

FINAL TULARE COUNTY 2008 REGIONAL HOUSING NEEDS ASSESSMENT PLAN

July 2008



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Prepared For:



Tulare County Association of Governments

5961 S. Mooney Blvd.

Visalia, CA 93277

Ph: (559) 733-6291 Fax: (559) 733-6720

Prepared By:



VRPA Technologies, Inc.

4630 W. Jennifer, Suite 105

Fresno, CA 93722

Ph: (559) 271-1200 Fax: (559) 271-1269

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CHAPTER I INTRODUCTION

Section 65584 of the Government Code sets forth statutory requirements for Councils of Governments and requires that Regional Housing Needs Plans make allocations specific to jurisdictions (reference Appendix A). Such allocations include: consideration of housing needs of all income levels (market rate as well as non-market rate housing), the market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, the type and tenure of housing, and the housing needs of farmworkers.

Further, revised statutes require that regional housing need allocations seek to reduce further impactation of localities, which already have a disproportionately high proportion of lower income households, and consider the loss of units contained in assisted housing developments. In addition, each Council of Governments must document the methodology used to derive the regional housing need allocations considering the regional share of housing needs provided by the State Department of Housing and Community Development (HCD). The revised Statutes also set forth a specific process which local agencies and the Councils of Governments must follow regarding proposed revisions to initial allocations documented in the adopted Regional Housing Needs Plan.

The local share of housing needs are to be accommodated in the local housing element updates by each of the eight (8) incorporated cities and the County of Tulare. These elements must be adopted by each of the cities and the county by August 31, 2009. The Tulare County Housing Needs Assessment Plan has been prepared through the Tulare County Association of Governments (TCAG) in order to assist local governments in meeting the requirements of State Law.

PLAN APPROACH

This Plan responds to the requirements of Section 65584 of the Government Code for Tulare County, its eight cities, and the unincorporated area of the County. It describes a methodology to estimate existing and projected housing needs. Chapter II of this Plan describes the methods for calculating regional housing needs and identifies the specific statutory factors, which were considered. Estimates of existing and projected housing needs for the County are described, and the cities' share of those needs is estimated.

Under Section 65584(a), a local review period (30 days) will be provided for local agencies and HCD to consider the Draft Regional Housing Needs Assessment Plan prior to its adoption by the TCAG Board on July 21, 2008. A 90-day review period for the RHNA Methodology will be initiated upon the Board's approval of the Methodology on January 28, 2008 to allow the Tulare County Board of Supervisors and City Councils to consider the initial local share of regional housing needs. Local agencies will be given the opportunity to propose changes to their shares through April 28, 2008 using accepted planning methods and available data. TCAG is required by subsection (c) of Section 65584 of the Government Code to "accept each proposed revision, modify its earlier determination, or indicate, based on available data and accepted planning methodology, why the revision is inconsistent with the regional housing need". TCAG's

acceptance or rejection of a local government's revision will take place within the required 60 days after the April 28, 2008 deadline for proposed revisions. The local review process is more fully described in Chapter III.

TULARE COUNTY PROFILE

Tulare County is located in the Central San Joaquin Valley approximately midway between the cities of Fresno and Bakersfield. The County encompasses 4,863 square miles, and ranks seventh in the State in terms of county geographic size.

The geographic areas for which allocations of Regional Housing Needs have been made include: the eight (8) incorporated cities (Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, and Woodlake), and the unincorporated area, all contained within three (3) Subregional Housing Market Areas. A specific description of each Market Area is provided in Chapter II.

PLAN CONTENTS

The Regional Housing Needs Assessment Plan has been prepared in conformance with State Law. A general description of the various Chapters contained in the Plan follows.

*Chapter II, **Tulare County Regional Housing Needs*** describes the statutory requirements, the market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, the type and tenure of housing (basic construction need), the loss of units contained in assisted housing developments, and the housing needs of farmworkers.

*Chapter III, **Local Review Process and How to Use the Regional Housing Needs Plan***, describes the statutory requirements that must be followed during the review, adoption, and amendment (if necessary) of the Regional Housing Needs Assessment Plan. Further, this Chapter describes how the Plan should be used by the local agencies in preparation of their local housing elements.

The *Appendix* includes the Housing Element Statutes, the Department of Finance population and housing estimates for Tulare County, the 2008 Tulare County Regional Housing Needs Assessment Plan – Methodology to Calculate Housing Needs, and Plan references.

CHAPTER II HOUSING NEEDS DETERMINATION

INTRODUCTION

This Chapter addresses major components of the Housing Needs Plan as required by Section 65584 of the Government Code, to include: **population and household projections provided by the HCD**, local housing need allocations for each city in Tulare County and the unincorporated area by Subregional Housing Market Area, and basic housing unit needs. This Chapter also describes the methodology applied to derive each major component of the Plan as required by the Housing Statutes.

STATUTORY REQUIREMENTS

Although regional housing need is not defined precisely in Section 65584, the basic ingredients of the regional housing needs determination process may be inferred from Section 65584 of Article 10.6 of the Government Code which specifies provides that:

“...a locality’s share of the regional housing need includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction’s general plan”.

TCAG’s determination of the existing and projected regional housing need for housing, and the local shares of such need, must take into account eight factors specified in subsection (a) of Section 65584:

- ◆ the market demand for housing;
- ◆ employment opportunities;
- ◆ availability of suitable sites and public facilities;
- ◆ commuting patterns;
- ◆ the type and tenure of housing need;
- ◆ the comparative income distributions among jurisdictions within the county;
- ◆ the loss of units contained in assisted housing developments; and
- ◆ the housing needs of farmworkers.

For purposes of distributing housing needs by income group, the Plan divides the households estimated and projected by locality into four categories:

- ◆ Very Low Income: Income of up to and including 50% of the median income;
- ◆ Low Income: Income greater than 50% and up to and including 80% of the median income;
- ◆ Moderate Income: Income greater than 80% and up to and including 120% of the median income; and
- ◆ Above Moderate Income: Income greater than 120% of the median income.

The Statutes also require that the distribution of regional housing needs “seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households”.

MARKET DEMAND FOR HOUSING

As previously indicated, the Plan divides the Tulare County Region into three (3) Subregional Housing Market Areas, including the:

- Visalia/Farmersville/Exeter/Woodlake/SequoiaPark/Dinuba/Cutler/Orosi Market Area;
- Tulare/Southwest Tulare County Market Area; and
- Lindsay/Strathmore/Porterville/Foothills/Southeast Tulare County Market Area.

These are areas that TCAG considers to be regionally significant within Tulare County based upon a number of criteria including: housing, income, and employment site factors, the geographic location of cities and unincorporated communities within the County, and topographic considerations. The boundaries of these market areas are drawn along Year 2000 Census Tract boundaries to ease data disaggregation (reference Exhibit II-1). A full description of each Market Area is provided below.

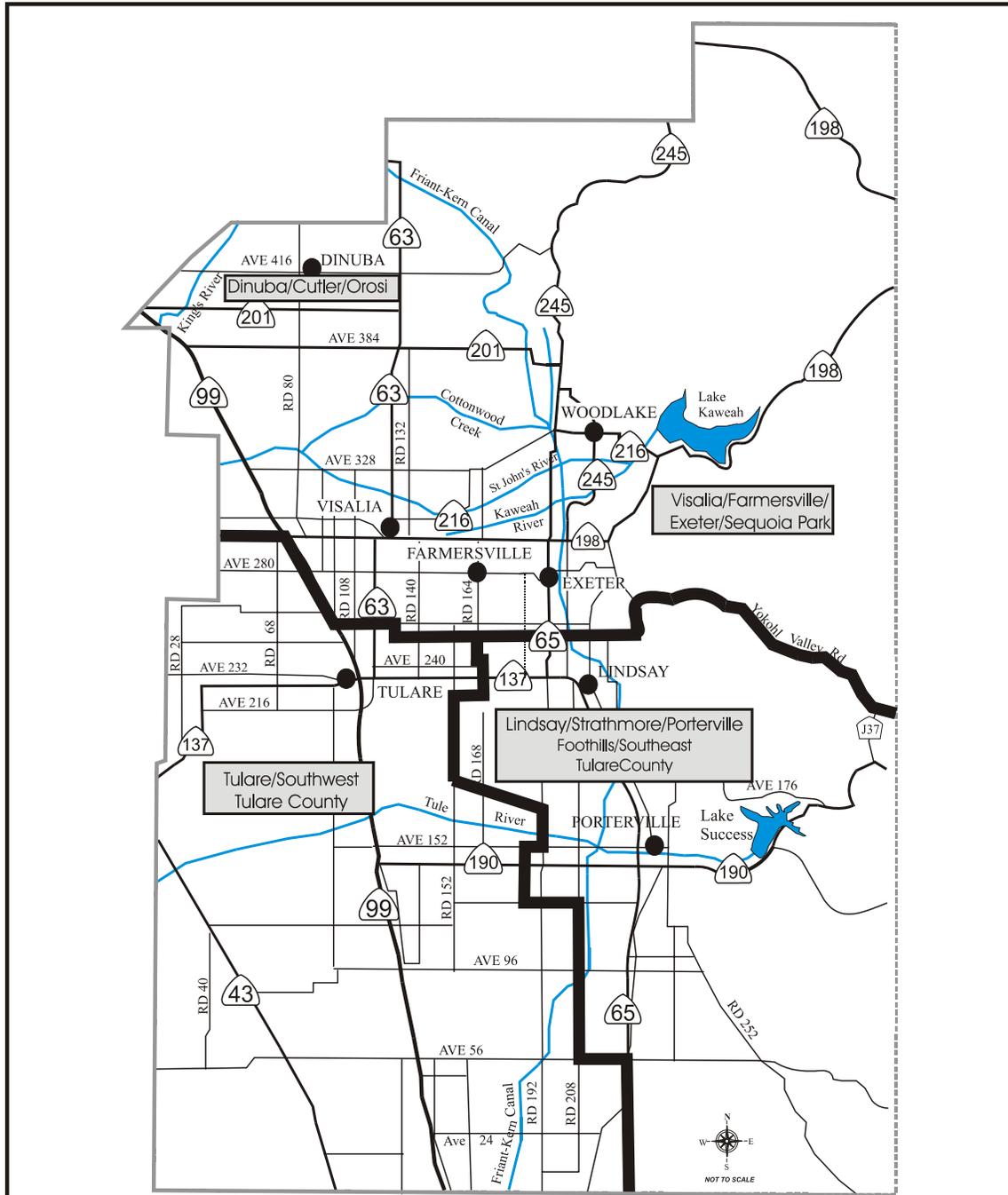
Visalia/Farmersville/Exeter/Sequoia Park/Dinuba/Cutler/Orosi Market Area:

Located in northern Tulare County and encompassing Census Tracts 1 through 20. Several cities are located within this market area including Dinuba, Exeter, Farmersville, Visalia (the County’s largest City), and Woodlake. Visalia is the only city within the entire County with two regional shopping centers. A number of unincorporated communities are located within this market area including: Cutler, East Orosi, Orosi, Sultana, Traver, Goshen, West Goshen, Ivanhoe, Lemon Cove, Three Rivers, and other Valley and Sierra Communities. It should be noted that Woodlake and Farmersville are highly defined sub-market areas within this Market Area. These communities have high farmworker households, low median income, and high unemployment rates within Tulare County. The geographic boundary of this market area extends to the Tulare County line in the north, west and east, and generally extends to Avenue 256 in the south.

Tulare/Southwest Tulare County Market Area:

Located in central Tulare County, this Market Area encompasses Census Tracts 21 through 24, 29 through 32, and 42 through 44. The only incorporated city in this Market Area is Tulare, the second largest city in the County. A number of unincorporated cities are also located in this Market Area and include: Tipton, Pixley, Earlimart, and other Valley Communities. Most economic interaction with communities in this market area primarily occurs between the City of Delano located just south of the Tulare/Kern County Line and the City of Visalia to the north. The geographic boundary of this market area extends generally along Avenue 256, the County line to the west and to the south, and along Rd. 192/Rd. 176/Rd. 208/SR 65 to the east.

Exhibit II-1
TULARE COUNTY MARKET AREA BOUNDARY MAP



Tulare County
2008 Regional Housing Needs Determination Plan
Market Area Boundaries

Exhibit 1



Legend **————** Market Area Boundaries

Lindsay/Strathmore/Porterville/Foothills/Southeast Tulare County Market Area:

Located in southeast Tulare County, this Market Area encompasses Census Tracts 25 through 28, 33 through 41, and 45. Most economic interaction in this Market Area occurs between the unincorporated communities and the Cities of Lindsay and Porterville. The unincorporated communities in this Market Area include: Strathmore, Cairns Corner, Ducor, Terra Bella, the Tule Indian Reservation, and other Valley and Sierra Communities. The geographic boundary of this market area extends along Avenue 256 to the north, Rd. 192/Rd. 176/Rd. 208/SR 65 to the west, and the County line to the south and east.

EMPLOYMENT OPPORTUNITIES

TCAG's determination of regional housing needs distributed to localities is required by law to consider employment opportunities. Tulare County's cities have not historically sought to create new jobs without at the same time providing for expansion of housing opportunities. Based upon a review of existing and planned land use information for each of the incorporated cities and for the County, each of the local agencies have planned for further expansion of both residential and employment generating land uses. For purposes of this report, and based upon general plan policies and objectives and designated growth areas reflected in the plans, projected household growth is assumed to reflect a continuation of a reasonably high jobs/housing balance, and the distribution of regional housing need based on projected household growth that will reflect growth in employment opportunities.

AVAILABILITY OF SUITABLE SITES AND PUBLIC FACILITIES

Land supply for residential purposes is not constrained in Tulare County or its cities. Based upon a review of General Plan documents including existing and proposed land use plans and policies for each of the incorporated cities and for the County, it appears that suitable sites and facilities are available in the region to accommodate projected housing growth through the Year 2014. Further review of suitable sites will be conducted by each local agency during preparation of Housing Elements.

COMMUTING PATTERNS

Results of the 2000 Census indicated that 88.2% of Tulare County's residents are employed within the County. According to the Tulare County Regional Traffic Model developed by the TCAG Transportation Planning Agency (TPA), the median travel time between home and work is approximately 22 minutes, indicating that a majority of trips between home and work within the County are short or local trips (employees residing near their place of work). For purposes of this report, it is assumed that the projected household growth for the County and its cities will continue to reflect that a high percentage of employees will live in the County.

TYPE AND TENURE OF HOUSING

These factors are separately discussed in the distribution of projected housing need later in this Chapter.

LOSS OF HOUSING UNITS CONTAINED IN ASSISTED HOUSING DEVELOPMENTS

According to the Tulare County Housing Authority, there have not been any units in assisted housing developments under its management, which changed to non-low-income uses. As a result, an estimate of the loss does not currently apply to Tulare County according to the Tulare County Housing Authority. Each locality will be required to estimate the number of assisted units that have been converted to non-low-income use in individual Housing Elements.

HOUSING NEEDS OF FARMWORKERS (Source: TCAG 2002 RHNAP)

An important factor to be considered in the determination of regional housing need is the housing needs of farmworkers. Government Code Section 65584 requires the regional housing needs allocation plan to consider the housing needs of farmworkers. However, any discussion of farmworkers and farmworkers' housing must appropriately begin with an understanding of who farmworkers are and the characteristics they share in common. Unfortunately, there is a serious deficiency of data about the farmworker population including the fact that this population is generally undercounted by the U.S. Census. For example, a number of farmworkers live in unofficial dwellings, which are often missed by the Census Bureau.

While current information on farmworkers is limited, data from HCD reveals the following: there were approximately 486,000 farmworkers in California as of September 2000, are overwhelmingly Hispanic (80 percent) and are mostly males (72 percent). Approximately 55 percent of the state's agricultural workers are employed in the San Joaquin Valley. Farmworkers have the lowest income of any occupation surveyed by the Census Bureau and the highest poverty rate of any surveyed occupation. Farmworkers have the lowest educational attainments and are second from the lowest, after the private housekeeper occupation, in home ownership. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, and undocumented workers).

The amount of farmworker housing registered with the state has declined dramatically in the last two decades. In 2003, according to HCD, there were only 837 employer owned housing facilities registered which would accommodate only 22,979 employees. The housing shortage was so severe that many workers were found packed into trailers (10 or 12 persons) and sleeping in garages, tool sheds, caves, fields, and parking lots.

Farmworker cities in rural California are growing twice as fast as the state's population as newly legalized farmworkers bring their families to the United States. Many of these cities are over 50 percent Latino, and some are over 90 percent.

Many San Joaquin Valley towns have become farmworker service centers, with local residents charging a fee to provide housing and meals, forged work documents, rides to and from fields, and check cashing services. Migrants rely heavily on friends, relatives, or labor contractors to arrange housing.

Tulare County is sensitive to the issue of farmworker housing and to the issue of affordable housing in general. The Housing Authority of Tulare County offers affordable housing to farmworkers at its farm labor centers in Visalia, Tulare, Terra Bella and Woodville. The number of employed farmworkers in the County varies from month to month. According to the State of California Employment Development Department (EDD), the number of farmworkers is greatest in August and least in March.

EDD estimates there were approximately 171,400 workers employed in the County in 2000. This number includes farmers and members of their families who were unpaid-regular and seasonal hired domestic workers, and agricultural workers brought to California under contract from outside the United States.

Even among the broader farmworker population, there are different groups – regular, seasonal, and migrant – each with its own housing problems. Regular or year-round farmworkers are defined by EDD as those working 150 or more days for the same employer. Regular farmworkers comprise about 25% of the County’s farmworker population. Their incomes are generally higher than seasonal workers (who work less than 150 days annually), although most are unable to obtain affordable ownership or standard rental housing.

Seasonal and migrant seasonal workers represent about three quarters of the County’s farmworker population. Seasonal workers are generally local residents who depend heavily on finding employment in the agricultural industry to support their families. Migrant seasonal workers are those who travel more than 50 miles across county lines to obtain agricultural employment. The housing needs of the latter category are most severe because of constant travel. These workers often find themselves in situations where lack of availability and affordability force them to live in substandard, overcrowded conditions.

For the County as a whole, the analysis described above suggests there will be an increase in the number of seasonal farmworker households. Each city and the county, however, should consider this category of need in individual housing elements. Information obtained from the Tulare County Housing Authority does not indicate that there have been any conversions of Market Rate Housing. Staff is continuing to research this topic. Further data, if any, will be included in the final version of this document.

USE OF AVAILABLE INFORMATION

Section 65584 of the Government Code requires the use of available data in the determination of regional housing needs. HCD has provided TCAG with information on population growth for the region projected by the Department of Finance (DOF) to 2014. The DOF has also provided projections of population and households (reference Table II-1 and II-2) and housing needs by income group for the County (reference Table II-3). Further, HCD forwarded the latest DOF housing unit, household, and housing unit estimates for each locality and the County (reference Tables II-4). Finally, HCD provided basic housing unit need totals for the County by component including: household increase, 2007 and 2014 vacancy needs, and replacement need during the same period. (Appendix B includes HCD’s determination of existing and projected population and housing estimates.) 2000 Census income figures were used to develop income group percentages and needs by locality.

The methodology used to determine the percentage of housing need by income group was altered from the previous analysis documented in the Tulare County Regional Housing Needs Determination Study, November 2002, prepared by TCAG. Adjustments to the percentages were necessary to maintain the control percentages for the County provided by HCD. The forecasts produced by DOF have been reviewed in accordance with Housing Element Statutes and were found to be consistent with estimates developed separately by TCAG/TPA for traffic modeling purposes.

Other information was referenced or developed to accurately reflect population and households, and housing units by Subregional Housing Market Area. These included: population and household estimates and projections for each unincorporated community, and the remaining unincorporated area in Tulare County. This information was derived from several sources including: the 2000 Census; estimates prepared by the County of Tulare Planning Department and documented in various Community Plans; and estimates and projections developed by TCAG through the development of socioeconomic data for traffic modeling purposes and considering building permit and development activity since the 2000 Census.

HOUSING NEEDS DETERMINATION

The Tulare County 2008 Regional Housing Needs Assessment Plan determines housing needs in Tulare County for the planning period of January 1, 2007 to July 1, 2014 and provides a general measure of each local jurisdiction’s responsibility in the provision of housing to meet those needs. This Chapter addresses the major components of the Plan, including household projections, basic housing unit need, the projected housing demand for all income levels, and the allocation of housing need to individual cities and the County unincorporated area.

1. Regional household estimates for the January 1, 2007 beginning date and July 1, 2014 ending date of the Plan were calculated by utilizing DOF population and population-to-housing unit ratios and occupancy rate figures for Tulare County. Tables II-1 & II-2 provide this information.

Table II-1				
TULARE COUNTY				
POPULATION AND HOUSEHOLD POPULATIONS ESTIMATES AND PROJECTIONS				
JANUARY 1, 2007 AND JULY 1, 2014				
COUNTY	January 1, 2007		July 1, 2014	
	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS
TULARE	429,006	125,836	512,035	159,514

SOURCE: State Department of Finance

Table II-2		
TULARE COUNTY - POPULATION ESTIMATES		
JANUARY 1, 2007 - LOCALITIES		
JURISDICTION	2007	% OF COUNTY
DINUBA	20,002	5%
EXETER	10,730	3%
FARMERSVILLE	10,466	2%
LINDSAY	11,174	3%
PORTERVILLE	51,467	12%
TULARE	55,935	13%
VISALIA	117,744	27%
WOODLAKE	7,394	2%
TOTAL INCORPORATED	284,912	66%
TOTAL UNINCORPORATED	144,094	34%
TOTAL COUNTY	429,006	100%

SOURCE: State Department of Finance

2. Table II-3 provides the estimated additional number of regional households in each of the four income groups, for the planning period.

Table II-3 TULARE COUNTY HOUSEHOLD UNIT NEED BY INCOME GROUP (ADD. HOUSING UNITS) JANUARY 1, 2007 TO JULY 1, 2014		
INCOME GROUP	NUMBER	%
VERY LOW	6,368	18%
OTHER LOW	4,823	14%
MODERATE	5,886	17%
ABOVE MODERATE	17,969	51%
TOTAL	35,046	100%
<i>SOURCE: 2000 Census and CHAS data as reported by the Census to HUD</i>		

* Note that the Above Moderate category in Table II-5 includes one housing unit more than the HCD worksheets provide. This is due to a rounding error on HCD's part. HCD advised TCAG staff to make the referenced adjustment.
 ** Does not include vacancy and replacement adjustments of 1,368 as put forth by HCD. See Table II-5.

3. Table II-4 provides housing unit and household estimates, by jurisdiction, for the January 1, 2007 beginning date of the Plan. Households are occupied housing units. Data in this table are based on DOF population numbers.

Table II-4 TULARE COUNTY STATE DEPARTMENT OF FINANCE TOTAL HOUSING ESTIMATES JANUARY 1, 2007 - LOCALITIES			
CITY	HOUSING UNITS	HOUSEHOLDS	% VACANT
DINUBA	5,380	5,178	3.75%
EXETER	3,599	3,409	5.28%
FARMERSVILLE	2,635	2,499	5.16%
LINDSAY	3,016	2,861	5.14%
PORTERVILLE	16,012	15,045	6.04%
TULARE	17,600	16,724	4.98%
VISALIA	40,924	38,684	5.47%
WOODLAKE	2,020	1,915	5.20%
TOTAL INCORPORATED	91,186	86,315	5.34%
TOTAL UNINCORPORATED	44,873	39,521	11.93%
TOTAL COUNTY	136,059	125,836	7.51%
<i>SOURCE: State Department of Finance</i>			

- Table II-5 will provide the estimated basic permanent housing unit need for the region, for the 7½-year planning period. The increase in housing units calculated by first subtracting the number of housing units at the beginning date of the plan from the housing units at the ending data of the Plan. Next, the housing unit replacement need is calculated using the .001 percent annual rate provided by HCD. These two figures are added together and then allocated by income group in accordance with HCD percentage shares.

Table II-5
BASIC HOUSEHOLD NEEDS
January 1, 2007 to July 1, 2014

Basic Household Need By Components:	
Household net increase (1/1/2007 to 7/1/2014)	33,678
Household replacement need (1/1/2007 to 7/1/2014)	1,368
Total:	35,046
<i>SOURCE: State Department of Housing and Community Development, January 2007</i>	

* Data in this table are taken directly from the HCD Worksheets.

** Includes vacancy and replacement adjustments of 1,368 as put forth by HCD.

II. PROJECTED HOUSEHOLDS PER JURISDICTION AND INCOME GROUP

Table II-15 is of primary importance to the Plan. It will provide, by jurisdiction and market area, the estimated number of households by income group for the January 1, 2007 beginning date of the Plan and the projected number of household by income group for the July 1, 2014 ending date of the Plan. This information is crucial to the later determination of the projected housing unit need for each jurisdiction during the planning period. Preparation of Table II-15 requires numerous steps to be taken, including the development of several intervening tables.

1. List the market areas in column 1 of Table II-15. List for each market area, cities, unincorporated, and (market area) total in column 1. List the four income groups (Very Low, Low, Moderate, and Above Moderate) and a total category for each city, unincorporated area, and (market area) total within each market area in column 2.
2. Household data from column 3 are obtained from Table II-4. Post in column 3 of Table II-15 the January 1, 2007 beginning date number of total households for each city, the total incorporated area total households, the total unincorporated area total households, and the County total households.
3. Calculate the January 1, 2007 beginning year income group percentages for each jurisdiction and post to column 4 in Table II-15. The basis for determining the percentage of households in each income group by each jurisdiction is the income group estimate prepared by the HCD for January 1, 2007 total County households. The methodology first identifies the maximum County income associated with each income group.
 - a. Table II-6 provides the number of households for each market area, by census income group, utilizing 2000 U.S. Census tract income information.
 - b. A formula, as described, was developed to convert data from the 10 income groups listed in the 2000 U.S. Census into the four income groups required by the Plan.

The median household income for the year 2000 is \$27,711. Per HCD requirements, the median income is used to calculate the four income groups as follows:

- Very Low Income – Income of up to 50% of the median income;
- Low Income – Income of between 51% and 80% of the median income;
- Moderate Income – Income of between 81% and 120% of the median income; and
- Above Moderate Income – Income greater than 120% of the median income.

Table II-7 shows the formula used to convert the 2000 U.S. Census income groups into the Plan income groups, for total County households. Households are assumed to be distributed equally within each 2000 U.S. Census income interval.

TULARE COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN

Tulare County Association of Governments

Table II-6
2000 CENSUS INCOME BY MARKET AREA

Market Area	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more	TOTAL BY MARKET AREA
Visalia/Farmersville/Exeter/Sequoia Park/Dinuba/Cutler/Orosi	6,175	4,490	9,050	8,250	10,490	10,530	4,805	3,663	1,010	942	59,405
Tulare/Southwest Tulare County	2,920	1,890	4,275	3,685	3,795	3,385	1,439	835	157	247	22,628
Lindsay/Strathmore/Porterville/Foothills/Southeast Tulare County*	3,899	2,771	4,911	4,247	4,524	4,597	1,801	1,079	242	252	28,323
Total	12,994	9,151	18,236	16,182	18,809	18,512	8,045	5,577	1,409	1,441	110,356

SOURCE: 2000 Census

* Census data were not readily available from the U.S. Census website for Tract 40 in Porterville. As such, data for the Southeast Market Area were modified to reflect the addition of 37 households consistent with Census data reported by HCD and TCAG.

Table II-7
 FORMULA FOR CONVERSION OF HOUSEHOLDS FROM CENSUS INCOME GROUPS
 TO HOUSING NEEDS STUDY INCOME GROUP

Income Group	Approximate Income Range (In 2000 Dollars)	Census Income Group Formula	
Very Low	\$ 0 to \$13,856	Less than \$10,000	100.00%
		\$10,000 to \$14,999	92.37%
Low	\$13,857 to \$22,169	\$5,000 to \$14,999	7.63%
		\$15,000 to \$24,999	88.68%
Moderate	\$22,170 to \$33,253	\$15,000 to \$24,999	11.32%
		\$25,000 to \$34,999	95.01%
Above Moderate	\$33,254 and up	\$25,000 to \$34,999	4.99%
		\$35,000 to \$49,999	100.00%
		\$50,000 to \$74,999	100.00%
		\$75,000 to \$99,999	100.00%
		\$100,000 to \$149,999	100.00%
		\$150,000 to \$199,999	100.00%
		\$200,000 or more	100.00%

SOURCE: 2000 Census and State Department of Housing and Community Development

- c. Determine each market area's total households in 2000.
 - Apply Table II-7's formula to the 2000 U.S. Census household income data in Table II-6 and post the results to Table II-8.
- d. Table II-9 will be the result of applying the same formula in Table II-7 to the raw 2000 U.S. Census data for cities and indicates the number and percentage of households by Plan income group for all of the cities in Tulare County.
- e. Determine the number and percentage of households by Plan income group in 2000 for the unincorporated area of each market area.
 - Subtract the city data from Table II-9 from the market area data in Table II-8, to be shown in Table II-10.

Table II-11a combines data from Tables II-9 and II-10 to summarize each market area's unincorporated and incorporated households in the year 2000.

Table II-8
CONVERTED 2000 HOUSEHOLDS PER MARKET AREA, PER INCOME GROUP

Market Area	Very Low		Low		Moderate		Above Moderate		Total	
	#	%	#	%	#	%	#	%	#	%
Visalia/Farmersville/Exeter/ Sequoia Park/Dinuba/Cutler/ Orosi	10,322	17.38%	8,368	14.09%	8,863	14.92%	31,852	53.62%	59,405	100.00%
Tulare/Southwest Tulare County	4,666	20.62%	3,935	17.39%	3,985	17.61%	10,042	44.38%	22,628	100.00%
Lindsay/Strathmore/Porterville/ Foothills/Southeast Tulare County	6,459	22.80%	4,566	16.12%	4,591	16.21%	12,707	44.86%	28,323	100.00%
County Total	21,447	19.43%	16,869	15.29%	17,440	15.80%	54,601	49.48%	110,356	100.00%

SOURCE: 2000 Census

- f. The percentages of households in each Plan income group for each city and market area unincorporated area will be posted to column 4 of Table II-15.

Total households for the unincorporated area of each market area will be derived by applying the ratio between the number of households within the unincorporated portion of a market area (from the 2000 U.S. Census) and the number of households within the entire County unincorporated area (also from the 2000 U.S. Census), to the total County unincorporated households on January 1, 2007, to be included in Table II-11b.

Table II-11a will provide total County unincorporated households among the market area unincorporated areas for the year 2000. The total number of County unincorporated households on January 1, 2007 will be from Table II-4.

- g. Table II-12, column 10 will incorporate January 1, 2007 beginning date of the Plan household estimates for each city within each market area (from Table 4), the number of unincorporated households within each market area (determined by applying the % of figures from Table II-11 to the January 1, 2007 total County unincorporated households), and for each total market area. The total number of households for each market area unincorporated area will be posted to column 3 of Table II-15.
4. The number of households within each Plan income group for January 1, 2007 are determined by multiplying the income group percentage figures in column 5 by the total number of households for each market area city, market area unincorporated area, and market area total households. The results of these calculations area will be posted to column 4 of Table II-15.

Table II-13 will utilize the year 2000 information from Table II-10 and the January 1, 2007 information from Table II-12 to determine information for the July 1, 2014 ending date of the Plan, utilizing a trend line method.

Information in column 6 of Table II-13, projected households for market area cities, market area unincorporated area, and total market areas, will be posted to column 6 of Table II-15 as the projected total household figures for the different Plan market areas in July 1, 2014.

Table II-9
CONVERTED 2000 HOUSEHOLDS PER CITY, PER INCOME GROUP

Market Area	Very Low		Low		Moderate		Above Moderate		Total	
	#	%	#	%	#	%	#	%	#	%
DINUBA	920	20.19%	723	15.86%	725	15.90%	2,190	48.05%	4,559	100.00%
EXETER	554	18.64%	466	15.69%	494	16.62%	1,457	49.05%	2,970	100.00%
FARMERSVILLE	487	22.27%	421	19.27%	418	19.11%	860	39.35%	2,186	100.00%
LINDSAY	718	27.16%	573	21.69%	469	17.75%	883	33.41%	2,643	100.00%
PORTERVILLE	2,644	22.10%	1,866	15.60%	1,803	15.07%	5,650	47.23%	11,963	100.00%
TULARE	2,538	18.78%	2,112	15.62%	2,284	16.90%	6,580	48.69%	13,514	100.00%
VISALIA	4,683	15.18%	3,678	11.92%	4,213	13.66%	18,274	59.24%	30,848	100.00%
WOODLAKE	532	30.26%	358	20.38%	314	17.85%	554	31.51%	1,759	100.00%
UNINCORPORATED	8,371	20.97%	6,671	16.71%	6,720	16.84%	18,152	45.48%	39,914	100.00%
TOTAL INCORPORATED	21,447	19.43%	16,869	15.29%	17,440	15.80%	54,601	49.48%	110,356	100.00%

SOURCE: 2000 Census

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Table II-10
2000 INCORPORATED VS. UNINCORPORATED HOUSEHOLDS PER INCOME GROUP

Market Area	Very Low				Low			
	INCORP		UNINCORP		INCORP		UNINCORP	
	#	%	#	%	#	%	#	%
Visalia/Farmersville/Exeter/ Sequoia Park/Dinuba/Cutler/ Orosi	7,176	16.96%	3,147	18.42%	5,647	13.34%	2,721	15.93%
Tulare/Southwest Tulare County	2,538	18.78%	2,128	23.35%	2,112	15.62%	1,824	20.01%
Lindsay/Strathmore/Porterville/ Foothills/Southeast Tulare County	3,361	23.01%	3,097	22.58%	2,439	16.70%	2,127	15.50%
County Total	13,075	18.56%	8,371	20.97%	10,198	14.48%	6,671	16.71%

SOURCE: 2000 Census

Moderate				Above Moderate				Total			
INCORP		UNINCORP		INCORP		UNINCORP		INCORP		UNINCORP	
#	%	#	%	#	%	#	%	#	%	#	%
6,164	14.56%	2,700	15.80%	23,335	55.14%	8,516	49.85%	42,322	60.08%	17,083	42.80%
2,284	16.90%	1,701	18.66%	6,580	48.69%	3,462	37.98%	13,514	19.18%	9,114	22.83%
2,272	15.56%	2,319	16.91%	6,533	44.73%	6,174	45.01%	14,606	20.73%	13,717	34.37%
10,720	15.22%	6,720	16.84%	36,449	51.74%	18,152	45.48%	70,442	63.83%	39,914	36.17%

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Table II-11a
2000 HOUSEHOLDS PER CITY, PER INCOME GROUP

Market Area City	Very Low		Low		Moderate		Above Moderate		Total	
	#	%	#	%	#	%	#	%	#	%
North										
Visalia	4,683	15.18%	3,678	11.92%	4,213	13.66%	18,274	59.24%	30,848	100%
Farmersville	487	22.27%	421	19.27%	418	19.11%	860	39.35%	2,186	100%
Exeter	554	18.64%	466	15.69%	494	16.62%	1,457	49.05%	2,970	100%
Dinuba	920	20.19%	723	15.86%	725	15.90%	2,190	48.05%	4,559	100%
Woodlake	532	30.26%	358	20.38%	314	17.85%	554	31.51%	1,759	100%
Unincorporated	3,147	18.42%	2,721	15.93%	2,700	15.80%	8,516	49.85%	17,083	100%
Total Incorporated	7,176	16.96%	5,647	13.34%	6,164	14.56%	23,335	55.14%	42,322	100%
Southwest										
Tulare	2,538	18.78%	2,112	15.62%	2,284	16.90%	6,580	48.69%	13,514	100%
Unincorporated	2,128	23.35%	1,824	20.01%	1,701	18.66%	3,462	37.98%	9,114	100%
Total Incorporated	2,538	18.78%	2,112	15.62%	2,284	16.90%	6,580	48.69%	13,514	100%
Southeast										
Lindsay	718	27.16%	573	21.69%	469	17.75%	883	33.41%	2,643	100%
Porterville	2,644	22.10%	1,866	15.60%	1,803	15.07%	5,650	47.23%	11,963	100%
Unincorporated	3,097	22.58%	2,127	15.50%	2,319	16.91%	6,174	45.01%	13,717	100%
Total Incorporated	3,361	23.01%	2,439	16.70%	2,272	15.56%	6,533	44.73%	14,606	100%
County Total										
Total Incorporated	13,075	18.56%	10,198	14.48%	10,720	15.22%	36,449	51.74%	70,442	100%
Total Unincorporated	8,371	20.97%	6,671	16.71%	6,720	16.84%	18,152	45.48%	39,914	100%
Total	21,447	19.43%	16,869	15.29%	17,440	15.80%	54,601	49.48%	110,356	100%

SOURCE: 2000 Census

Table II-11b
2000 AND 2007 UNINCORPORATED MARKET AREA HOUSEHOLD SHARE

2000 Distribution of Unincorporated Households	Unincorporated Households	Percentage	2007 Distribution of Unincorporated
NORTH MARKET AREA	17,083	42.80%	16,915
SOUTHWEST MARKET AREA	9,114	22.83%	9,024
SOUTHEAST MARKET AREA	13,717	34.37%	13,582
County Total	39,914	100%	39,521

SOURCE: 2000 Census

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Table II-12
2007 HOUSEHOLDS PER MARKET AREA PER INCOME GROUP

Market Area City	Very Low		Low		Moderate		Above Moderate		Total	
	#	%	#	%	#	%	#	%	#	%
North										
Visalia	5,872	15.18%	4,613	11.92%	5,283	13.66%	22,916	59.24%	38,684	100%
Farmersville	556	22.27%	482	19.27%	478	19.11%	983	39.35%	2,499	100%
Exeter	635	18.64%	535	15.69%	567	16.62%	1,672	49.05%	3,409	100%
Dinuba	1,045	20.19%	821	15.86%	823	15.90%	2,488	48.05%	5,178	100%
Woodlake	580	30.26%	390	20.38%	342	17.85%	603	31.51%	1,915	100%
Unincorporated	3,116	18.42%	2,694	15.93%	2,673	15.80%	8,432	49.85%	16,915	100%
Total Incorporated	8,689	16.96%	6,841	13.34%	7,493	14.56%	28,662	55.14%	51,685	100%
Southwest										
Tulare	3,141	18.78%	2,613	15.62%	2,827	16.90%	8,143	48.69%	16,724	100%
Unincorporated	2,107	23.35%	1,806	20.01%	1,684	18.66%	3,427	37.98%	9,024	100%
Southeast										
Lindsay	777	27.16%	620	21.69%	508	17.75%	956	33.41%	2,861	100%
Porterville	3,325	22.10%	2,347	15.60%	2,268	15.07%	7,105	47.23%	15,045	100%
Unincorporated	3,067	22.58%	2,106	15.50%	2,296	16.91%	6,113	45.01%	13,582	100%
	4,121	23.01%	2,991	16.70%	2,786	15.56%	8,009	44.73%	17,906	100%
County Total										
Total Incorporated	16,022	18.56%	12,496	14.48%	13,135	15.22%	44,662	51.74%	86,315	100%
Total Unincorporated	8,289	20.97%	6,605	16.71%	6,653	16.84%	17,973	45.48%	39,521	100%
Total	24,455	19.43%	19,235	15.29%	19,886	15.80%	62,260	49.48%	125,836	100%

SOURCE: 2000 Census, State Department of Finance and State Department of Housing and Community Development

Table II-13
 HOUSEHOLD ESTIMATES AND PROJECTIONS, 2000-2014

Market Area			Increase 2000-2007		
City	Census 2000	2007	#	% of County Total	Projection 2014
North					
Visalia	30,848	38,684	7,836	50.62%	55,732
Farmersville	2,186	2,499	313	2.02%	3,180
Exeter	2,970	3,409	439	2.84%	4,364
Dinuba	4,559	5,178	619	4.00%	6,525
Woodlake	1,759	1,915	156	1.01%	2,254
Unincorporated	17,083	17,175	92	0.60%	17,377
Southwest					
Tulare	13,514	16,724	3,210	20.74%	23,708
Unincorporated	9,114	9,163	49	0.32%	9,271
Southeast					
Lindsay	2,643	2,861	218	1.41%	3,335
Porterville	11,963	15,045	3,082	19.91%	21,750
Unincorporated	13,717	13,791	74	0.48%	13,953
County Total					
Total Incorporated	70,442	86,315	15,873	102.54%	120,848
Total Unincorporated	39,914	39,521	-393	-2.54%	38,666
Total	110,356	125,836	15,480	100.00%	159,514

SOURCE: 2000 Census, State Department of Finance and State Department of Housing and Community Development

5. Distribute the July 1, 2014 household projections to market area cities and market area unincorporated areas by income group, after adjustments for low-income impactation. TCAG staff determined in the 2001 Plan that there was not an issue related to lower income household impactation for the market areas. Therefore, the income group percentages were determined to be the same at the end of the 7 ½ year planning cycle as they were at the beginning of the cycle. The rationale for this position is described below and calculated in Table II-14.
 - a. For each market area on January 1, 2007, the difference between market area total percentage of households and the jurisdiction's percentage of households, for each income group, was calculated.
 - The resulting percentage figure was multiplied by one quarter (the 7 ½ year planning period of the Plan is one quarter of the 30-year period assumed necessary to achieve the fair share allocation),
 - That percentage figure that will be added to the percentage figure for each income group for each jurisdiction on January 1, 2007.
 - Column 7 of Table II-14 lists the percentage figures that are the result of these calculations.
 - These percentage figures were then multiplied by the total number of households projected on July 1, 2014 for each jurisdiction within each market area as noted in column 6 of Table 14.
 - Information in columns 6 and 7 of Table II-14 was then posted to columns 6 and 7 of Table II-15. This methodology was also utilized in the 2001 Plan.

Table II-14
 CALCULATION OF HOUSEHOLD INCOME GROUP ALLOCATIONS FOR THE MARKET AREAS

Market Area		January 1, 2007		Difference Between Market Area Percentage and Local Jurisdiction Percentage	July 1, 2014 Fair Share	
City	Income Group	#	%		#	%
North						
Visalia	Very Low	5,872	15.18%	-2.03%	8,743	15.69%
	Low	4,613	11.92%	-1.97%	6,921	12.42%
	Moderate	5,283	13.66%	-1.16%	7,774	13.95%
	Above Moderate	22,916	59.24%	5.16%	32,295	57.95%
	Total	38,684	100%		55,732	100%
Farmersville	Very Low	556	22.27%	5.06%	668	21.00%
	Low	482	19.27%	5.37%	570	17.93%
	Moderate	478	19.11%	4.29%	574	18.04%
	Above Moderate	983	39.35%	-14.72%	1,368	43.03%
	Total	2,499	100%		3,180	100%
Exeter	Very Low	635	18.64%	1.43%	798	18.28%
	Low	535	15.69%	1.79%	665	15.24%
	Moderate	567	16.62%	1.80%	706	16.17%
	Above Moderate	1,672	49.05%	-5.02%	2,196	50.31%
	Total	3,409	100%		4,364	100%
Dinuba	Very Low	1,045	20.19%	2.98%	1,269	19.44%
	Low	821	15.86%	1.96%	1,003	15.37%
	Moderate	823	15.90%	1.08%	1,020	15.63%
	Above Moderate	2,488	48.05%	-6.03%	3,233	49.55%
	Total	5,178	100%		6,525	100%
Woodlake	Very Low	580	30.26%	13.06%	609	27.00%
	Low	390	20.38%	6.48%	423	18.76%
	Moderate	342	17.85%	3.03%	385	17.09%
	Above Moderate	603	31.51%	-22.57%	837	37.15%
	Total	1,915	100%		2,254	100%

Table II-14 (CONT.)
 CALCULATION OF HOUSEHOLD INCOME GROUP ALLOCATIONS FOR THE MARKET AREAS

Market Area City	Income Group	January 1, 2007 Households		Difference Between Market Area Percentage and Local Jurisdiction Percentage	July 1, 2014 Fair Share Target	
		#	%		#	%
Unincorporated	Very Low	3,116	18.42%	1.21%	2,998	18.12%
	Low	2,694	15.93%	2.03%	2,552	15.42%
	Moderate	2,673	15.80%	0.98%	2,575	15.56%
	Above Moderate	8,432	49.85%	-4.22%	8,425	50.91%
	Total	16,915	100%		16,550	100%
<i>North Market Area Total</i>	Very Low	11,805	17.21%		15,084	17.02%
	Low	9,534	13.90%		12,133	13.69%
	Moderate	10,166	14.82%		13,033	14.71%
	Above Moderate	37,095	54.07%		48,355	54.57%
	Total	68,600	100%		88,604	100%
Southwest						
Tulare	Very Low	3,141	18.78%	-1.60%	4,547	19.18%
	Low	2,613	15.62%	-1.54%	3,795	16.01%
	Moderate	2,827	16.90%	-0.62%	4,044	17.06%
	Above Moderate	8,143	48.69%	3.75%	11,321	47.75%
	Total	16,724	100%		23,708	100%
Unincorporated	Very Low	2,107	23.35%	2.97%	1,996	22.60%
	Low	1,806	20.01%	2.85%	1,704	19.30%
	Moderate	1,684	18.66%	1.15%	1,623	18.38%
	Above Moderate	3,427	37.98%	-6.96%	3,507	39.72%
	Total	9,024	100%		8,828	100%
<i>Southwest Market Area Total</i>	Very Low	5,248	20.38%		6,543	20.11%
	Low	4,419	17.16%		5,499	16.90%
	Moderate	4,511	17.52%		5,666	17.42%
	Above Moderate	11,571	44.94%		14,828	45.57%
	Total	25,748	100%		32,536	100%
Southeast						
Lindsay	Very Low	777	27.16%	4.39%	869	26.06%
	Low	620	21.69%	5.57%	677	20.29%
	Moderate	508	17.75%	1.64%	578	17.34%
	Above Moderate	956	33.41%	-11.61%	1,211	36.31%
	Total	2,861	100%		3,335	100%
Porterville	Very Low	3,325	22.10%	-0.67%	4,843	22.27%
	Low	2,347	15.60%	-0.51%	3,421	15.73%
	Moderate	2,268	15.07%	-1.03%	3,335	15.33%
	Above Moderate	7,105	47.23%	2.21%	10,152	46.67%
	Total	15,045	100%		21,750	100%
Unincorporated	Very Low	3,067	22.58%	-0.19%	3,007	22.63%
	Low	2,106	15.50%	-0.61%	2,080	15.66%
	Moderate	2,296	16.91%	0.80%	2,220	16.71%
	Above Moderate	6,113	45.01%	0.00%	5,981	45.01%
	Total	13,582	100%		13,288	100%
<i>Southeast Market Area Total</i>	Very Low	7,168	22.77%		8,718	22.72%
	Low	5,073	16.11%		6,178	16.10%
	Moderate	5,072	16.11%		6,133	15.98%
	Above Moderate	14,175	45.02%		17,344	45.20%
	Total	31,488	100%		38,374	100%

SOURCE: State Department of Finance

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Table II-15
ESTIMATED HOUSEHOLDS ON JANUARY 1, 2007 BY INCOME GROUP AND PROJECTED HOUSEHOLDS ON JULY 1, 2014 WITH INCOME GROUP ALLOCATIONS

Market Area City	Income Group	January 1, 2007 Households		July 1, 2014		Growth, 2007 to 2014		Adjusted to HCD Control %	
		#	%	#	%	#	%	#	%
North									
Visalia	Very Low	5,872	15.18%	8,743	15.69%	2,870	16.84%	2,841	16.68%
	Low	4,613	11.92%	6,921	12.42%	2,308	13.54%	2,275	13.36%
	Moderate	5,283	13.66%	7,774	13.95%	2,490	14.61%	2,805	16.47%
	Above Moderate	22,916	59.24%	32,295	57.95%	9,379	55.02%	9,109	53.49%
	Total	38,684	100%	55,732	100%	17,048	100%	17,029	100.00%
Farmersville	Very Low	556	22.27%	668	21.00%	111	16.36%	110	16.23%
	Low	482	19.27%	570	17.93%	89	13.00%	87	12.84%
	Moderate	478	19.11%	574	18.04%	96	14.10%	108	15.91%
	Above Moderate	983	39.35%	1,368	43.03%	385	56.54%	374	55.02%
	Total	2,499	100%	3,180	100%	681	100%	680	100.00%
Exeter	Very Low	635	18.64%	798	18.28%	162	17.00%	161	16.85%
	Low	535	15.69%	665	15.24%	130	13.64%	128	13.46%
	Moderate	567	16.62%	706	16.17%	139	14.56%	157	16.42%
	Above Moderate	1,672	49.05%	2,196	50.31%	523	54.79%	508	53.27%
	Total	3,409	100%	4,364	100%	955	100%	954	100.00%
Dinuba	Very Low	1,045	20.19%	1,269	19.44%	223	16.58%	221	16.43%
	Low	821	15.86%	1,003	15.37%	182	13.48%	179	13.30%
	Moderate	823	15.90%	1,020	15.63%	196	14.59%	221	16.45%
	Above Moderate	2,488	48.05%	3,233	49.55%	745	55.35%	724	53.81%
	Total	5,178	100%	6,525	100%	1,347	100%	1,345	100.00%
Woodlake	Very Low	580	30.26%	609	27.00%	29	8.58%	29	8.55%
	Low	390	20.38%	423	18.76%	33	9.62%	32	9.53%
	Moderate	342	17.85%	385	17.09%	43	12.82%	49	14.52%
	Above Moderate	603	31.51%	837	37.15%	234	68.98%	227	67.40%
	Total	1,915	100%	2,254	100%	339	100%	337	100.00%
Unincorporated	Very Low	3,116	18.42%	2,998	18.12%	-117	32.14%	-116	31.05%
	Low	2,694	15.93%	2,552	15.42%	-142	38.88%	-140	37.40%
	Moderate	2,673	15.80%	2,575	15.56%	-98	26.95%	-111	29.62%
	Above Moderate	8,432	49.85%	8,425	50.91%	-7	2.04%	-7	1.93%
	Total	16,915	100%	16,550	100%	-365	100%	-374	100.00%
North Market Area Total	Very Low	11,805	17.21%	15,084	17.02%	3,279	16.39%	3,246	16.25%
	Low	9,534	13.90%	12,133	13.69%	2,599	12.99%	2,561	12.83%
	Moderate	10,166	14.82%	13,033	14.71%	2,867	14.33%	3,229	16.17%
	Above Moderate	37,095	54.07%	48,355	54.57%	11,260	56.29%	10,935	54.75%
	Total	68,600	100%	88,604	100%	20,005	100%	19,971	100.00%

Table II-15 (CONT.)
 ESTIMATED HOUSEHOLDS ON JANUARY 1, 2007 BY INCOME GROUP AND PROJECTED HOUSEHOLDS
 ON JULY 1, 2014 WITH INCOME GROUP ALLOCATIONS

Southwest									
Tulare	Very Low	3,141	18.78%	4,547	19.18%	1,406	20.14%	1,392	19.85%
	Low	2,613	15.62%	3,795	16.01%	1,182	16.93%	1,165	16.61%
	Moderate	2,827	16.90%	4,044	17.06%	1,217	17.43%	1,371	19.54%
	Above Moderate	8,143	48.69%	11,321	47.75%	3,178	45.51%	3,086	44.00%
	Total	16,724	100%	23,708	100%	6,984	100%	7,014	100.00%
Unincorporated	Very Low	2,107	23.35%	1,996	22.60%	-111	56.72%	-110	54.08%
	Low	1,806	20.01%	1,704	19.30%	-102	52.06%	-101	49.42%
	Moderate	1,684	18.66%	1,623	18.38%	-62	31.56%	-70	34.24%
	Above Moderate	3,427	37.98%	3,507	39.72%	79	-40.34%	77	-37.74%
	Total	9,024	100%	8,828	100%	-196	100%	-204	100.00%
Southwest Market Area Total	Very Low	5,248	20.38%	6,543	20.11%	1,295	19.08%	1,282	18.82%
	Low	4,419	17.16%	5,499	16.90%	1,080	15.91%	1,065	15.63%
	Moderate	4,511	17.52%	5,666	17.42%	1,155	17.02%	1,301	19.10%
	Above Moderate	11,571	44.94%	14,828	45.57%	3,257	47.99%	3,163	46.44%
	Total	25,748	100%	32,536	100%	6,788	100%	6,811	100.00%
Southeast									
Lindsay	Very Low	777	27.16%	869	26.06%	92	19.44%	91	19.25%
	Low	620	21.69%	677	20.29%	56	11.89%	56	11.72%
	Moderate	508	17.75%	578	17.34%	70	14.86%	79	16.75%
	Above Moderate	956	33.41%	1,211	36.31%	255	53.82%	248	52.29%
	Total	2,861	100%	3,335	100%	474	100%	474	100.00%
Porterville	Very Low	3,325	22.10%	4,843	22.27%	1,518	22.64%	1,503	22.36%
	Low	2,347	15.60%	3,421	15.73%	1,074	16.02%	1,058	15.75%
	Moderate	2,268	15.07%	3,335	15.33%	1,067	15.91%	1,202	17.88%
	Above Moderate	7,105	47.23%	10,152	46.67%	3,046	45.43%	2,958	44.02%
	Total	15,045	100%	21,750	100%	6,705	100%	6,721	100.00%
Unincorporated	Very Low	3,067	22.58%	3,007	22.63%	-60	20.46%	-59	19.93%
	Low	2,106	15.50%	2,080	15.66%	-25	8.63%	-25	8.37%
	Moderate	2,296	16.91%	2,220	16.71%	-76	25.94%	-86	28.75%
	Above Moderate	6,113	45.01%	5,981	45.01%	-132	44.96%	-128	42.96%
	Total	13,582	100%	13,288	100%	-294	100%	-298	100.00%
Southeast Market Area Total	Very Low	7,168	22.77%	8,718	22.72%	1,550	22.51%	1,534	22.25%
	Low	5,073	16.11%	6,178	16.10%	1,105	16.05%	1,089	15.79%
	Moderate	5,072	16.11%	6,133	15.98%	1,061	15.41%	1,195	17.33%
	Above Moderate	14,175	45.02%	17,344	45.20%	3,170	46.03%	3,078	44.63%
	Total	31,488	100%	38,374	100%	6,886	100%	6,897	100.00%

Table II-15 (CONT.)
 ESTIMATED HOUSEHOLDS ON JANUARY 1, 2007 BY INCOME GROUP AND PROJECTED HOUSEHOLDS
 ON JULY 1, 2014 WITH INCOME GROUP ALLOCATIONS

<i>County Total</i>									
Incorporated Total	Very Low	15,932	18.46%	22,345	18.49%	6,413	18.57%	6,348	18.37%
	Low	12,421	14.39%	17,475	14.46%	5,053	14.63%	4,980	14.41%
	Moderate	13,095	15.17%	18,415	15.24%	5,320	15.40%	5,992	17.34%
	Above Moderate	44,867	51.98%	62,614	51.81%	17,747	51.39%	17,234	49.88%
	Total	86,315	100%	120,848	100%	34,533	100%	34,554	100.00%
Unincorporated Total	Very Low	8,289	20.97%	8,000	20.69%	-289	33.77%	-286	32.61%
	Low	6,605	16.71%	6,336	16.39%	-269	31.51%	-266	30.30%
	Moderate	6,653	16.84%	6,417	16.60%	-236	27.66%	-266	30.40%
	Above Moderate	17,973	45.48%	17,913	46.33%	-60	7.06%	-59	6.69%
	Total	39,521	100%	38,666	100%	-855	100%	-876	100.00%
Total Tulare County	Very Low	24,221	19.25%	30,345	19.02%	6,125	18.19%	6,062	18.00%
	Low	19,027	15.12%	23,811	14.93%	4,784	14.21%	4,715	14.00%
	Moderate	19,748	15.69%	24,832	15.57%	5,083	15.09%	5,725	17.00%
	Above Moderate	62,840	49.94%	80,527	50.48%	17,686	52.52%	17,176	51.00%
	Total	125,836	100%	159,514	100%	33,678	100%	33,678	100.00%

SOURCE: State Department of Finance

6. In order to calculate allocations for the January 1, 2007 to July 1, 2014 planning period to HCD controls, adjustments were made to the entire allocation equally, as shown in Table II-16.
- The increase or decrease in percentage needed to reach the 4 income groups provided by HCD in II-3 were calculated.
 - The percent was applied to the calculated household increase between 2007 to 2014 to get the adjusted increase in households needed during the planning period.
 - This increase was divided by the total number of households within that city or unincorporated area to calculate the % of each income group.

Table II-16
 2014 HOUSEHOLDS ADJUSTED TO HCD CONTROLS

Market Area City	Income Group	Growth, 2007 to 2014		Adjusted to HCD Control %	
		#	%	#	%
North					
Visalia	Very Low	2,870	16.84%	2,841	16.68%
	Low	2,308	13.54%	2,275	13.36%
	Moderate	2,490	14.61%	2,805	16.47%
	Above Moderate	9,379	55.02%	9,109	53.49%
	Total	17,048	100%	17,029	100.00%
Farmersville	Very Low	111	16.36%	110	16.23%
	Low	89	13.00%	87	12.84%
	Moderate	96	14.10%	108	15.91%
	Above Moderate	385	56.54%	374	55.02%
	Total	681	100%	680	100.00%
Exeter	Very Low	162	17.00%	161	16.85%
	Low	130	13.64%	128	13.46%
	Moderate	139	14.56%	157	16.42%
	Above Moderate	523	54.79%	508	53.27%
	Total	955	100%	954	100.00%
Dinuba	Very Low	223	16.58%	221	16.43%
	Low	182	13.48%	179	13.30%
	Moderate	196	14.59%	221	16.45%
	Above Moderate	745	55.35%	724	53.81%
	Total	1,347	100%	1,345	100.00%
Woodlake	Very Low	29	8.58%	29	8.55%
	Low	33	9.62%	32	9.53%
	Moderate	43	12.82%	49	14.52%
	Above Moderate	234	68.98%	227	67.40%
	Total	339	100%	337	100.00%
Unincorporated	Very Low	-117	32.14%	-116	31.05%
	Low	-142	38.88%	-140	37.40%
	Moderate	-98	26.95%	-111	29.62%
	Above Moderate	-7	2.04%	-7	1.93%
	Total	-365	100%	-374	100.00%
North Market Area Total	Very Low	3,279	16.39%	3,246	16.25%
	Low	2,599	12.99%	2,561	12.83%
	Moderate	2,867	14.33%	3,229	16.17%
	Above Moderate	11,260	56.29%	10,935	54.75%
	Total	20,005	100%	19,971	100.00%

Table II-16 (CONT.)
 2014 HOUSEHOLDS ADJUSTED TO HCD CONTROLS

Southwest					
Tulare	Very Low	1,406	20.14%	1,392	19.85%
	Low	1,182	16.93%	1,165	16.61%
	Moderate	1,217	17.43%	1,371	19.54%
	Above Moderate	3,178	45.51%	3,086	44.00%
	Total	6,984	100%	7,014	100.00%
Unincorporated	Very Low	-111	56.72%	-110	54.08%
	Low	-102	52.06%	-101	49.42%
	Moderate	-62	31.56%	-70	34.24%
	Above Moderate	79	-40.34%	77	-37.74%
	Total	-196	100%	-204	100.00%
Southwest Market Area Total	Very Low	1,295	19.08%	1,282	18.82%
	Low	1,080	15.91%	1,065	15.63%
	Moderate	1,155	17.02%	1,301	19.10%
	Above Moderate	3,257	47.99%	3,163	46.44%
	Total	6,788	100%	6,811	100.00%
Southeast					
Lindsay	Very Low	92	19.44%	91	19.25%
	Low	56	11.89%	56	11.72%
	Moderate	70	14.86%	79	16.75%
	Above Moderate	255	53.82%	248	52.29%
	Total	474	100%	474	100.00%
Porterville	Very Low	1,518	22.64%	1,503	22.36%
	Low	1,074	16.02%	1,058	15.75%
	Moderate	1,067	15.91%	1,202	17.88%
	Above Moderate	3,046	45.43%	2,958	44.02%
	Total	6,705	100%	6,721	100.00%
Unincorporated	Very Low	-60	20.46%	-59	19.93%
	Low	-25	8.63%	-25	8.37%
	Moderate	-76	25.94%	-86	28.75%
	Above Moderate	-132	44.96%	-128	42.96%
	Total	-294	100%	-298	100.00%
Southeast Market Area Total	Very Low	1,550	22.51%	1,534	22.25%
	Low	1,105	16.05%	1,089	15.79%
	Moderate	1,061	15.41%	1,195	17.33%
	Above Moderate	3,170	46.03%	3,078	44.63%
	Total	6,886	100%	6,897	100.00%
County Total					
Incorporated Total	Very Low	6,413	18.57%	6,348	18.37%
	Low	5,053	14.63%	4,980	14.41%
	Moderate	5,320	15.40%	5,992	17.34%
	Above Moderate	17,747	51.39%	17,234	49.88%
	Total	34,533	100%	34,554	100.00%
Unincorporated Total	Very Low	-289	33.77%	-286	32.61%
	Low	-269	31.51%	-266	30.30%
	Moderate	-236	27.66%	-266	30.40%
	Above Moderate	-60	7.06%	-59	6.69%
	Total	-855	100%	-876	100.00%
Total Tulare County	Very Low	6,125	18.19%	6,062	18.00%
	Low	4,784	14.21%	4,715	14.00%
	Moderate	5,083	15.09%	5,725	17.00%
	Above Moderate	17,686	52.52%	17,176	51.00%
	Total	33,678	100%	33,678	100.00%

SOURCE: State Department of Finance

III. BASIC HOUSING UNIT NEED

Basic construction need is the number of new housing units that must be constructed to provide housing for the anticipated population. The calculation of the basic construction need for each local jurisdiction and market area considers existing housing units, projected number of households, vacancy factors, and an allowance for normal market removal of housing units. The methodology does not include an estimate of the need to replace dilapidated units that are beyond repair but that are not expected to be removed during the planning period as part of normal market activity. This task is beyond the scope of the 2007 Regional Housing Needs Assessment Plan and is to be estimated by jurisdictions in preparing their housing elements.

Key factors and procedures for calculating the basic construction need are summarized as follows:

1. Provide one housing unit for each anticipated household
2. Provide a sufficient number of housing units to accommodate vacant for sale units, vacant for rent units, and other vacant units
3. The sum of items 1 and 2 constitutes the total number of housing units required to accommodate the projected population by the July 1, 2014 ending date of the plan.
4. Reduce the total number of units required by the number of units existing on January 1, 2007, to obtain the number of units needed to accommodate population growth.
5. Provide a sufficient number of units to replace expected removals from the housing market.

The sum of items 4 and 5 constitutes the basic construction need, or total number of new housing units required to house the projected population between January 1, 2007 and July 1, 2014.

Three separate vacancy factors are utilized to provide for units vacant for sale, units vacant for rent, and other vacant units. An owner vacancy rate of 1.8% of the owner occupied housing units, and a renter vacancy rate of 5% of the renter occupied housing units are applied, as suggested by HCD.

Table II-17 will include the various vacancy rates and data on the percent of households that are owner-occupied and renter-occupied for each market area, each city, and each market area unincorporated area, all from the 2000 U.S. Census. Information from Table II-17 will be used in Table II-18 to determine the Basic Construction Need for each jurisdiction in the County. It should be noted that DOF vacancy rates will include seasonal units; however, manual adjustments will be made later to adjust for this.

A normal market removal rate of 1% of the year-round housing units is utilized, again as provided by HCD. This removal rate is the number of units to be torn down, boarded up, destroyed by fire or changed to other uses.

The basic construction need for each jurisdiction is calculated as follows:

1. Determine the number of housing units needed at the end of the planning period, July 1, 2014, with an allowance for vacant units.
 - a. Multiply the estimated July 1, 2014 number of households for each jurisdiction (from Table II-13) by the percentage of total households within that jurisdiction that were owner-occupied (from Table II-17). Divide by the "actual" occupancy rate of owner-occupied

housing, or 98.2%, utilized for all jurisdictions pursuant to HCD. (As noted above, 1.8% of the owner occupied units are estimated to be vacant for sale).

- b. Add to the number in a. the estimated July 1, 2014 number of households for each jurisdiction (from Table II-13) multiplied by the percentage of total households within that jurisdiction that were renter-occupied (from Table II-17). Divide by the occupancy rate of renter-occupied housing, or 95.0%, also utilized for all jurisdictions pursuant to HCD. (Again, as noted above, 5% of the renter occupied units are estimated to be vacant for rent). Divide b. by the “other” vacancy rate for each jurisdiction (from Table 16). Post results to column 4 of Table 17.

Table II-17
 2000 OCCUPANCY AND VACANCY RATES

Market Area	Percent of Households that are Owner-Occupied	Percent of Households that are Renter-Occupied	For Sale Vacancy Rate	For Rent Vacancy Rate	Other Vacancy Rate	Total Vacancy Rate
North						
Visalia	62.70%	37.30%	1.32%	2.41%	1.00%	5.40%
Farmersville	67.60%	32.40%	1.54%	1.93%	1.19%	5.20%
Exeter	62.90%	37.10%	1.48%	1.32%	2.02%	5.30%
Dinuba	60.70%	39.30%	1.13%	1.22%	0.68%	3.80%
Woodlake	52.00%	48.00%	0.37%	2.45%	1.12%	5.20%
Unincorporated	64.90%	35.10%	1.51%	2.58%	1.03%	9.10%
Southwest						
Tulare	60.50%	39.50%	0.79%	2.14%	1.38%	5.00%
Unincorporated	54.50%	45.50%	0.86%	2.26%	0.58%	8.20%
Southeast						
Lindsay	56.10%	43.90%	0.52%	2.23%	1.91%	5.20%
Porterville	56.40%	43.60%	1.09%	3.18%	1.24%	6.40%
Unincorporated	66.10%	33.90%	3.00%	4.39%	7.09%	20.60%
Total Incorporated	60.73%	39.27%	2.35%	1.13%	1.18%	5.40%
Total Unincorporated	62.92%	37.08%	1.86%	0.96%	2.50%	11.64%
Total County	61.50%	38.50%	1.06%	2.16%	1.68%	7.70%

SOURCE: 2000 Census

2. Determine for each jurisdiction the number of housing units needed to accommodate population growth from the beginning of the planning period on January 1, 2007 to the end of the planning period on July 1, 2014.
 - a. Subtract from the number of housing units needed on July 1, 2014 (determined in Step 1 above), the existing number of housing units on January 1, 2007 (from Table II-4). Post results to column 7 of Table II-18.
3. Determine for each jurisdiction the normal market removal of housing units. These are housing units that will be torn down, boarded up, destroyed by fire, changed to commercial use, etc.
4. Determine by jurisdiction and market area the total basic construction need during the planning period extending from January 1, 2007 to July 1, 2014.

Add the number of units needed to accommodate growth (determined in Step 2) to the number of housing units projected to be removed (determined in Step 3). Post the results to column 11 of Table II-18.

Finally, the additional housing units in Table II-18 are added to the existing units on January 1, 2007 for each jurisdiction and then multiplied by the percent of household distribution in Table II-16 to distribute the housing units by income group to HCD controls. Reference Table II-19.

After discussions with Tulare County staff, it was determined that the unincorporated area should plan for a total of 938 units per year versus their current allocation per year in the Draft Plan. Staff cited the General Plan goal of 25% of the County population by the year 2030 as their justification for the increase in allocated units.

In order to adjust allocations to increase the total unincorporated area to 7,035 units for the 7½-year planning period, staff determined the current percent distribution of unincorporated units by market area and distributed the 7,035 units to them accordingly. Therefore, the unincorporated total of 7,035 units was subtracted from the 35,088 HCD units to determine the total incorporated housing units (28,053). The incorporated percent distribution by jurisdiction was calculated and the remaining housing unit totals by jurisdiction were calculated. Finally, the HCD adjusted control percentages were applied from Table II-16 to all totals to determine final allocations.

Table II-20 provides a summary of each jurisdiction's 2007 RHNA housing need by income category and for total.

TULARE COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN

Tulare County Association of Governments

Table II-18
BASIC CONSTRUCTION NEEDS, JANUARY 1, 2007 TO JULY 1, 2014

Market Area	2007 Units	2007 Permanent Housing Stock	2014 Projected Households	2014 Household Needs	2014 Units	2014 Permanent Housing Stock	Increase in Permanent Housing Stock 2007-2014	Annual Average of Existing Units	Loss of units per year	Loss of Units Between 2007-2014	Regional Need During the 2007-2014 Planning Period
City											
North											
Visalia	40,924	39,082	55,732	17,048	58,959	56,306	17,223	49,942	50	375	17,598
Farmersville	2,635	2,516	3,180	681	3,353	3,202	686	2,994	3	22	708
Exeter	3,599	3,437	4,364	955	4,607	4,400	963	4,103	4	31	994
Dinuba	5,380	5,138	6,525	1,347	6,779	6,474	1,336	6,080	6	46	1,382
Woodlake	2,020	1,929	2,254	234	2,378	2,271	342	2,199	2	16	358
Unincorporated	19,206	18,341	16,550	-365	18,791	17,945	-396	18,998	19	142	(254)
Southwest											
Tulare	17,600	16,808	23,708	6,984	24,949	23,827	7,019	21,275	21	160	7,178
Unincorporated	10,245	9,784	8,828	-196	10,022	9,571	-213	10,133	10	76	(137)
Southeast											
Lindsay	3,016	2,880	3,335	474	3,516	3,358	477	3,266	3	24	502
Porterville	16,012	15,291	21,750	6,705	23,148	22,106	6,815	19,580	20	147	6,962
Unincorporated	15,423	14,729	13,288	-294	15,089	14,410	-318	15,256	15	114	(204)
Total Incorporated	91,186	87,083	120,848	34,533	127,690	121,944	34,861	109,438	109	821	35,682
Total Unincorporated	44,873	42,854	38,666	-855	43,902	41,927	-927	44,388	44	333	(594)
Total County	136,059	129,936	159,514	33,678	171,592	163,871	33,934	153,826	154	1,154	35,088

SOURCE: State Department of Finance



Table II-19
BASIC HOUSING UNIT NEED BY INCOME GROUP, INCLUDING OWNER & RENTER UNITS
 January 1, 2007 to July 1, 2014

Market Area					Regional Housing Unit Need During the 2007-2014 Planning Period from Table 18, Col. 11		Revised Housing Unit Need with County Increase to 938 Per Year*1		
City	Income Group	January 1, 2007 Housing Units from Table 18, Col. 2	Adjusted HCD % from Table 15, Col. 10	2014 Housing Units		Percent of Incorporated & Unincorporated Total		2007-2014 Owner Units	2007-2014 Renter Units
North									
Visalia	Very Low		16.68%		2,936		2,308	1,447	861
	Low		13.36%		2,351		1,848	1,159	689
	Moderate		16.47%		2,898		2,279	1,429	850
	Above Moderate		53.49%		9,413		7,400	4,640	2,760
	Total	40,924	100.00%	58,522	17,598	49.32%	13,835	8,675	5,161
Farmersville	Very Low		16.23%		115		90	57	34
	Low		12.84%		91		71	45	27
	Moderate		15.91%		113		89	56	33
	Above Moderate		55.02%		390		306	192	114
	Total	2,635	100.00%	3,343	708	1.98%	557	349	208
Exeter	Very Low		16.85%		167		132	83	49
	Low		13.46%		134		105	66	39
	Moderate		16.42%		163		128	80	48
	Above Moderate		53.27%		529		416	261	155
	Total	3,599	100.00%	4,593	994	2.78%	781	490	291
Dinuba	Very Low		16.43%		227		178	112	67
	Low		13.30%		184		145	91	54
	Moderate		16.45%		227		179	112	67
	Above Moderate		53.81%		744		585	367	218
	Total	5,380	100.00%	6,762	1,382	3.87%	1,086	681	405

Table II-19 (CONT.)
BASIC HOUSING UNIT NEED BY INCOME GROUP, INCLUDING OWNER & RENTER UNITS
 January 1, 2007 to July 1, 2014

<i>Market Area</i>					Regional Housing Unit Need During the 2007- 2014 Planning Period from Table 18, Col. 11		Revised Housing Unit Need with County Increase to 938 Per Year*1		
City	Income Group	January 1, 2007 Housing Units from Table 18, Col. 2	Adjusted HCD % from Table 15, Col. 10	2014 Housing Units		Percent of Incorporated & Unincorporated Total		2007-2014 Owner Units	2007-2014 Renter Units
North									
Woodlake	Very Low		8.55%		31		24	15	9
	Low		9.53%		34		27	17	10
	Moderate		14.52%		52		41	26	15
	Above Moderate		67.40%		242		190	119	71
	Total	2,020	100.00%	2,378	358	1.00%	282	177	105
Unincorporated	Very Low		31.05%		-79		932	585	348
	Low		37.40%		-95		1,123	704	419
	Moderate		29.62%		-75		890	558	332
	Above Moderate		1.93%		-5		58	36	22
	Total	19,206	100.00%	18,952	-254	42.68%	3,003	1,883	1,120
North Market Area Total									
	Very Low		16.25%		3,378		3,665	2,298	1,367
	Low		12.83%		2,666		3,319	2,081	1,238
	Moderate		16.17%		3,361		3,605	2,260	1,345
	Above Moderate		54.75%		11,381		8,955	5,615	3,340
	Total	68,600	100.00%	94,550	20,786		19,544	12,254	7,290
Southwest									
Tulare	Very Low		19.85%		1,425		1,120	678	442
	Low		16.61%		1,192		937	567	370
	Moderate		19.54%		1,403		1,103	667	436
	Above Moderate		44.00%		3,158		2,483	1,502	981
	Total	17,600	100.00%	24,778	7,178	20.12%	5,643	3,414	2,229
Unincorporated	Very Low		54.08%		-74		874	529	345
	Low		49.42%		-67		799	483	316
	Moderate		34.24%		-47		554	335	219
	Above Moderate		-37.74%		52		-610	-369	-241
	Total	10,245	100.00%	10,108	-137	22.98%	1,617	978	639
Southwest Market Area Total									
	Very Low		18.82%		1,325		1,994	1,207	788
	Low		15.63%		1,101		1,736	1,051	686
	Moderate		19.10%		1,345		1,656	1,002	654
	Above Moderate		46.44%		3,270		1,873	1,133	740
	Total	25,748	100.00%	34,886	7,042		7,260	4,392	2,868

Table II-19 (CONT.)
 BASIC HOUSING UNIT NEED BY INCOME GROUP, INCLUDING OWNER & RENTER UNITS
 January 1, 2007 to July 1, 2014

Market Area	Income Group	January 1, 2007 Housing Units from Table 18, Col. 2	Adjusted HCD % from Table 15, Col. 10	2014 Housing Units	Regional Housing Unit Need During the 2007-2014 Planning Period from Table 18, Col. 11	Percent of Incorporated & Unincorporated Total	Revised Housing Unit Need with County Increase to 938 Per Year*1	2007-2014 Owner Units	2007-2014 Renter Units
Southeast									
Lindsay	Very Low		19.25%		97		76	43	33
	Low		11.72%		59		46	26	20
	Moderate		16.75%		84		66	37	29
	Above Moderate		52.29%		262		206	116	91
	Total	3,016	100.00%	3,518	502	1.41%	395	221	173
Porterville	Very Low		22.36%		1,556		1,224	686	537
	Low		15.75%		1,096		862	484	378
	Moderate		17.88%		1,245		979	549	430
	Above Moderate		44.02%		3,064		2,409	1,352	1,058
	Total	16,012	100.00%	22,974	6,962	19.51%	5,473	3,071	2,403
Unincorporated	Very Low		19.93%		-41		481	270	211
	Low		8.37%		-17		202	113	89
	Moderate		28.75%		-59		694	390	305
	Above Moderate		42.96%		-88		1,038	582	455
	Total	15,423	100.00%	15,219	-204	34.34%	2,415	1,355	1,060
Southeast Market Area Total									
	Very Low		22.25%		1,615		1,781	999	782
	Low		15.79%		1,146		1,110	623	487
	Moderate		17.33%		1,258		1,739	976	763
	Above Moderate		44.63%		3,240		3,653	2,049	1,604
	Total	31,488	100.00%	41,711	7,260		8,283	4,647	3,636

TULARE COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN

Tulare County Association of Governments

Table II-19 (CONT.)
BASIC HOUSING UNIT NEED BY INCOME GROUP, INCLUDING OWNER & RENTER UNITS
 January 1, 2007 to July 1, 2014

Market Area					Regional Housing Unit Need During the 2007-2014 Planning Period from Table 18, Col. 11		Revised Housing Unit Need with County Increase to 938 Per Year*1		
City	Income Group	January 1, 2007 Housing Units from Table 18, Col. 2	Adjusted HCD % from Table 15, Col. 10	2014 Housing Units		Percent of Incorporated & Unincorporated Total		2007-2014 Owner Units	2007-2014 Renter Units
County Total									
Incorporated Total	Very Low		18.37%		6,555		4,022	3,120	2,032
	Low		14.41%		5,143		2,780	2,454	1,588
	Moderate		17.34%		6,187		3,827	2,956	1,907
	Above Moderate		49.88%		17,797		17,424	8,548	5,448
	Total	86,315	100.00%	126,868	35,682		28,053	17,078	10,975
Unincorporated Total	Very Low		32.61%		-194		2,294	1,384	904
	Low		30.30%		-180		2,132	1,301	823
	Moderate		30.40%		-181		2,138	1,282	855
	Above Moderate		6.69%		-40		471	249	236
	Total	39,521	100.00%	44,279	-594		7,035	4,216	2,819
Total Tulare County	Very Low		18.00%		6,316		6,316	4,504	2,937
	Low		14.00%		4,912		4,912	3,754	2,411
	Moderate		17.00%		5,965		5,965	4,238	2,762
	Above Moderate		51.00%		17,895		17,895	8,798	5,684
	Total	136,059	100.00%	171,147	35,088		35,088	21,294	13,794

SOURCE: State Department of Finance

* The County of Tulare agreed to provide a maximum of 938 units per year over the 7-1/2 year period based upon its General Plan projections. The increase was applied to the unincorporated subtotals by Market Area equally. The reductions were applied to each of the Market Areas and incorporated cities equally.



Table II-20

Summary of 2007-2014 RHNA by Jurisdiction

Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Dinuba	178	145	179	585	1,086
Exeter	132	105	128	416	781
Farmersville	90	71	89	306	557
Lindsay	76	46	66	206	395
Porterville	1,224	862	979	2,409	5,473
Tulare	1,120	937	1,103	2,483	5,643
Visalia	2,308	1,848	2,279	7,400	13,835
Woodlake	24	27	41	190	282
Unincorporated Total	2,294	2,132	2,138	471	7,035
Total Tulare County	7,446	6,173	7,001	14,467	35,088

CHAPTER III LOCAL REVIEW PROCESS AND HOW TO USE THE REGIONAL HOUSING NEEDS PLAN

INTRODUCTION

This Chapter describes the local review process, which TCAG and local agencies must follow in development of the Regional Housing Needs Assessment Plan. Also included is a description of how local agencies should use the housing need estimates and projections in development of their housing elements, which must be completed by August 31, 2009.

LOCAL REVIEW PROCESS

Section 65584 of the Government Code provides a three-step review process for determining regional housing needs. These steps are:

- ◆ Regional Housing Need totals for Tulare County prepared by HCD;
- ◆ Initial determination of regional housing needs by TCAG;
- ◆ Local review and proposed revision, where appropriate; and
- ◆ TCAG action on the local proposed revision.

INITIAL DETERMINATION PHASE

This step will be accomplished by TCAG action on this Plan on January 28, 2008, which identifies the regional housing needs and the local shares of such needs, after consideration of factors listed in Section 66584 of the Government Code. The completion of this step begins a 90-day local revision process (discussed below) that ends on April 28, 2008.

LOCAL REVIEW AND REVISION PHASE

Subsection (c) of Section 65584 of the Government Code provides for a 90-day period during which each county and city may propose revision to its share of the regional housing need, using accepted planning methods and available data and supported by adequate documentation. The local review and revision phase will end on April 28, 2008.

TCAG ACTION ON LOCAL REVISION PHASE

Within 60 days of a local government's revision to its share of the regional housing need, TCAG must either accept the revision, or indicate why the proposed revision is inconsistent with the regional housing needs. Housing Element law specifies that local government revisions must be based on available data and accepted planning methods. It does not specify what constitutes available data, nor does it prescribe a

planning methodology. An additional 30-day period is provided to the local agencies to appeal TCAG's decision.

The most critical assumption with respect to the regional housing needs determinations is that household growth between 2007 and 2014 in each jurisdiction will occur at roughly the rates it has for the past five years, and that the distribution of households among the cities and in the unincorporated area will approximate that development pattern. The housing need for the unincorporated area is not distributed to unincorporated communities within the County.

TCAG will request local governments and State HCD to review the Draft Final Report and its assumptions carefully, and to propose appropriate revisions, if necessary. During the review period, comments on the Draft Final HNRP are welcome from all County jurisdictions. The comments received will be reviewed, and where appropriate, will be incorporated into the Final HNRP. Comment letters and TCAG's response to those comments (if required) will be on file with TCAG.

HOW TO USE THE REGIONAL HOUSING NEEDS PLAN

The Housing Need Allocation for Tulare County was developed by HCD and cannot be adjusted for the County as a whole. As a result, TCAG must allocate housing needs to each Market Area and to each jurisdiction within a Market Area consistent with the Countywide allocation provided by HCD. TCAG applied population, household, and housing unit estimates derived from several sources including: DOF, HCD, TCAG/TPA, and the 2000 Census. Each of these sources of information is considered the best available data necessary to estimate and project the Regional Housing Needs for years 2007 to 2014 in Tulare County.

It should be noted that recently proposed legislation regarding housing allocation requirements and the development of Housing Elements would only require jurisdictions to adhere to housing element policies versus actual allocations made in this Housing Needs Assessment Plan.

Each local agency should consider the estimates and projections identified in this Plan during development of individual Housing Elements. Tables II-16 through II-19 identify the basic housing needs by jurisdiction, which must be incorporated into local housing elements.

TRACKING HOUSING ACCOMPLISHMENTS

The past affordability of newly-built housing in the Tulare County region combined with the periodic low interest rates make it very likely that market rate housing will provide substantial moderate, low, and very low income housing for both owner and renter occupied housing in Tulare County without the need for public assistance during the 2007 to 2014 time period. Should funding become available, TCAG desires to develop a consistent tracking system for housing accomplishments.

APPENDIX A

GOVERNMENT CODE
SECTION 65584

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



DATE: June 20, 2007

MEMORANDUM FOR: Planning Directors
Interested Parties

FROM: 
Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: **Application of Government Code Section 65584.09
(Chapter 614, Statutes of 2005 [AB 1233])**

AB 1233 (Jones), Chapter 614, Statutes of 2005, amended State housing element law to promote effective and timely implementation of local housing elements. This bill requires sites to be rezoned by prescribed deadlines when a jurisdiction fails to adopt an adequate housing element or fails to timely implement programs in its housing element to identify adequate sites pursuant to Government Code Section 65583(c)(1). Government Code Section 65584.09, which took effect on January 1, 2006, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Allocation (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. This memorandum is provided to assist local government in addressing the new requirement.

Government Code Section 65584.09 generally will not apply to local governments where the current element was found in compliance by HCD and either:

- the inventory of sites required by Section 65583(a)(3) identified adequate sites; or
- the program actions in the element to rezone or provide adequate sites were fully implemented and made available adequate sites.

Government Code Section 65584.09 will apply to local governments that:

- failed to adopt an updated housing element for the prior planning period;
- adopted a housing element found out of compliance by HCD due to their failure to substantially comply with the adequate sites requirement;
- failed to implement the adequate sites programs to make sites available within the planning period; or
- failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

Government Code Section 65584.09
 Page 2

Key Provisions of Government Code Section 65584.09:

- Where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:
 - Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period’s RHNA baseline date.
 - Subtract the number of units that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period (not counted above).
 - Subtract the number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
 - Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs as described above.

Equals (=) the “unaccommodated housing need”

Example:

City “A” had a RHNA of 1,000 housing units. While the element demonstrated it had sufficient sites to accommodate 850 units, it contained a rezone program to accommodate the 150 unit remaining need for lower income households. By the time of the next housing element update, the City had not completed the rezoning as described in the housing element program action. Over the previous 5 years, 1,025 units were constructed (including 175 units affordable to lower-income households). Although the rezoning program was not completed using sites described in the element, the City was able to rezone a smaller 2 acre parcel to high density residential, which could accommodate 40 lower-income units.

	Very Low	Low	Moderate	Above Moderate
RHNA	150	250	200	400
1) Units constructed	50	125	100	750
2) Previously identified sites currently available (Capacity)	25	50	100	N/A
3) Sites rezoned pursuant to Housing Element Program	0	0	N/A	N/A
4) Sites rezoned (other)	20	20	0	N/A
Remaining Need	55	55	0	N/A
Total Remaining Need	110			

Government Code Section 65584.09
Page 3

As a result, City "A" has an unaccommodated need of 110 units for lower-income households and must identify or rezone sufficient sites to address this need within the first year of the new planning period.

- Once a determination has been made that an unaccommodated housing need exists, cities and counties must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period, to meet the unaccommodated housing need. For local governments within Southern California Association of Governments (SCAG), whose housing element updates are due no later than June 30, 2008, the rezones would need to be completed by June 30, 2009.
- The sites "made available" as part of the rezone program must comply with the site suitability requirements set forth in Government Code Section 65583.2 (Chapter 724, Statutes of 2004 [AB 2348]). Refer to the Department's AB 2348 technical assistance publication (dated June 9, 2005).
- Within the first year of the new planning period, cities and counties must adopt and complete program commitments to zone and/or rezone sites to address the unaccommodated housing need for the previous planning period for which sites were not identified. This requirement is **in addition** to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. The jurisdiction may not count capacity on the same sites for both planning periods. This requirement is set forth in Government Code Section 65584.09(b) which states, "*the requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period*".

The Department hopes this information is helpful. For your assistance, on the following page, the specific language of Government Code Section 65584.09 is included. If you have any questions or would like additional information or technical assistance, please contact the Division of Housing Policy Development's Housing and Land-Use Specialists, Don Thomas or Paul McDougall, at (916) 445-4728.

Government Code Section 65584.09
Page 4

Government Code Section 65584.09

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.**
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.**
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.**

APPENDIX B

STATE HCD HOUSING NEED ESTIMATES & METHODOLOGY TO CALCULATE HOUSING NEEDS

TULARE COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN
 Tulare County Association of Governments

Regional Housing Need:
 Allocation Period: January 2007 - June 30, 2014 CONSULTATION D.R.A.F.I. - for discussion only

Tulare County Jurisdictions	2000 Headship Rate	Prior Period RHNA INFORMATIONAL ONLY						
I. PROJECTED HOUSEHOLD GROWTH								
Household growth (headship rate) ⁽¹⁾	33,678							
<i>Projected new need</i>								
II. PROJECTED TOTAL HOUSING NEED								
Homeowner HHs ⁽²⁾	20,717							
Homeowner HH vacancy adjustment ⁽³⁾	373							
Renter HHs	12,961							
Renter HHs vacancy adjustment ⁽³⁾	648							
Replacement adjustment ⁽⁴⁾	347							
Total Housing Need	35,046							
III. PROJECTED HOUSING NEED BY INCOME ⁽⁶⁾								
Determination	Income %	RHNA, Previous Period						
Very Low	6,368 18%	5,892 28%						
Low	4,823 14%	3,944 19%						
Moderate	5,886 17%	2,295 11%						
Above moderate	17,968 51%	8,914 42%						
Total	35,046 100%	21,045 100%						
Homeowner vacancy adjustment ⁽⁵⁾	1.80%							
Rental vacancy adjustment ⁽⁵⁾	5.00%							
Replacement adjustment ⁽⁴⁾	1.00%							
DOF Demolition Data:								
Tulare County Jurisdictions	2001	2002	2003	2004	2005	2006	2007	Average
Housing Units	-96	-33	-45	-47	-142	-124	-81	-81
Demolition %	120,795 0.08%	122,440 0.03%	124,177 0.04%	126,241 0.04%	128,889 0.11%	132,469 0.09%	136,059 0.06%	127,296 0.06%
								0.06% x 2 x 7.5 years = 0.96%
DOF Projected Households: 2014							159,514	26.8%
DOF Baseline "Occupied" Units: 2007							128,836	
Household Growth 2007 - 2014:							33,678	
DOF Projected "Household" Population: 2014:							512,035	21.0%
DOF "Household" Population: 2007:							423,105	
NOTE: HCD NEEDS COG POPULATION PROJECTIONS BY AUGUST 2007								
Notes:								
1. Population and household ("occupied" housing units) estimates as of 1/1/2007 are from DOF's E-5a report (State of California, Department of Finance, Population and Housing Estimates, for Cities, Counties, and the State, 2001-2007, with 2000 Benchmark, Sacramento, California, May 2007); DOF's population projections for 7/1/2014 are based on DOF's P-3 report (State of California, Department of Finance, Population Projections for California and its Counties 2000-2050, by Age, Gender and Race/Ethnicity, Sacramento, California, July 2007). Projected households in 2014 are derived by DOF by applying age- and ethnicity-specific household formation ratios (headship rates) from Census 2000 to the projected population. Household growth reflects the difference between 2014 projected households and 2007 "occupied" units.								
2. New households are allocated to either homeowner or renter categories based on proportion of owner/renter occupied households from 2000 Census (H-7 Tenure) held constant through projection period. Homeowner rate subtracted from 100% yields renter rate.								
3. Vacancy rate percentages of 1.8% (owner) and 5.0% (renter) are estimated for current conditions from standard targets of 2.0% and 6.0%, respectively, per Office of Planning and Research, Economic Practices Manual (1984:37).								
4. Replacement percentage is applied to total projected housing need figures based on demolition permits reported by DOF January 2001 through 2007. The average rate is adjusted by a multiple of 2 to account for missing permits and use conversions not involving demolition. The adjusted rate is then multiplied by 7.5 (years) to derive the estimated replacement percentage over the allocation period. The minimum replacement percentage is 1% whereas the maximum replacement percentage is 2%.								
5. The allocation per income category is calculated by multiplying the county's total housing need by the proportion of households in each income category as of Census 2000. The four income categories are based on Census 2000 median household income and income definitions of state law (Health and Safety Code Sections 50079.5, 50105, et seq.).								



Determination of County's Number/Percentage of Households By Income Category
 per 2000 Census data
 Tulare County

Households in Bracket	Income Brackets	Very Low	Income Limits in Each Category:			
			carryover	Low	carryover	Moderate
			Max % of Median	Starting	Highest	
			Very Low (50%)	\$ 13,857	\$ 13,856	
			Low (80%)	\$ 22,170	\$ 22,169	
			Moderate (120%)	\$ 33,254	\$ 33,253	
			Above Moderate	all else		
				carryover		carryover
			Low			Above Moderate
12,994	\$ - \$ 10,000	12,994				
9,151	\$ 10,000 \$ 14,999	7,058	2,093			
9,155	\$ 15,000 \$ 19,999	-	-			
9,081	\$ 20,000 \$ 24,999	-	-	5,141	5,141	
8,201	\$ 25,000 \$ 29,999	-	-	-	8,201	
7,981	\$ 30,000 \$ 34,999	-	-	-	5,194	
7,075	\$ 35,000 \$ 39,999	-	-	-	-	2,787
6,362	\$ 40,000 \$ 44,999	-	-	-	-	7,075
5,372	\$ 45,000 \$ 49,999	-	-	-	-	6,362
9,103	\$ 50,000 \$ 59,999	-	-	-	-	5,372
9,409	\$ 60,000 \$ 74,999	-	-	-	-	9,103
8,045	\$ 75,000 \$ 99,999	-	-	-	-	9,409
3,786	\$ 100,000 \$ 124,999	-	-	-	-	8,045
1,791	\$ 125,000 \$ 149,999	-	-	-	-	3,786
1,409	\$ 150,000 \$ 199,999	-	-	-	-	1,791
1,441	\$ 200,000 \$ 999,999	-	-	-	-	1,409
						1,441
110,356		20,052	15,188		18,536	56,580
100.0%		18.2%	13.8%		16.8%	51.3%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category
 Source: 2000 Census, SF 3, Table Q1-P32
http://factfinder.census.gov/servlet/DataSet?_lang=en&_program=DEC&_ds_name=DEC_2000_SF3_U&_type=table&_is=177364408628



APPENDIX C

REFERENCES

LIST OF PREPARERS

The following provides a list of firms and staff members involved in the preparation process of this document:

TULARE COUNTY ASSOCIATION OF GOVERNMENTS

George Finney, Executive Director
Ted Smalley, Deputy Executive Director
Scott Cochran, Senior Regional Planner
Elizabeth Wright, Associate Regional Planner
Jason Waters, Transportation Technician II

VRPA TECHNOLOGIES, INC.

Georgiena M. Vivian, Vice President, Project Manager
LaVerne Bitner, CPS Administrative Assistant
Jeff Stine, Director of Operations
Ellen Marie Mata, Research Analyst
Erica Thompson, Transportation Engineer
Courtney Fermin, Marketing Assistant/Transportation Planning Technician

ORGANIZATIONS AND AGENCIES REFERENCED OR CONSULTED

The following provides a list of organizations and agencies referenced or consulted during preparation of this Plan.

California Department of Finance
California Employment Development Department
California Governor's Office of Planning and Research
City of Dinuba
City of Exeter
City of Farmersville
City of Lindsay
City of Porterville
City of Tulare
City of Visalia
City of Woodlake
County of Tulare
Tulare County Association of Governments (TCAG)
Tulare County Resource Management Agency
United States Bureau of the Census
United States Department of Housing and Urban Development
VRPA Technologies, Inc.

APPENDIX D

AVAILABLE FUNDING PROGRAMS AND SOURCES

AVAILABLE FUNDING PROGRAMS AND SOURCES

[The Workforce Housing Reward Program](#) (WFH) will provide \$23 million in incentive grants to cities and counties to encourage approval of new housing affordable to very low- or low-income households. To be eligible, cities and counties must have a housing element found to be in substantial compliance with housing element law and have submitted to HCD the annual progress report required by Section 65400 of the Government Code. Grant amounts are based on the numbers of bedrooms in units restricted for very low and low-income households during each calendar year, with grants for very low-income units greater than grants for low-income units. Applicants that received Jobs-Housing Balance Incentive grant funds in 2003 will also receive a bonus grant per bedroom. Grants shall be used for the construction or acquisition of capital assets (pursuant to government Code Section 16727) that serve to benefit the community (California Statutes 2002, Chapter 482 (SB 423)).

[The Jobs-Housing Balance Improvement Program](#) (JHBP) provide \$25 million in one time grant funds to award eligible cities and counties who significantly increased their residential housing production for the 2001 calendar year. The JHBP program rewards jurisdictions, particularly those in high job growth areas where housing has not kept pace, that increased housing production based on the number of permits issued. Grants were used for the construction or acquisition of capital assets (pursuant to government Code Section 16727) that serve to benefit the community (California Statutes 2000, Chapter 80 (AB 2864) and California Statutes 2002, Chapter 482 (SB 423)).

[The Downtown Rebound Program](#) (DRPG) provides financing to assist in the revitalization of downtowns and neighborhoods, reduce development pressure of agricultural and open space resources and provide viable live/work linkages. Funding will be offered through the Multifamily Housing Program, and will be administered by the Housing Policy Development Division (HPD). The DRPG Program will provide planning grants to local governments to promote infill housing development, housing near transit and adaptive reuse, assisting owners of qualified buildings in obtaining seismic and structural feasibility studies specifically related to the purpose of adaptive reuse (California Statutes 2000, Chapter 83, (AB 2870)).

[The Interregional Partnership State Pilot Project](#) provides grants to interregional consortia of two or more councils of governments, two or more subregions within multicounty council of governments, or a county working collaboratively with the State and federal government, to develop, evaluate and implement a variety of policies and incentives to mitigate current and future imbalances of jobs and housing. Grants are to be used for: advancing development of implementation plans and models, including geographic mapping, to promote jobs in predominately residential communities and housing in "job rich" communities, (California State Budget, Statutes 2000, Chapter 52, (AB 1740), Line Item 2240-112-0001).

[Affordable Housing Innovation Program – Loan Fund \(AHIP-L\)](#)

[Affordable Housing Innovation Program – Practitioner Fund \(AHIP-P\)](#)

[Affordable Housing Innovation Program – Local Housing Trust Fund Program \(LHTF\)](#)

[Affordable Housing Innovation Program – Innovative Homeownership Program \(IHP\)](#)

[Affordable Housing Innovation Program – Innovative Homeownership Program \(CLIRP\)](#)

Building Equity and Growth in Neighborhoods Program (BEGIN)

Notice of Funding Availability (\$40 million)

- 23-May-08: NOFA Issuance

These funds will be awarded on an "Over-The-Counter" basis

CalHome Program

CalHome General Funding Program, Notice of Funding Availability (\$60 million)

- 18-Apr-08: NOFA Issuance

CalHome Development Project Loan, Notice of Funding Availability (\$20 million)

- 03-Apr-08: NOFA Issuance

Self-Help Housing Technical Assistance Allocation Grants

Notice of Funding Availability (\$3.3 million)

- 16-Nov-07: NOFA Issuance

California Indian Assistance Program (CIAP)

Program not currently making loans or grants.

California Self-Help Housing Program (CSHHP)

See CalHome Program, Self-Help Housing Technical Assistance Allocation

Downtown Rebound Program (DRP)

No current funding being offered for project loans or predevelopment grants.

Emergency Housing and Assistance Program Operations Grants (EHAP)

Approximately \$3.8 million for all EHAP grants

- 20-Sep-07: NOFA Issuance
- 15-Nov-07: Application Deadline

Emergency Housing and Assistance Program Capital Development (EHAPCD)

Notice of Funding Availability (minimum \$31 million)

- 07-Dec-07: NOFA Issuance: NOFA Issuance
- 07-Feb-08: Application Deadline: Application Deadline
- Anticipated Loan and Grant Committee – Approximately April & May 2008
- Anticipated Award Announcement – Approximately June 30, 2008

Enterprise Zone Programs

- Enterprise Zones (EZs)
- Local Agency Military Base Recovery Areas (LAMBRA's)
- Manufacturing Enhancement Areas (MEAs)
- Targeted Tax Areas (TEAs)
- Hiring Tax Credits & Vouchering (page under construction)

Exterior Accessibility Grants for Renters

Program not currently making grants

Federal Emergency Shelter Grant Program (FESG)

Homeless Facilities Operating Grants (\$6.4 million)

- 11-Feb-08: NOFA Issuance

Governor's Homeless Initiative

- 15-Nov-05: NOFA Issuance



Home Investment Partnerships Program (HOME)

The Home Program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance. There are fairly strict requirements governing the use of the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income (lower-income families in particular) and 2) matched 25% by non-federal sources (such as redevelopment funds).

2008 HOME Investment Partnerships Program (HOME)

Notice of Funding Availability (\$44 million)

- 02-Jun-08: NOFA Issuance
- 15-Aug-08: Application Deadline
- October 16, 2008: Loan and Grant Committee Meeting (Rental Projects)
- October 17, 2008: Awards (Program Activities)
- November 19, 2008: Awards (Rental New Construction and FTHB Projects)

Note: to better evaluate applications for "At-Risk" and other Rental rehabilitation with or without Acquisition projects, there will be a separate HOME NOFA for these projects, to be issued July 31, 2008. All such projects may not apply for the June 2, 2008 NOFA, and must instead apply for the separate July 31, 2008 NOFA.

Housing Assistance Program (HAP)

This program administers Federal Section 8 rent assistance funds in 12 rural counties. The Housing Assistance Payments Program assists elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit.

Infill Infrastructure Grant Program

Notice of Funding Availability (\$240 million)

- 28-Feb-08: NOFA Issuance

Jobs-Housing Balance Incentive Grants

Program not currently making grants

Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)

Notice of Funding Availability (\$7.5 million) Single Family Component

- 11-Jan-08: NOFA Issuance

Mobilehome Park Resident Ownership Program (MPROP)

Notice of Funding Availability (\$8 million)

- 25-Mar-08: NOFA Issuance
- 27-Jun-08: Application Deadline

Multifamily Housing Program (MHP)

General NOFA (General Allocation: \$70 million)

- 31-Jan-08: NOFA Issuance
- 27-Mar-08: Application Deadline
- Jun-08: Loan & Grant Committee

Supportive Housing NOFA (Supportive Housing Allocation: \$45 million)

- 03-Mar-08: NOFA Issuance Date
- 05-Mar-08: Application Submittal Period Opens (continuous)
- May-08: Loan and Grant Committee (continuous)
- May-08: Funding Awards (continuous)

Homeless Youth NOFA (\$24 million)

- 31-Jan-07: NOFA Issuance

Office of Migrant Services (OMS)

This program develops, owns, and funds the operation of seasonal housing for migrant farm workers.

Funding to operate, maintain, and rehabilitate existing centers is budgeted and contracted annually.

Predevelopment Loan Program (PDLP)

Notice of Funding Availability (revolving fund amount available fluctuates)

- 01-Oct-07: NOFA Issuance
- Ongoing, continuous: Applications accepted, reviewed and funds awarded as funds become available.

Preservation Interim Repositioning Program (PIRP)

All available funds have been allocated.

State Community Development Block Grant (CDBG) Economic Development Allocation: Over-the-Counter Component

Notice of Funding Availability (\$6 million)

- Jul-07: NOFA Issuance
- Ongoing, continuous: Applications accepted, reviewed, and funds awarded.

State Community Development Block Grant (CDBG) Economic Development Allocation: California Community Economic Enterprise Fund Component

Notice of Funding Availability (\$4.5 million)

2007-08

- 26-Oct-07: NOFA Issuance
- 07-Jan-08: Application due date
- 24-Mar-08: Award Announcement

[State Community Development Block Grant Program \(CDBG\): General, Native American and Colonias Allocations](#)

New Link to HUD Approved Non-profit Counseling Agencies

Notice of Funding Availability

General Allocation for 2008/2009

- 22-Jan-08: NOFA Issuance
- 03-Apr-08: Application Due Date
- 29-May-08: Award Announcement

Native American Allocation for 2006/2007

- 23-Feb-07: NOFA Issuance
- 17-May-07: Application Due Date
- 28-Jun-07: Award Announcement

Colonias Allocation for 2006/2007

- 23-Feb-07: NOFA Issuance
- 10-May-07: Application Due Date
- 28-Jun-07: Award Announcement

[State Community Development Block Grant \(CDBG\): Planning and Technical Assistance Grants](#)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Local agencies use CDBG funds for the improvement and development of public infrastructure and facilities, and provision of various services.

General Activity (General: \$1.16 million, ED: \$1.6 million)

- 24 July 2007: NOFA & Application Release
- 24 March 2008: Final Filing Date

[State Enterprise and Economic Development Section \(SEEDS\)](#)

- Enterprise Programs
- Community Development Block Grant Program - Economic Development Program

[TOD Housing Program](#)

- 11-Dec-07 NOFA Issuance
- 03-Dec-07 Final Program Guidelines