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# Housing Element & General Plan Annual Progress Reports for 2023

Tulare City Council

Tuesday, April 16, 2024





# Agenda Item Staff Request

Receive and accept the City of Tulare Housing Element and General Plan Annual Progress Reports for the 2023 calendar year and authorize staff to submit to the Governor's Office of Planning and Research and Department of Housing and Community Development.



# Background

- Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the Housing Element of the General Plan & the entire General Plan.
- The Government Code requires the APR to be “considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments,” and then submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).
- The APRs were presented to the Planning Commission as a public hearing item at their March 25, 2024 meeting. No comments from the public were made at that time. The APRs are presented to City Council tonight at this regular meeting. Following staff’s presentation and the public hearing, as directed by City Council, City staff will submit the 2023 APRs to OPR and HCD.



# Housing Element APR for 2023

- In the 2023 APR, Tables A, A2, and the Summary tables summarize housing development activity for the 2023 calendar year as follows:
- *Entitlements:* The City did not approve entitlement applications for any residential units in 2023 (Summary). Staff would note that 853 residential units were entitled in 2022 and multiple entitlement applications were processed in 2023 but had not yet advanced to Planning Commission / City Council for review and approval.
- *Building Permits Issued:* The City issued building permits for 479 residential units (1 single-family attached units, 353 single-family detached units, 52 multifamily units consisting of 2 to 4-unit buildings, 57 multi-family units consisting of 5 or more unit-buildings and, 16 accessory dwelling units) (Summary).
- *Certificates of Occupancy Issued:* The City issued certificates of occupancy for 458 residential units (1 single-family attached units, 337 single-family detached units, 34 multi-family units consisting of 2 to 4-unit buildings, 80 multi-family units consisting of 5 or more unit-buildings and, 6 accessory dwelling units.) (Summary).



# Housing Element APR for 2023

- Table B summarizes the City's progress meeting its RHNA allocation for the 2015 to 2023 planning cycle.

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	920	-	-	-	43	-	-	-	68	35	146	774	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	609	-	-	-	21	-	-	-	12	21	54	555	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	613	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	193	10	32	34	53	322	291	
Above Moderate		1,452	-	-	-	533	439	315	125	322	370	2,104	-	
Total RHNA		3,594	-	-	-	-	-	-	-	-	-	-	-	
Total Units		-	-	-	-	597	632	325	157	436	479	2,626	1,620	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		460	-	-	-	7	-	-	-	32	11	50	410	

- Based on the number of housing units issued a building permit from 2015 through 2023, Tulare has a remaining need of 1,620 RHNA units. The City has fulfilled its RHNA allocation for Above Moderate-Income units and has a remaining need for 1,620 very-low, low, and moderate-income units.



# Housing Element APR for 2023

- Table D provides a status update on the City's Housing Element Program progress. Updates have been provided for your review.
- The final table provided is an update on the City's LEAP grant. This grant is being used to fund the City's zoning ordinance update. City staff continue to work with the consultant to review draft updates to the zoning ordinance. It is anticipated that the draft will be brought to Planning Commission and City Council in the fall.
- The remaining tables are reporting requirements that are required by State law. The City did not have anything to report for these tables.



# General Plan APR for 2023

- There were 3 General Plan Amendments adopted in 2023.

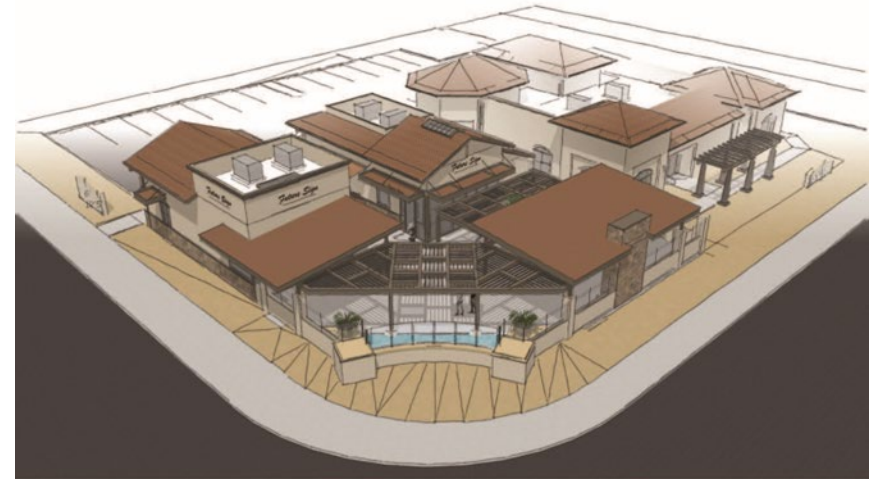
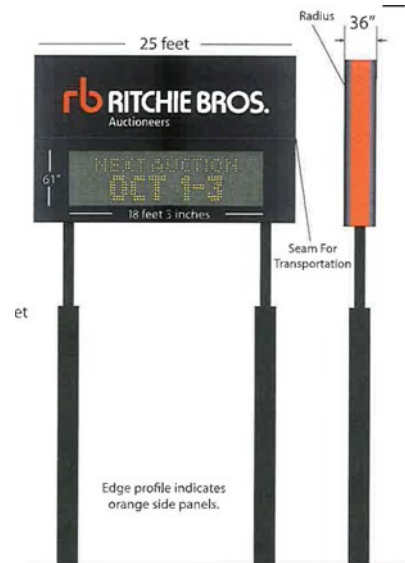
<b>GPA 2022-04</b>	<b>Approved Resolution</b>	<b>Arun Toor</b>	<b>Changed the General Plan land use designation on approximately 231-acres from Agriculture to Commercial and low, medium, and high density residential.</b>
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# Major Development Project Milestones in 2023



Building 1 - South Elevation





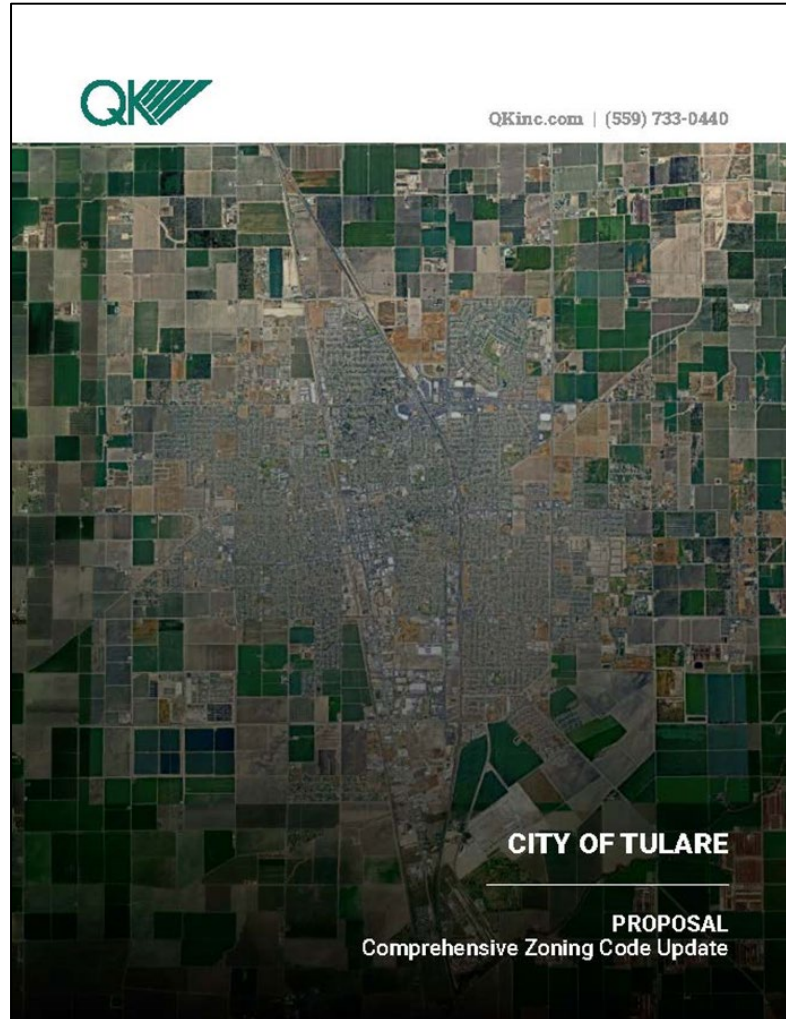


# Major Development Project Milestones in 2023





# General Plan Implementation Measures LU-2, LU-4, LU-10, & LU-14 / LEAP Grant





# Staff Recommendation

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