate a Commercial Cannabis Retail Dispensary

**Release Date: [DATE]**

**Phase I & II Submittal Deadline: [DATE]**

**Notification to Applicants Invited to Phase III Final Selection: [DATE]**

**Scheduled Phase III Interviews: [DATE]**

**Final Selection Announced: [DATE]**

The City of Tulare is now seeking applications from parties who wish to develop and operate a cannabis retail dispensary in Tulare, which will be subject to the following requirements:

- This application process will result in the issuance of not more than three (3) commercial cannabis retail dispensary regulatory permits (hereinafter referred to as “permit”), two (2) of which are only available to existing operators. The Applicants will still be required to obtain the required Conditional Use Permit through the entitlement process described below;
- The approved cannabis retail dispensary (hereinafter referred to as “dispensary”) shall be located only in an area zoned C-4 or C-3, but at least 1,000 feet away from each other, at least 600 feet from any existing residence, school, or proposed school site as identified in the General Plan, and further restricted to that area shown in the attached “Retail Cannabis Dispensary Zone” aerial image.
- If permitted by state law, this dispensary may operate as and sell both medicinal and recreational products.
- Prior to or concurrently with applying for the regulatory permit, the applicant shall process a Conditional Use Permit as required by the City’s Zoning Ordinance.
- The approved cannabis retail dispensary shall follow the strict operating, security, odor control, recordkeeping, facilities, zoning and signage regulations as set forth in the zoning ordinance, cannabis business ordinance and related resolutions;
- Payment of applicable application fees as required; and
- Additional conditions of approval may be imposed by the City to ensure the operator remains compliant with all state and local laws as well as the conditions set forth in the operator’s application.

Per the requirements of City of Tulare Ordinance 19-12, which allows cannabis businesses and establishes permitting procedures and regulations, the dispensary must operate in accordance with the requirements defined in California Business and Professions Code section 19300.5 and any successor statute, as may be adopted or amended from time to time by the State of California. In addition to said regulations applicants must comply with all local regulations.

The dispensary shall be configured primarily for product sales, and shall not operate as a restaurant, cafe, or lounge serving food or drinks for consumption on site. No alcohol or tobacco sales will be allowed on site. Additional restrictions on the operations of the dispensary are outlined in the adopted ordinance. Applicants should review City of Tulare Ordinance 19-12, which allows cannabis businesses and establishes permitting procedures and regulations and Other Cannabis Businesses requirements carefully before responding to this application. It is expected that the dispensary shall fully integrate itself into the surrounding neighborhood and shall contribute in a positive manner to the broader Tulare community.

In addition, the selected applicant(s) shall be required to enter into an agreement indemnifying the City for development activities as well as an agreed upon annual gross receipt contribution.

## Overview of the Application Process and Fee Structure

The application process is structured with three phases, outlined below. The non-refundable application processing fees associated with each step of the process are outlined following the description of each phase. Fees for Phases I and II are due at the time of application submittal. Fees for Phase III shall be required only for those applicants who advance beyond Phase II.

Event	Date
Application Release	[DATE]
Applicant Questions Due	[DATE]
Phase I & II Applications Due	[DATE]

### Phase I - Background

Phase I requires each applicant to complete the Phase I background materials, which include the attached live scan form and commercial cannabis employee permit application, as well as an indemnification agreement to hold harmless the City of Tulare. Each applicant will be required to submit to a criminal background investigation. Fingerprints and Photograph shall be required from each applicant as part of this process.

All applicants must pass the background investigation in order to proceed forward to Phase II. Once applications are received, applicants will be contacted to schedule a time to conduct the live scan at the Tulare Public Safety Department. NOTE: live scans must be conducted in person at the Tulare Public Safety Department located at 260 M St, Tulare, CA 93274.

\_\_\_\_\_ [\$\$] \_\_\_\_\_  
\_\_\_\_\_

### Phase II – Overview

All applicants that successfully pass the Phase I criminal background investigation will advance to the second phase of the application process, which will include the City staff's review of the completed Commercial Cannabis Retail dispensary Regulatory Permit Application in addition to the narrative descriptions of the (1) proposed business plan summary and budgets, (2) site location and development plan, (3) proof of capitalization, (4) management team, (5) proof of existing successful retail cannabis dispensary operation, (6) summary of security practices, and (7) community benefits.

The City Manager, City Attorney and Chief of Police shall compose the "selection committee". However, other staff can, and will, be utilized for review, comments, communication or any other reason the selection committee deems necessary.

All application materials will be objectively scored and ranked according to the application requirements outlined below.

\_\_\_\_\_ [\$\$] \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ [\$\$] \_\_\_\_\_  
\_\_\_\_\_

## **Phase II - Application Requirements**

### **1. Business Plan Summary and Budget – 20 points possible**

The applicant shall submit a summary of the business plan for the day-to-day operations of the dispensary. The business plan summary shall include but not be limited to:

A description of the day-to-day operations of the dispensary, including a description of the cannabis-related products and/or services being sold, as well as any additional accessory services or related facilities. Please provide, in the business plan for the proposed dispensary, a detailed list of all cannabis operations proposed to occur on the premises and their processes including but not limited to standard operating procedures, number of employees, training program, inventory and quality control procedures, lists of both recreational and medicinal products anticipated to be available, waste management plan, transportation, and distribution of product processes, delivery processes, testing, quality control practices and procedures, visitor and vendor protocols (logs, non-disclosures, etc.), and the track and trace procedures and policies;

### **2. Site Location and Development Proposal – 20 points possible**

The applicant shall identify and describe the location in which the retail dispensary will be located by providing the following information:

Address, Assessor's Parcel Number, Site Area and Dimensions;

Proof of ability to lease/purchase property (Property Owner Affidavit)

The applicant shall provide a conceptual layout of the site's intended development including but not limited to, all proposed uses, building floor area, number of stories, parking, ingress/egress, elevations (if available), and floor plan. The conceptual plan shall be to scale but does not need to be drawn by a licensed engineer or architect.

The Retail Dispensary Operation may be a component of a larger proposed or existing development proposal which can be described in this application.

### **3. Proof of Capitalization – 20 points possible**

The applicant shall submit proof demonstrating sufficient capital is in place to pay startup costs and at least three months of operating costs. Proof of capitalization shall be in the form of:

Documentation of cash or other liquid assets (e.g., bank statement)

Letter of Credit

### **4. Management Team – 20 points possible**

The applicant shall submit:

An organizational chart with name and role of each known member of the management team including roles that are known but unfilled should also be included.

Resumes for each member of the management team.

A discussion of the experience of the management team.

The application shall include information concerning any special business or professional qualifications or licenses of the management team that would add to the number or quality of services that the dispensary would provide, especially in areas related to medicinal cannabis, such as scientific or health care fields.

**5. Proof of Existing Successful Retail Cannabis Dispensary Operation – 20 points possible**

The applicant shall demonstrate the ability to develop a successful, sustainable, harmonious operation by providing proof of the following:

Has maintained an existing, successful retail cannabis dispensary operation for a period of one year or more. (Provide tax documentation)

Has maintained a harmonious relationship for one year or more with the government entity holding jurisdictional authority over the existing retail cannabis dispensary. (Provide supporting documentation from the government entity holding jurisdictional authority along with a local crime report).

**6. Summary of Security Practices – 20 points possible**

Applicants shall describe their approach to operational security including but not limited to:

General security policies.

Employee-specific policies and training.

Discussion of transactional security, visitor security, third-party contractor security, and delivery security.

Financial Security.

Applicants should address ingress and egress access, perimeter security, product security (at all hours), internal security measures for limited access areas, types of security systems (alarms, cameras, etc.), and security personnel to be employed. This discussion must also include a description of how cannabis will be tracked and monitored to prevent diversion, such as by verifying the status of recommending physicians, if selling medicinal cannabis, and retaining copies of all written recommendations from recommending physicians when applicable. Applicants are encouraged to provide a sample written policy that has been developed.

Security plans shall not be made public, unless required by court action. Security plan details that could aid persons who wish to commit security violations shall be considered confidential and shall not be released to the public unless ordered by a court of law.

Please refer to City of Tulare Ordinance 19-12, which allows cannabis businesses and establishes permitting procedures and regulations.

**7. Community Benefits - 20 points possible**

The applicant must provide a discussion of how they intend to provide the City of Tulare and its residents with community benefits and mitigate any nuisance and/or negative impacts that the dispensary's existence may create. Quantifying the community benefit

with a level of financial commitment along with performance timelines is required and shall be provided in a Community Benefits Program document.

Examples of community benefits may include, but are not limited to;

- Renovation of blighted buildings and areas;
- contribute to local substance abuse programs or other activities that benefit the local community as well as the City of Tulare;
- support or fund other community programs.

The applicant must also demonstrate how they will ensure that they will minimize any nuisance and/or negative impacts on the surrounding community, including minimizing noise, odor, increased foot and vehicle traffic, increased waste production and water usage, and increased safety concerns, among others.

### **Phase III – Overview**

After all applications from Phase II have been ranked and scored, a sub-set of finalists shall be invited to advance to Phase III, at which point the Phase III non-refundable application fee shall be due, and Phase III applicants will be invited to an interview to discuss the Phase III items listed below. The number of applications that will be invited to submit a Phase III response will be set by the selection committee.

\_\_\_\_\_ [\$\$] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **Phase III - Application Requirements**

#### **1. Product Safety and Labeling**

The application shall state how the dispensary will ensure enhanced consumer safety by testing or confirming that testing has been certified for biological and chemical contaminants. The applicant must also submit a discussion regarding the product labeling standards to be employed and how they will comply with state and local laws, regulations, and policies. The applicant must also provide information on product labeling sufficient to ensure that cannabis and edible products containing cannabis clearly identify the percentage level of delta-9 (trans) tetrahydrocannabinol, cannabidiol, and cannabinol, and have adequate warnings.

#### **2. Community Benefits**

The applicant must provide a discussion of how they intend to provide the City of Tulare and its residents with the community benefits described in Phase II along with how they intend to mitigate any negative impacts.

#### **3. Hiring and Employment Practices**

The applicant must submit a description of their labor and employment practices. These policies and practices could include, but are not necessarily limited to, the following:

Discussion of Hiring Plan

Training and continuing education opportunities—the applicant should discuss the introductory and ongoing training opportunities that will be provided to the employees of the dispensary.

For an applicant with 20 or more employees, provide a statement that the



applicant will enter into, or demonstrate that it has already entered into, and abide by the terms of a labor peace agreement.  
Providing Equal Benefits and/or signing a Declaration of Non-Discrimination.

## **Final Selection**

Following an objective ranking of the above application materials, applicants may be invited for interview(s) with City staff and/or representatives. Following completion of the interview(s), City staff intends to bring forward for the City Council's consideration not more than three recommended dispensary operators. The recommended operator(s) should be prepared to attend a City Council meeting in Tulare in order to provide a public presentation before the Mayor and City Council introducing their team and providing an overview of their proposal. The City of Tulare reserves the right to request any other additional information or documentation deemed necessary to review the applications throughout the entire application and dispensary permitting process. The City also reserves the right to request references from applicants.

Following the review and approval by the City Council, the selected operator will be invited to submit, within 90 days, a Conditional Use Permit (CUP) application along with any other necessary land use entitlement applications to the Tulare City Services Department (Planning) for processing. Once the conditional use permit and other applicable land use entitlements have been secured the applicant will be issued an official regulatory permit from the Public Safety Department within 30 days.

## **Submission Process and General Conditions**

Should applicants have questions about this application or require additional clarification about the contents of the application, such questions shall be due by [TIME] pm on [DATE]. Questions must be sent via email to: [EMAIL]. Questions posed in person or by phone will not be answered. Answers to questions will be subsequently posted on the City's website.

Applicants should submit the following materials before the Phase I/II deadline outlined above:

Completed "Live Scan/Background Packet" form for all Applicants. Background packets will be required for owners and live scan will be required for employees.  
Indemnification Agreement and Acknowledgement Form  
One (1) Response to the Phase II Application, outlined above

In addition, applicant must submit, in person, checks as follows:  
Application check for [\$\$] payable to the "City of Tulare"  
Fees for background checks [\$\$] x the number of applicants)

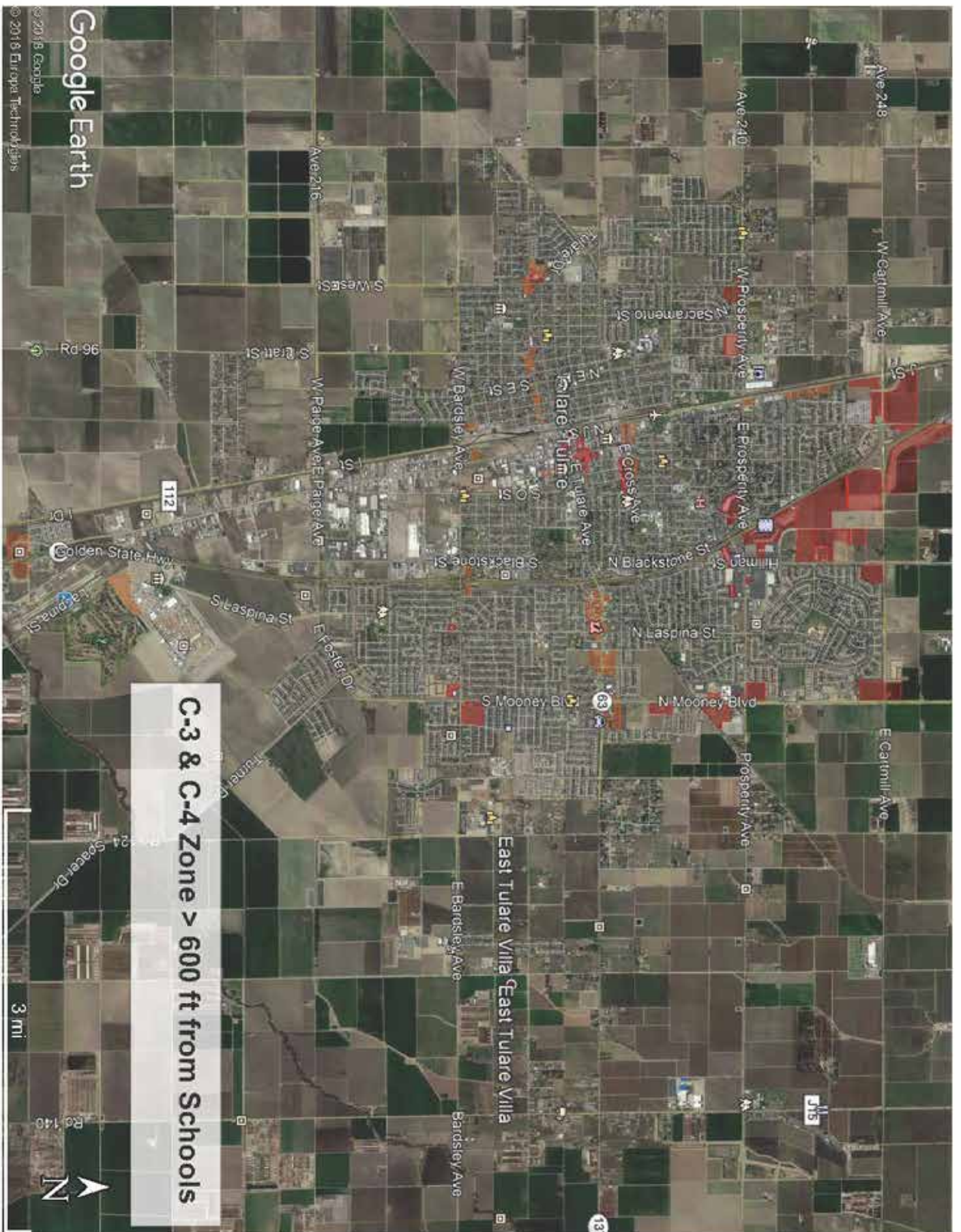
### **All of the above materials shall be submitted to:**

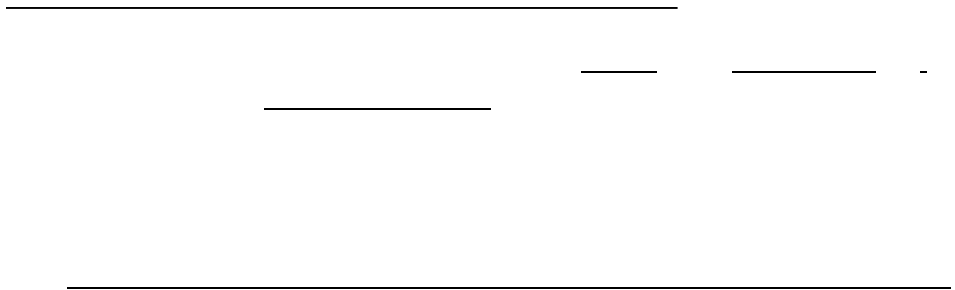
City of Tulare Community & Economic Development Department  
Attention: Traci Myers  
411 E. Kern Avenue  
Tulare, CA 93274

**Deadline for submitting applications:** [DATE] at [TIME] pm

**By submitting a proposal, the applicant represents and warrants that:**

1. The information provided is genuine and not a sham, collusive, or made in the interest or on behalf of any party not therein named, and that the applicant has not directly or indirectly induced or solicited any other applicant to put in a sham proposal, or any other applicant to refrain from presenting information and that the prospective provider has not in any manner sought by collusion to secure an advantage.
2. The applicant has not paid or agreed to pay any fee or commission, or any other thing of value contingent upon the award of an exclusive operating area, to any employee, official, or existing contracting consultant of the City of Tulare.
3. All costs of preparation of proposals including travel for any interviews scheduled shall be borne by the applicants.
4. All proposals become the property of the City of Tulare. The City reserves the right to reject any and all submittals; to request clarification of information submitted; to request additional information from competitors; and to waive any irregularity in the submission and review process. None of the materials submitted will be returned to the bidder.
5. Information or materials submitted in response to this application will be stored on file with the City of Tulare and may be subject to the requirements of the California Public Records Act, or subject to public disclosure as ordered by a court of law. Proposed security plans shall be considered confidential.
6. The City reserves the right to request additional information not included in this application from any or all applicants.
7. The City reserves the right to contact references not provided in the submittals.
8. The City reserves the right to incorporate its standard agreement language into any contract resulting from this application.







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**Property Owner Affidavit**

I, \_\_\_\_\_, authorize the Commercial Cannabis activity entitled \_\_\_\_\_ to use/purchase this property as a Commercial Cannabis facility, as those terms are defined in the City of Tulare Municipal Code, should this facility obtain the appropriate permit. I further understand that I am responsible for, and also subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property if leasing the property to the applicant.

Legal Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature) Title: \_\_\_\_\_

Legal Building Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature) Title: \_\_\_\_\_

**ATTACH:**

Proof of possession of the premises and approval of use (deed, lease, lease agreement, agreement showing willingness to sell property if applicant obtains permit)

\_\_\_\_\_

Notary Use Only:

State of California  
County of Tulare

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a notary public, the undersigned Officer, personally appeared to me, \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose therein contained.

I witness hereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public



**Building Owner Affidavit**

I, \_\_\_\_\_, authorize the Commercial Cannabis Dispensary entitled \_\_\_\_\_ to use/purchase this property as a Commercial Cannabis dispensary, as those terms are defined in the City of Tulare Municipal Code, should this dispensary obtain a Permit. I further understand that I am responsible for, and also subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property if leasing the property to the applicant.

**Property Manager Affidavit (if applicable)**

I, \_\_\_\_\_, authorize the Commercial Cannabis Dispensary entitled \_\_\_\_\_ to use this property as a Commercial Cannabis dispensary, as those terms are defined in the City of Tulare Municipal Code, should this dispensary obtain a Permit. I further understand that I am responsible for, and subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property.



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**Background Investigation Packet – Employee  
(Must be completed by each employee)**

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### REQUEST FOR LIVE SCAN SERVICE

[Print Form](#)

[Reset Form](#)

CA0540400

ORI (Code assigned by DOJ)

Authorized Applicant Type

Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

**Contributing Agency Information:**

TULARE POLICE DEPARTMENT

Agency Authorized to Receive Criminal Record Information

260 M. Street

Street Address or P.O. Box

TULARE

City

CA

State

93274

ZIP Code

#####

Mail Code (five-digit code assigned by DOJ)

[NAME]

Contact Name (mandatory for all school submissions)

##

Contact Telephone Number

**Applicant Information:**

Last Name

First Name

Middle Initial

Suffix

Other Name

(AKA or Alias) Last

First

Suffix

Date of Birth

Sex  Male  Female

Driver's License Number

Height

Weight

Eye Color

Hair Color

Billing

Number 143059

(Agency Billing Number)

Place of Birth (State or Country)

Social Security Number

Misc.

Number

(Other Identification Number)

Home

Address Street Address or P.O. Box

City

State

ZIP Code

Your Number:

OCA Number (Agency Identifying Number)

Level of Service:  DOJ  FBI

(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:

(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City

State

ZIP Code

Telephone Number (optional)



Live Scan Transaction Completed By:

Name of Operator

Date

Transmitting Agency

LSID

ATI Number

Amount Collected/Billed

ORIGINAL - Live Scan Operator

SECOND COPY - Applicant

THIRD COPY (if needed) - Requesting Agency

### Privacy Notice

As Required by Civil Code § 1798.17

**Collection and Use of Personal Information.** The California Justice Information Services (CJIS) Division in the Department of Justice (DOJ) collects the information requested on this form as authorized by Business and Professions Code sections 4600-4621, 7574-7574.16, 26050-26059, 11340-11346, and 22440-22449; Penal Code sections 11100-11112, and 11077.1; Health and Safety Code sections 1522, 1416.20-1416.50, 1569.10-1569.24, 1596.80-1596.879, 1725-1742, and 18050-18055; Family Code sections 8700-87200, 8800-8823, and 8900-8925; Financial Code sections 1300-1301, 22100-22112, 17200-17215, and 28122-28124; Education Code sections 44330-44355; Welfare and Institutions Code sections 9710-9719.5, 14043-14045, 4684-4689.8, and 16500-16523.1; and other various state statutes and regulations. The CJIS Division uses this information to process requests of authorized entities that want to obtain information as to the existence and content of a record of state or federal convictions to help determine suitability for employment, or volunteer work with children, elderly, or disabled; or for adoption or purposes of a license, certification, or permit. In addition, any personal information collected by state agencies is subject to the limitations in the Information Practices Act and state policy. The DOJ's general privacy policy is available at <http://oag.ca.gov/privacy-policy>.

**Providing Personal Information.** All the personal information requested in the form must be provided. Failure to provide all the necessary information will result in delays and/or the rejection of your request.

**Access to Your Information.** You may review the records maintained by the CJIS Division in the DOJ that contain your personal information, as permitted by the Information Practices Act. See below for contact information.

**Possible Disclosure of Personal Information.** In order to process applications pertaining to Live Scan service to help determine the suitability of a person applying for a license, employment, or a volunteer position working with children, the elderly, or the disabled, we may need to share the information you give us with authorized applicant agencies.

The information you provide may also be disclosed in the following circumstances:

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**Contact Information.** For questions about this notice or access to your records, you may contact the Associate Governmental Program Analyst at the DOJ's Keeper of Records at (916) 210-3310, by email at [keeperofrecords@doj.ca.gov](mailto:keeperofrecords@doj.ca.gov), or by mail at:

Department of Justice  
Bureau of Criminal Information & Analysis  
Keeper of Records  
P.O. Box 903417  
Sacramento, CA 94203-4170