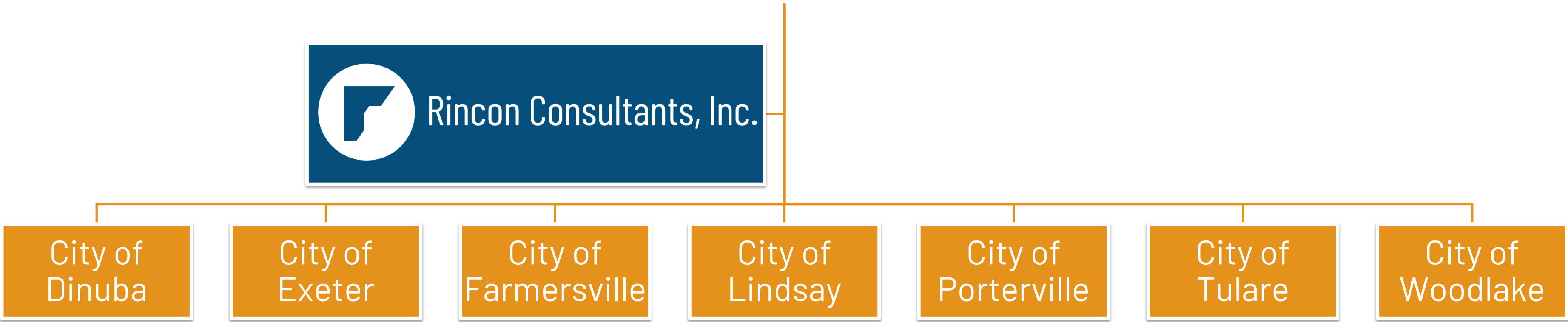




# Tulare Regional Multi-Jurisdiction Housing Element

City of Tulare City Council Study Session | March 21, 2023

# Project Organization



# Introduction to the Regional Multi-Jurisdiction Housing Element

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Overview of the Housing Element

The Regional Housing Needs Assessment (RHNA)

Recent State Legislation on Housing Elements

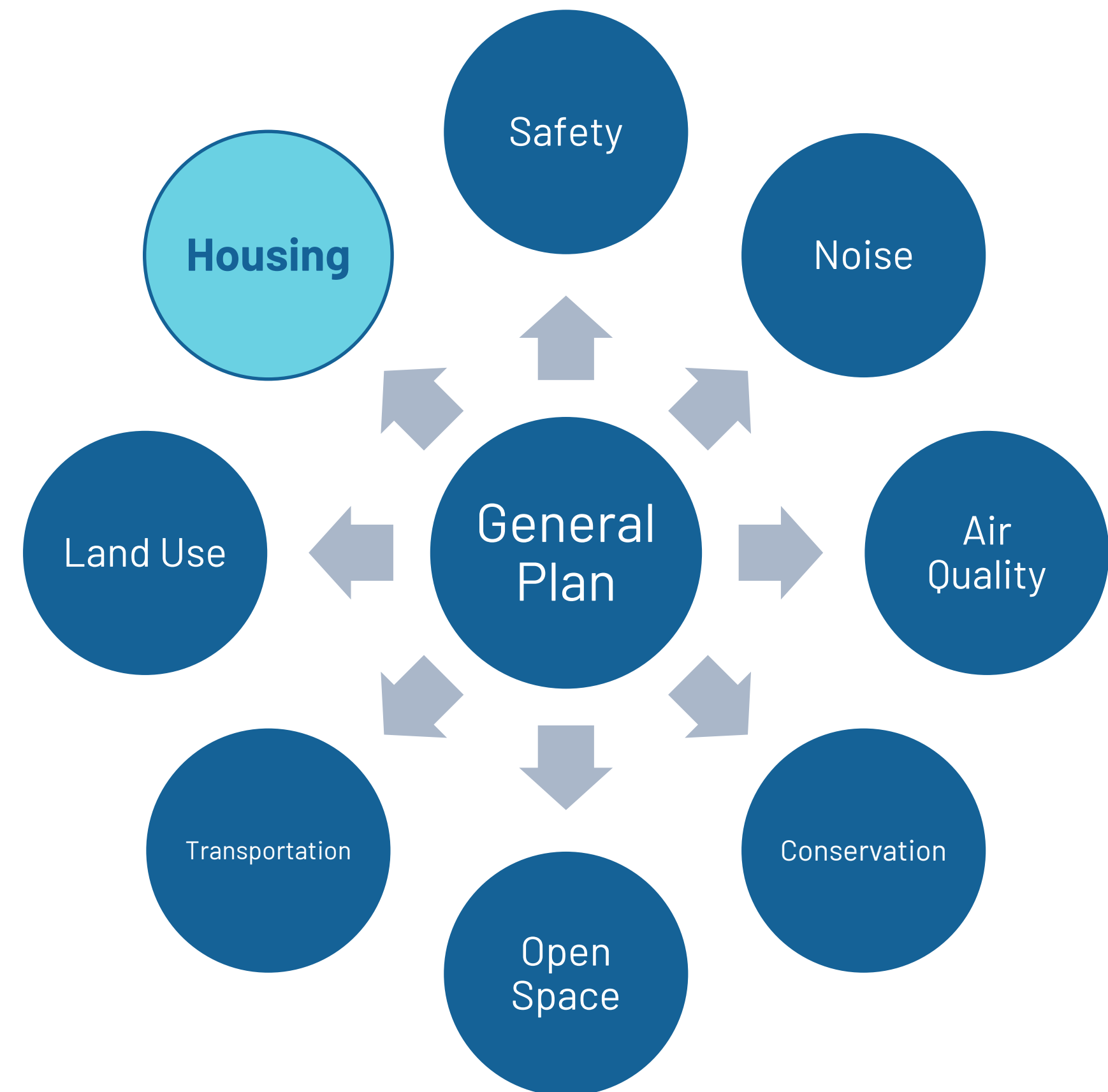
Role of the City decision-makers

Housing Element schedule

# What is the Regional Housing Element?

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- One of the 8 mandatory elements in a City's General Plan
- Governed by CA Government Code Article 10.6
- Required to be updated every 8 years in accordance with the RHNA cycle
- Noncompliance means General Plan is invalid and creates potential for cities to be sued when making land use decisions
- Compliance necessary for several federal and State funding and grant programs

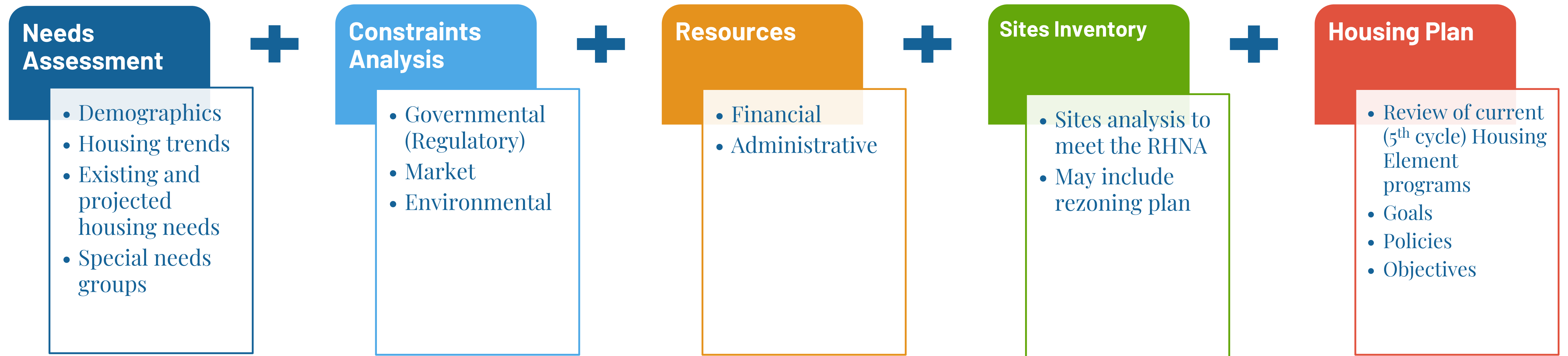


# Why does the City need a Housing Element?

- Creates a housing plan for residents of all income levels
- Non-compliance with State Law triggers potential fines, and the General Plan could be deemed inadequate and invalid, creating potential for being sued when making land use decisions
- City eligibility for several Federal and State housing, community development, and infrastructure funding and grant programs

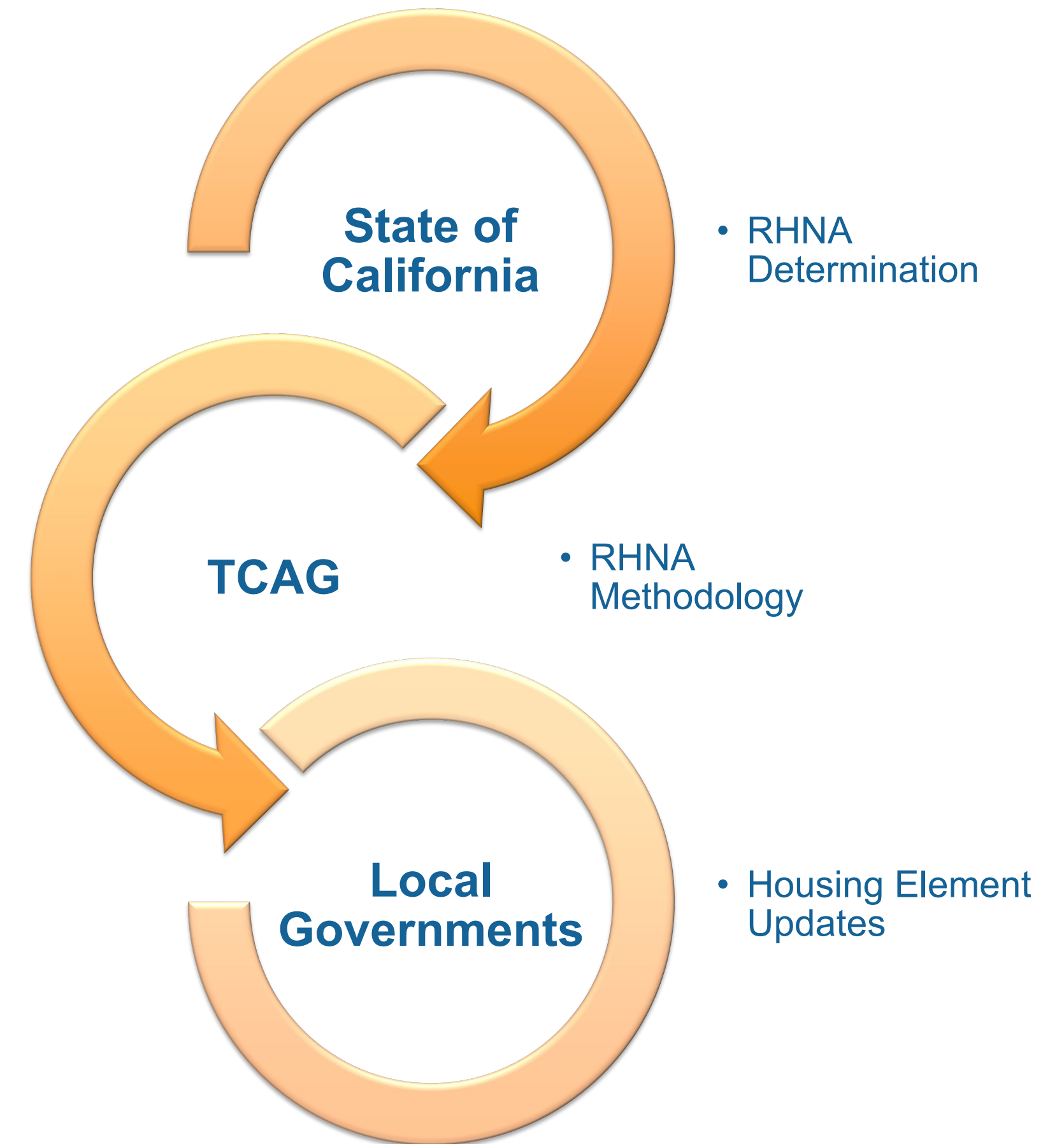
# Housing Element Basics

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# Regional Housing Needs Allocation (RHNA)

- State housing production goal determination by income category
- Housing need per jurisdiction is allocated by TCAG through HCD adopted methodology
- A set number of housing units are allocated to each jurisdiction in the county by household income level
- Jurisdictions must plan for sites to meet the RHNA and support the likelihood that they will be developed with adequate housing units within the 8-year planning period.



# Tulare Region RHNA Methodology

- Needs based on Dept. of Finance and HCD population projections
- Consistent with regional initiatives and plans such as the Regional Transportation Plan and Sustainable Communities Strategy
- Broken down by income level
- Furthers statutory objectives of supplying housing mix of types, tenure, and affordability
- Promotes socioeconomic equity
- Promotes improved jobs to housing balance





# City of Tulare RHNA

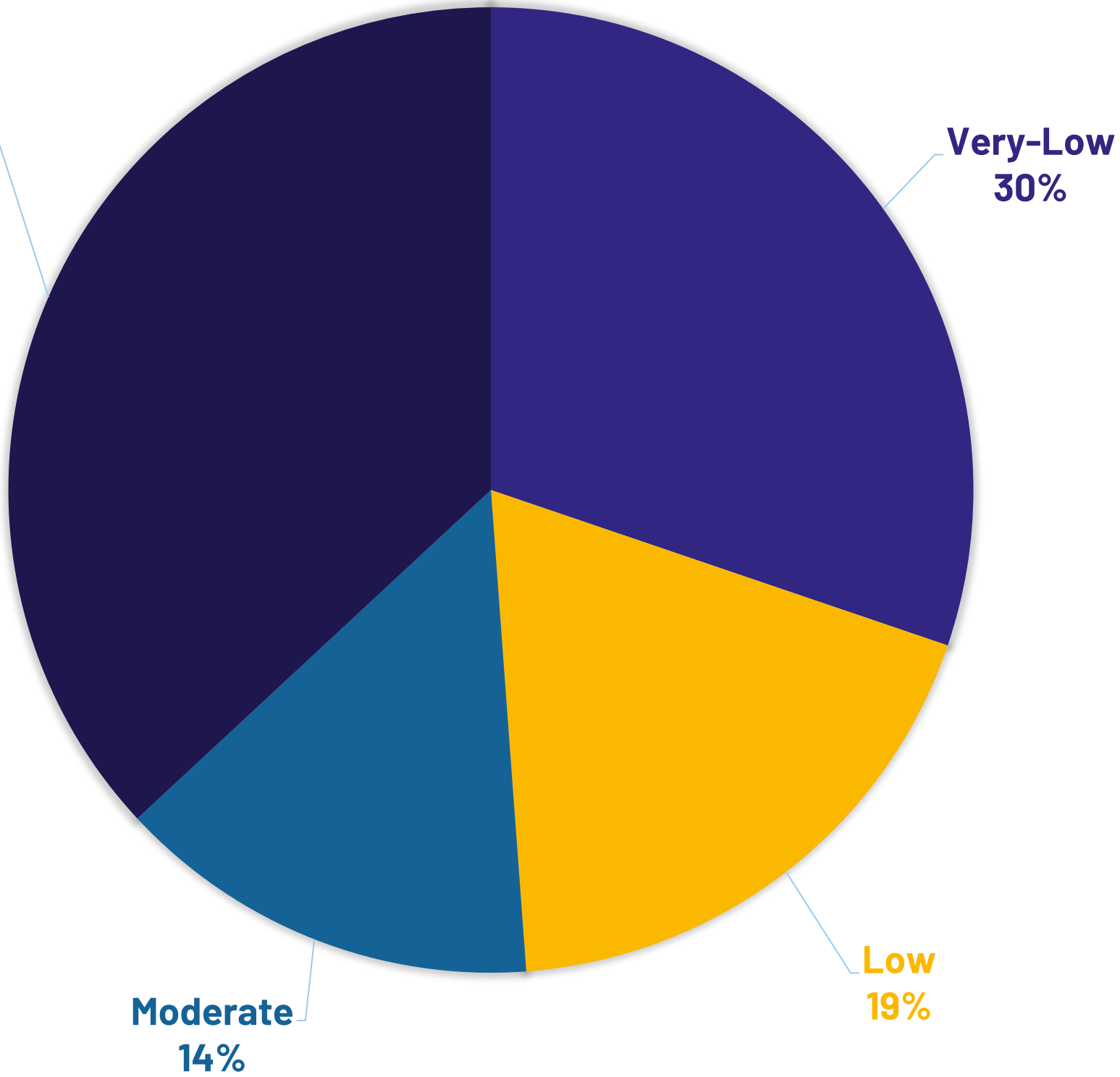
TCAG Jurisdiction	Very-Low	Low	Moderate	Above Moderate	Total
Dinuba	387 24.4%	238 15.0%	268 16.9%	695 43.8%	<b>1,588</b>
Exeter	197 23.3%	121 14.3%	146 17.3%	380 45.0%	<b>844</b>
Farmersville	135 20.6%	83 12.7%	121 18.5%	315 48.2%	<b>654</b>
Lindsay	93 11.8%	58 7.4%	178 22.6%	460 58.3%	<b>789</b>
Porterville	872 21.5%	537 13.2%	739 18.2%	1,916 47.1%	<b>4,064</b>
Tulare	1,435 30.2%	884 18.6%	677 14.3%	1,753 36.9%	<b>4,749</b>
Visalia	3,741 34.7%	2,306 21.4%	1,321 12.2%	3,423 31.7%	<b>10,791</b>
Woodlake	75 15.2%	47 9.6%	103 20.9%	267 54.3%	<b>492</b>
Unincorporated County	1,563 16.9%	963 10.4%	1,870 20.2%	4,847 52.4%	<b>9,243</b>
<b>Total</b>	<b>8,497</b>	<b>5,238</b>	<b>5,424</b>	<b>14,055</b>	<b>33,214</b>

**Tulare County Area Median Income: \$80,300/year (based on a household of four people)**

# RHNA Breakdown by Income Level

TCAG Jurisdiction	Very-Low	Low	Moderate	Above Moderate	Total
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Above Moderate  
37%



**City of Tulare**  
must accommodate  
**49%** of the RHNA as  
**lower-income housing**

# Lower-Income RHNA

- Default density: Government Code section 65583.2 allows local governments to utilize “default” density standards that are “deemed appropriate to accommodate housing for lower income households.”
- Default density for low-income units in the Tulare region cities in this project: must accommodate at least 20 dwelling units per acre\*
- Rezone sites must have a minimum density of at least 16 dwelling units per acre
- HCD recommends buffer of “at least 15 percent” more capacity than required, especially for capacity to accommodate the lower income RHNA



“At least” means that the density range allowed under current zoning accommodates the HCD density standard for the income category.

# How Will Cities Meet the RHNA?

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## Planned and approved projects

- ✓ Building Permits issued for residential development after July 1, 2023 are applied towards the allocation

## Projected ADUs

## Evaluation of sites

- ✓ Appropriate zoning and development standards to accommodate residential development
- ✓ Rezoning if needed to accommodate a higher density to meet the allocation for very low- and low-income units

# Housing Goals, Policies, and Programs

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- Updated goals, policies, programs, and objectives from the previous housing cycle
- Specific actions and timelines
- Programs must address identified constraints to housing development and requirements from new State legislation
- Programs must address needs for special groups such as seniors, persons experiencing homelessness, college students, and persons with disabilities
- Policies and programs may address:

Housing production

Housing preservation

Housing protections

Housing access

Fair housing



# Legislative Updates

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Bills	
SB 166 (Skinner) No Net Loss	Requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category.
AB 686 (Santiago) Housing Discrimination: AFFH	Requires that Housing Elements must contain an assessment of fair housing (AFH).
AB 215 (Chiu) Housing Element Enforcement	Increases enforcement authority of the State in relation to violations of State law and changes timeframe for HCD review. Public comment period 30 days + 10 days response to comments before draft housing element submitted to HCD
AB 1398 (Bloom) Housing Element Compliance	Requires local governments that fail to adopt a legally compliant housing element within 120 days of the statutory deadline must complete a rezone program within <u>one year</u> instead of the current 3 years. *no more 4-year cycle
SB 9 (Atkins) Streamlining for Duplexes and Lot Splits	Ministerial approval of up to two units on a lot in all existing single-family residential zones and/or an urban lot split
AB 2339 (Bloom) Emergency Shelters: Regional Housing Need	Requires that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. Also requires jurisdictions to accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need from the prior planning period at all times throughout the planning period.

# What role does the City Council play?

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- Decision-making
  - Approve submittal of the Draft Regional Multi-Jurisdiction Housing Element to Housing and Community Development (HCD) for review
  - Adopt the Draft Regional Housing Element and re-submittal to HCD for review
- Neighborhood sounding board



# Estimated Timeline



## Community Input:

- Community survey
- Community workshops (virtual or in-person)
- Stakeholder interviews (developers, non-profits, community leaders)
- Review of the Draft Housing Element

<https://tulareregionalhousingelement.rinconconsultants.com/>



**TCAG Regional Housing Element Update**

**Tulare Regional Community Survey**

The Tulare County Association of Governments (TCAG) is coordinating the development of a Regional Housing Element for the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. The Housing Element is a policy document that provides a comprehensive strategy for promoting the production of available, affordable, and adequate housing within the Tulare Region.

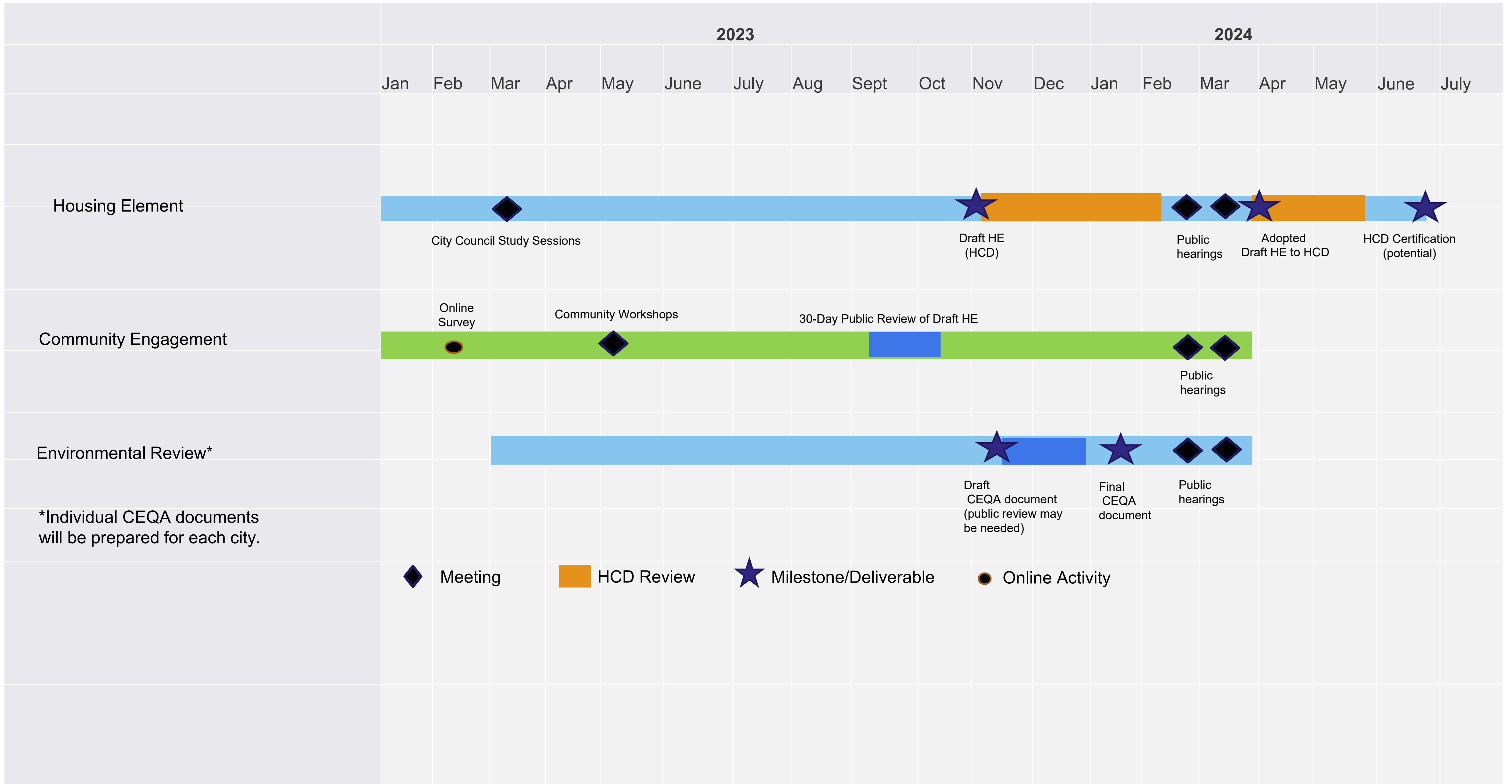
To ensure that the Housing Element includes policies that represent the values and ideas of the cities' diverse populations, we want to hear from as many residents and community members as possible.

This survey will take approximately 10 minutes to complete. Thank you for your time!

\* 1. Do you live, work, own a business or property, or go to school in one of the following cities? (Check all that apply)

- Dinuba
- Exeter
- Farmersville
- Lindsay
- Porterville
- Tulare
- Woodlake
- Other (please specify)





# Questions?

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