

**CITY OF DINUBA
2015 - 2023
HOUSING ELEMENT**

Submitted By:



**405 East El Monte Way
Dinuba, California 93618
Phone: (559) 591-5906
Fax: (559) 591-5902**

To:

**State of California
Department of Housing
and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833**

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CHAPTER 1

INTRODUCTION

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element directs residential development and provides for housing preservation consistent with the overall development and economic goals, and social values of the City of Dinuba. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic and demographic segments of the community. It establishes policies that will guide City decision-making and sets forth an action program to implement housing goals. An effective housing element provides the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned, or planned to be zoned, for housing, certainty in permit processing procedures, and a commitment by the City to assist in housing development through regulatory concessions and incentives.

The City's General Plan includes other elements, including Land Use, Safety, Noise, Transportation/Circulation, Open Space and Conservation. The policies included in the Housing Element must be consistent with the policies outlined in other elements. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy - the amount and variety of open space; preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and safety of the residents in the event of a natural or man-made disaster. Many of the policies contained in the Housing Element coincide particularly with those of the Land Use and Circulation elements, as well as the City's zoning ordinances.

In addition, to this fundamental framework, the housing element update process provides an avenue for establishing and updating housing and land-use strategies reflective of changing needs, resources and conditions within the community. For example, the housing element update process can provide the mechanism to adopt new strategies to promote infill, mixed-use, or downtown revitalization.

The housing element update process can also provide a vehicle for local governments to adopt housing and land-use strategies to address climate change and the reduction of greenhouse gas emissions. Most of the housing and land-use strategies adopted by local governments to meet their existing and projected housing needs also serve to effectively address climate change concerns. For example, promoting higher density, infill housing for low-income workers and housing along transit corridors can also significantly contribute to reductions in greenhouse gas emissions. Government Code Section 65580 et.seq., which pertains directly to housing elements, states, in part, "The availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of highest order." This Section also states, "Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

This draft housing element update has been prepared to satisfy the State’s mandate by evaluating and addressing housing needs within the City of Dinuba for the December 31, 2015 through December 31, 2023 planning period. It is an update of the City’s State-certified housing element, which was adopted by the City in 2010, and then revised and readopted by the City in 2011 after addressing the State’s comments.

This is the fifth cycle of the Housing Element, and the first to be based on an 8-year period. The Tulare County Association of Governments (TCAG) was tasked by the State to determine a method to appropriately allocate housing among four income categories within each of the eight incorporated cities and the unincorporated area of Tulare County. As explained in the Regional Housing Needs Allocation (RHNA) Plan, “An underlying principal of the RHNA Methodology is to ensure that affordable housing is equitably distributed throughout the region. The Methodology applies an adjustment factor based on disparities in household income across the TCAG region. The adjustment factor assigns a higher proportion of units affordable to lower-income households to jurisdictions that currently have a lower proportion of affordable households compared to the regional average and assigns a lower proportion of affordable units to jurisdictions that currently have a higher proportion of affordable households than the regional average. The Methodology is intended to help [the] region achieve income parity (the same proportion of affordable units in each community) by 2050.”

1.1 State Policy and Authorization

The Housing Element is one of seven General Plan Elements mandated by the State of California. The California State legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State’s major housing goal. To assure that local planning effectively implements this statewide housing goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plan.

Sections 65580 through 65589 of the California Government Code contain the legislative requirement for a Housing Element. Article 10.6 was added to the Government Code in 1980 and incorporates into law Housing Element Guidelines established by the California Department of Housing and Community Development (HCD). Article 10.6 also required an update of the Housing Element every five years. Per SB 375, requirements for updating the housing element now vary from four to eight years, depending on when the document is adopted by the jurisdiction. If the document is certified by the State and is then adopted by the jurisdiction within 120 days of the due date (December 31, 2015), the housing element need not be revised for a period of eight years (e.g., until year 2023). However, if the housing element is not adopted by the City within 120 days of the due date, it must be revised again after four years (e.g., 2018).

1.2 Changes in State Law

There have been several changes in State laws that effect housing elements since the last planning period (2009 – 2014). These changes are summarized below:

Revised Default Density Standards

Since 2003, jurisdictions have been permitted to determine a “default density” that “demonstrates density standards to accommodate a jurisdiction’s regional need for all income levels, including lower-income households.” In the incorporated cities within Tulare County, that default density was determined to be 20 units or greater per acre. The default density was revised based on the 2010 U.S. Census data (Amendment of State Housing Element Law – AB 2348). However, the only city affected by this change in Tulare County was Visalia. The default density for Dinuba remains at 20 or greater units per acre.

SB 375 (Steinberg)

Approved by the Governor on September 30, 2008, the Sustainable Communities and Climate Protection Act of 2008, Senate Bill 375 or SB 375, extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Plan (RHNA Plan) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to HCD. For those jurisdictions that meet statutory deadlines for adopting their housing elements, this will have the effect of changing the housing element planning period to an eight year cycle.

The intent of SR 375 is to reduce greenhouse gas emissions by encouraging jurisdictions to coordinate housing and transportation land use planning. The Housing Element can implement efficient land-use strategies such as infill, mixed-use, and/or downtown revitalization strategies, promote and incentivize a variety of housing types affordable to the workforce and households with lower incomes, and address climate change by reducing vehicle trips and greenhouse gas emissions.

Persons with Developmental Disabilities - SB 812 (Ashburn)

Approved by the Governor on September 29, 2010, this law amended State housing element law to require the analysis within the document to include an evaluation of the special housing needs of persons with developmental disabilities, separate from those with other disabilities. This information and an analysis are included in Section Five, Special Needs, Persons with Disabilities.

Alternative Adequate Sites - AB 1103 (Huffman)

Government Code 65583.1(c) provides flexibility to jurisdictions by allowing up to 25 percent of the adequate sites requirements to be met by making available affordable units through rehabilitation, conversion, and/or preservation. Approved by the Governor on September 1, 2011, this law allows, under specific conditions, foreclosed properties converted to housing affordable to lower income households by acquisition or purchase of affordability covenants to qualify under the alternative adequate sites requirement. The housing element must demonstrate these units meet the same requirements as converted multifamily rental units. To qualify, local governments can meet the up to 25 percent of the site requirement by providing “committed

assistance” to make existing units affordable through rehabilitation, conversion and/or preservation. “Committed assistance” is defined as a legally enforceable agreement which obligates sufficient available funds to provide the assistance necessary to make identified units affordable and available of occupancy within two years of the execution of the agreement. AB 720 amended the law to allow jurisdictions to expand the allowable time period by which the local government must enter into a legally enforceable agreement to from the beginning of the jurisdiction’s RHNA projection period to the due date of the housing element update. In Tulare County, the period to enter into a legally enforceable agreement for committed assistance would begin January 10, 2014 and extend until December 31, 2015.

Disadvantaged Communities – SB 244

Approved by the Governor on October 07, 2011, this law (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next housing element update. An unincorporated legacy community is defined as a place meeting the following criteria:

- Contains 10 or greater dwelling units in close proximity to one another;
- Is within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for greater than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

One community adjacent to Dinuba formerly met the criteria of an unincorporated legacy community, but was annexed into the City in 2008. This is the Western Sky Mobile Home Park (42873) Road 80 on the northwestern end of the City. The El Monte Mobile Village, which, as a disadvantaged community must be considered when analyzing available utilities and services, lies outside the City’s SOI, but inside its 10 and 20-year Urban Development Boundaries (UDB). Therefore, although it does not need to be considered under SB 244, it may be necessary for the Local Agency Formation Committee (LAFCo) to consider this community in the future if the City increases its SOI.

Transitional and Supportive Housing – SB 745 (Committee on Transportation and Housing)

On January 1, 2014, SB 745 took effect. Approved by the Governor on August 27, 2013, this law amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law. The terms now used are included in Section Five, Special Needs, Families in need of Emergency Housing. Supportive housing was revised to remove the time limits of occupancy.

1.3 Relationship to Other General Plan Elements

California Government Code Section 65300.5 requires that General Plans contain an integrated, internally consistent set of policies. The Housing Element is affected by all elements, with the Land Use and Circulation Element having a particularly close relation.

The Housing Element is affected by policies contained in other elements of the General Plan, however, it is most intricately related to the Land Use Element. The Land Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the City. In designating the location and density of residential development, the Land Use Element has a significant effect on the number, type, and location of future housing units that can be constructed. The acreage designated for industrial, commercial, and office uses also effects potential employment opportunities. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next eight years that directly address the housing needs of Dinuba’s existing and future residents.

The Circulation Element established policies for providing streets and their associated design specifications to all housing that is developed. In addition, the Circulation Element contains policies that encourage particular traffic patterns; may influence where public transportation routes and bus stops are located; and may include provisions for bicycle and pedestrian routes in neighborhoods, near schools, and in downtown areas. These policies are important when considering the location of housing in relationship to services, schools, and jobs. Policies contained in other elements of the General Plan affect the quality of life, the amount and variety of open space, acceptable noise levels, programs to ensure the safety of residents, and public facilities.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan (See Appendix A, Housing Element and General Plan Consistency Matrix). As portions of the General Plan are amended in the future, this Housing Element will be reviewed annually to ensure that internal consistency is maintained.

1.4 Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Dinuba. The City’s codes, ordinances, and policies are briefly described below.

Dinuba Municipal Code

The Dinuba Municipal Code (DMC) consists of all the regulatory, penal and administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The DMC includes the City's Subdivision Ordinance (Section 16 of the DMC) and Zoning Ordinance (Section 17 of the DMC).

- **Subdivision Ordinance**

The Subdivision Ordinance regulates the design, development and implementation of land division in accordance with the Subdivision Map Act (Government Code Sections 66410-66499.38). It applies when a parcel is split into two or more parcels; a parcel is consolidated with one or more parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

- **Zoning Ordinance**

The Zoning Ordinance is the primary tool for implementing the General Plan and is designed to protect and promote the public health, safety, and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

- **Zoning for a variety of housing types**

Dinuba's zoning code encourages a variety of housing types, including second units, manufactured housing, mobile homes, housing for agricultural employees, emergency shelters and transitional housing. The City made efforts in the last planning period to ensure that it was compliant with State requirements for these special needs groups. In addition, the City has committed to making changes to its zoning code in the current planning period, as follows:

Boarding or Renting Rooms (Single Room Occupancy (SRO))

The Zoning Ordinance (Section 17.26) permits boarding or renting rooms which are considered the equivalent of single-room occupancy (SRO) units. SRO units are allowed in the RA, R and RM zoning districts. Currently, the RA Zone allows single-family dwellings to rent to not more than two paying guests, while the R and RM Zones allow renting rooms and boarding provided that not more than two rooms in a dwelling are rented to not more than a total of six persons.

(While there are no SROs currently in Dinuba, the existing Housing Element for 2009-2014 includes [Program 3-10] to prioritize appropriate funds for the development of at least one SRO development within the previous planning period.)

Off-street Parking Restrictions

The City will amend its off-street parking requirements as specified in the Zoning Ordinance and will reduce off-street parking requirements for certain developments, including those designed and intended for special needs groups such as persons with disabilities, the elderly, or families with 4 or more persons, from 1.0 to 0.75 off-street parking spaces per dwelling unit.

Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Dinuba has four approved Specific Plans as follows: The Northwest Dinuba Specific Plan, the Northeast Dinuba Specific Plan, the Southwest Dinuba Specific Plan and the West Dinuba Specific Plan.

1.5 Housing Element Organization

Section 65583 of the California Government Code requires specific components to be contained in the Housing Element. These components are:

1. A review of the previous element's goals, policies, and programs to determine the overall effectiveness of the element.
2. A housing needs assessment, and an inventory of resources and constraints that are relevant to meeting these needs.
3. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
4. A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of federal and state subsidy programs.

Therefore, to comply with Housing Element requirements as specified in the California Government Code, this document consists of the following chapters:

Chapter 1, Introduction, describes the organization of the Housing Element, State policy and authorization, the relationship to other General Plan Elements, maps showing the Plan Area and Market Area, and organizations, agencies, or individuals who participated in the update process of this document

Chapter 2, Evaluation of the Housing Element, describes the City of Dinuba's efforts in achieving the objectives stated in its prior, 2009-2013 Housing Element. It provides an evaluation of the appropriateness of Housing Goals, Objectives, and Policies in contributing to the attainment of the previous planning period's RHNA, the effectiveness of the Housing Element in attaining the community's housing goals, and the progress or lack of progress of the City in implementing the Housing Element.

Chapter 3, Community Profile, provides an overview of Dinuba's recent growth in terms of population and economic development. Information found in the 2014-2023 Tulare County RHNP, the City of Dinuba 2002 Community Profile, the 2007 General Plan Update Background Document, and the 2007 Dinuba General Plan is incorporated into the Housing Element as appropriate, and also contains additional, detailed information. This chapter provides the basis

of information from which the City can determine its housing needs and then establish new housing Goals, Objectives, and Policies to meet those needs.

Chapter 4, Housing Profile, contains an overview and comparison of the City's existing housing stock. Analysis of past trends provides a basis for determining future housing needs. It should be noted that the data contained in the tables throughout the document are not always reflective of Year 2014 as much of the data were gathered during the 2010 decennial U.S. Census, or annual State of California Department of Finance data, the 2014-2023 Tulare County RHNA Plan, or annual local data.

Chapter 5, Housing Needs, discusses three major housing components: housing affordability (the ability of someone to pay for a house), housing quality (the size, material, and other features that increase or decrease the cost of a house), and housing quantity (the number and types of housing available) and the difficulty that certain segments of the population, such as the elderly, the disabled, female heads of household, large families, and farm workers have in obtaining adequate housing.

Chapter 6, Residential Land Resources, contains an inventory of undeveloped lands available for housing within existing urban boundaries and within the General Plan planning area, which also includes unincorporated areas under the current jurisdiction of the County of Tulare. Chapter 6 also provides a discussion of approved and proposed residential projects within the City, mixed uses in the Central Business District, unincorporated lands designated for residential development, total residential capacities, availability of public facilities, and suitability of sites to accommodate residential development.

Chapter 7, Development Constraints, discusses constraints, including policies, standards, or actions that are imposed by various levels of government or other factors on housing development. Among items discussed are land use controls, such as the residential provisions of the zoning ordinance, building codes, site improvements (e.g., off-street parking, new landscaping and irrigation ordinance, walls, sewerage, drainage and water systems), permit processing, and on-/off-site improvements.

Chapter 8, Goals, Policies, and Objectives, establishes the new general policy guidelines for Dinuba to accomplish the Housing Element's vision for future housing opportunities. These goals, objectives, and policies are consistent with State and national housing goals and reflect a commitment by the City to provide a decent home and suitable living environment for individuals and households residing in Dinuba.

Chapter 9, Five Year Action Plan, sets forth a five-year program of actions necessary to achieve the stated goals. Many of these actions can be accomplished at the local level, while others require State and Federal government action, including the funding of various housing programs. This chapter contains sections that present the individual actions and programs necessary to achieve plan goals. Each goal contains an overview, an identification of existing and potential actions and programs to meet state goals, a five-year Action Plan, and identification of responsible agencies and funding sources.

1.6 Plan Area

The City of Dinuba is located within Tulare County as shown in Figure 1-1. The area within the City's Sphere of Influence (SOI) is shown in Figure 1-2.

These two areas are of significance in housing provision and location determination. The Market Area, which includes all of Tulare County, was established based on socioeconomic linkages that influence the quality and quantity of housing. The SOI area is important in that it determines the extent of potential development within the City, and establishes limits for annexation. The third map of the City's UDBs establishes the provision of public services. The 2014-2023 RHNP, developed by the Tulare County Association of Governments (TCAG), should be referenced for a detailed description of the regional market concept.

1.7 Public Participation

The California government Code requires that local government make a diligent effort to facilitate public participation during development of the Housing Element.

Task Force

For the City's preparation process, public input has been encouraged through a Task Force comprised of both City staff and representatives from other agencies and non-profit groups that were open to the public as well as through questionnaires distributed throughout the community at events and set locations.

The first meeting was held at the City's Public Works Department office. Subsequent meetings were held at the City Council Chambers and were open to the public. Participants included:

Ed Abair: Dinuba Senior Center

Jayne Anderson: City of Dinuba - Assistant City Manager/City Clerk

Armando Apodaca: Tulare-Kings Hispanic Chamber of Commerce

Susan Atkins: Self-Help Enterprises, Program Director - Partner Services

Blanca Beltran: City of Dinuba - Public Works Director

Steve Brandt: Quad Knopf, Principal Entitlement Specialist

Cristobal Carrillo: City of Dinuba, Planner

Peggy Garispe: Dinuba Unified School District, Director of Business Services

Mike Lane: Building Industry Association of Tulare/Kings Counties Executive Director

Dan Meinert: City of Dinuba - Interim City Manager

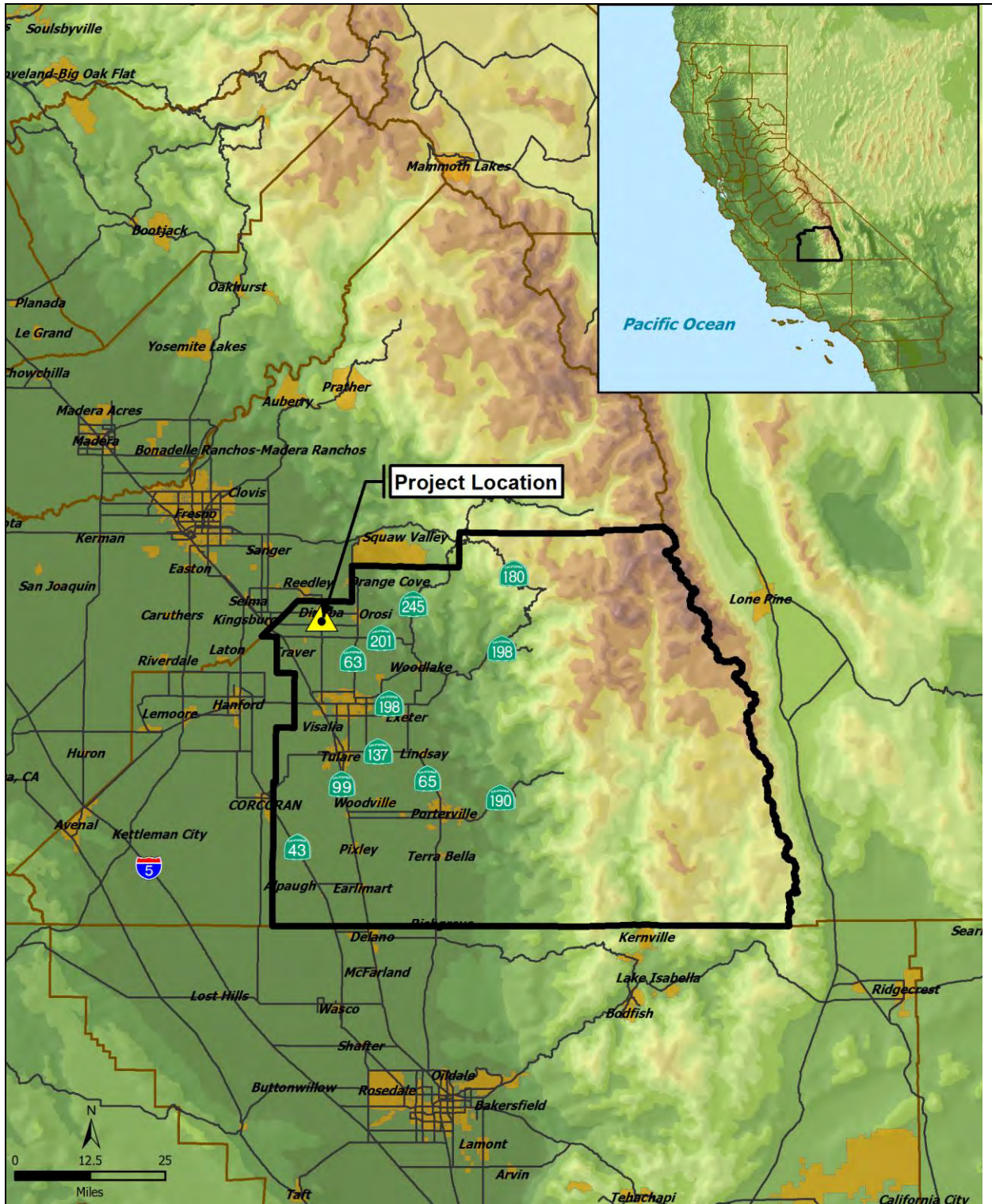
Roy Ramirez: City of Dinuba – Public Works, Management Analyst

Trinidad Rodriguez: Proteus, Inc.

Sandy Sills: Dinuba Chamber of Commerce, CEO/President

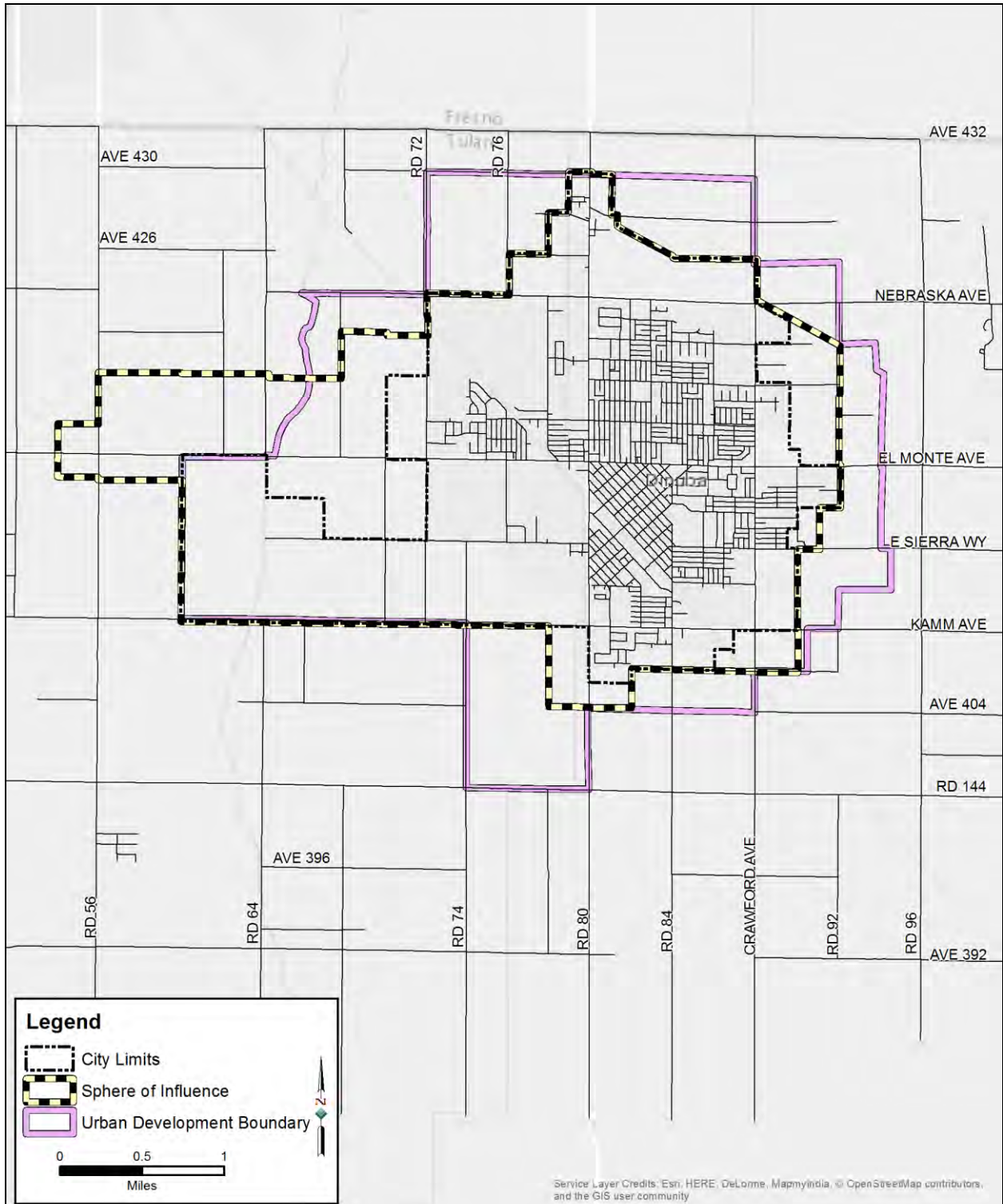
Michelle Smith: Kings/Tulare Homeless Alliance

Dean Uota: City of Dinuba – Engineering & Planning Services, City Engineer



Regional Location

Figure
1-1



**City Limits, Sphere of Influence
and Urban Development Boundary**

**Figure
1-2**

The Task Force met on four occasions to discuss the Housing Element, including input from members concerning their various areas of expertise. The Task Force represented all special needs groups, as well as the building industry, Chambers of Commerce, Self Help Enterprises, and the local public school district. They provided valuable information on numbers of homeless residents present within the community which included school aged children; data comparing impact fees; units constructed for various income groups; and ideas on goals and actions for the planning period. Minutes from Task Force meetings are provided in Appendix B.

Survey Questionnaire

The Task Force provided input on a questionnaire which was made available to the public (see Appendix B). The questionnaire was revised from the last planning period. One hundred twenty hard copies (half in English and half in Spanish) were made available at the City's Transit Center; another 40 (half in English and half in Spanish) were available at the City's Senior Center. The questionnaire was also available in electronic format on the City's website. Several of the Task Force members forwarded the link to the City's website to their professional members/colleagues as well.

In order to provide time to discuss the results of the questionnaires and incorporate them into the draft Housing Element, the questionnaires were collected on April 10, 2015. The electronic survey was open through April 17, 2015. Results are summarized below and provided in detail in Appendix B below:

A total of 53 surveys were submitted by individuals and three by representatives of groups. A total of 30 paper forms were returned, primarily from the City Senior Center, and their responses are apparent in the high rankings for housing for seniors, as described below.

Of the individual surveys, 26 were seniors over age 65, 17 were singles or couples, two were agricultural workers, two were from large households of over five people, four were single parents, and five had at least one disability.

Fifteen of the respondents were in the extremely low-income group, four were in the very-low income group, nine were in the low income group, and 17 were in the moderate or above moderate-income group. Approximately 52.8 percent were therefore in the lower-income groups, and 47.2 were in moderate- or above moderate-income groups.

When asked about current living conditions, respondents indicated that 29 own a house or condo, six live in rented homes, five live in rented mobile homes in a community, three lived in rental apartments, and two lived in substandard housing while another two were homeless.

In addition to questions about their actual and preferred housing, respondents were asked to rank the following issues from least important to most important, on a scale of one to three (Bulleted items occur in the same order as on the questionnaire):

- Maintain character of the neighborhood
- Public Transportation

- Access to services, shopping and schools close to home
- Safety (lighting, sidewalks, security, etc.)
- Healthy home (utilities work properly, water is clean and available, etc.)
- Emergency and temporary housing
- Affordable housing for seniors
- Affordable housing for those with disabilities
- Affordable housing for single parents with minor children
- Affordable housing for large families
- Affordable housing for veterans
- Affordable housing for single persons
- Affordable housing for agricultural worker

The issues that ranked the highest (e.g., were the most important) were affordable housing, particularly for large families; maintaining neighborhood character (score of 2.73); access to services (score of 2.67); safety (score of 2.86); and healthy homes (2.82). These were followed closely by affordable homes for seniors (score of 2.63 – almost half of responses were from seniors), and affordable housing for those with disabilities (score of 2.58).

The issues that ranked of lowest importance were public transportation (score of 2.15), affordable housing for agricultural workers (score of 2.33), and affordable housing for single individuals (score of 2.39).

This information was incorporated into the other information provided by the Task Force, particularly in those actions addressing housing needs for special needs groups.

Additionally, a number of local and state agencies were notified of the availability of the Housing Element as follows:

Tulare County Resource Management Agency
Tulare County Local Agency Formation Commission
Tulare County Health and Human Services Agency
Tulare County Association of Governments
Building Industry Association of Kings and Tulare County
Dinuba Unified School District
San Joaquin Valley Air Pollution Control District
Central Valley Regional Water Quality Control Board
State of California, Department of Fish and Game
State of California, Department of Parks and Recreation
State of California, Department of Water Resources
State of California, Department of Transportation
State of California, Department of Housing and Community Development
All applicable private utility providers

Notice of the final City Council hearing was filed with the Tulare County Clerk. Self-Help Enterprises of Visalia and the Tulare County Housing Authority were also notified.

Additional Comments

In addition to the questionnaire and discussions with the Task Force, the City and HCD received the following information on June 19th, 2015. This information has been included in full. A memo to the City Planning Commission on the subject of Development Impact Fees has also been included below. The issue of Development Impact Fees has been further addressed in Chapter 7 – Constraints and in Chapter 9, which includes Actions that the City will consider to reduce constraints to development of lower income housing.

Recently I sat on the Advisory Committee for the City of Dinuba’s Housing Element update. During that process I became aware that Dinuba’s Development Impact Fees for residential development are very much higher than other jurisdictions in Tulare and Kings County.

In Table 7-5 of the Housing Element the single family residential Development Impact Fee is shown as ranging from \$26,169 to \$27,998 after the school fees are subtracted. Compare that cost to the Development Impact Fees for single family residential projects in other cities in the area:

<u>City</u>	<u>Approximate SFR DIF</u>
Visalia	\$15,523
Hanford	\$12,935
Tulare	\$12,661
Exeter	\$9,682
Porterville	\$6,957

Dinuba’s Development Impact Fee is about 1.7 times higher than Visalia’s fee and is about 4 times higher than Porterville’s fee.

The City of Dinuba staff insists that the fees are based on objective analysis driven by plans with high standards. That may be true, but the Dinuba fees are a much greater burden on affordable and entry level market rate housing than high priced housing that some people in Dinuba prefer.

I attended both Planning Commission and City Council meetings to give testimony regarding the Development Impact Fee’s negative impact on housing affordability. Copies of my correspondence with the City are attached.

The Dinuba Multi-family Development Impact Fee of \$18,376 per unit is the highest in Tulare and Kings Counties. Just because Dinuba has enough land zoned for multi-family development it does not mean Dinuba has complied with the intent of Government Code 65580 (et. seq.)

City of Dinuba Planning Commission
405 E. El Monte Way
Dinuba, Ca 93618
Ref: Housing Element

June 2, 2015

Mr. Chairman and Members of the Planning Commission:

When comparing Dinuba's residential Development Impact Fees to other cities in Tulare and Kings Counties it is evident that Dinuba's Development Impact Fees are much higher than every other local community. Dinuba's single family development fees are approximately 1.7 times higher than Visalia's, which are the next highest single family fees in both Tulare and Kings Counties.

Dinuba's Development Impact Fees present a serious impediment to residents wanting to buy a new home. Dinuba's median annual household income is less than \$55,000. Based on that number the median income family would only be able to qualify for a home mortgage in the low \$200,000 range. That equates to the lowest cost entry level home in Dinuba. Lower income families that cannot qualify for a mortgage of that amount rely on subsidized or government sponsored housing assistance as provided through Self-Help Enterprises, Habitat for Humanity or similar organizations. As a result, many families in Dinuba are forced to remain renters. Even for rental housing, the Impact Fees for a multifamily dwelling unit amounts to about 10% of the cost of the unit. To cover the cost, rent must increase proportionally.

Dinuba's higher cost for development fees certainly presents a challenge to satisfying the requirements for viable Housing Element and for providing for the housing needs of a growing population in Dinuba.

For a city with a median household income of less than \$55,000 per year and a chronic, double digit unemployment rate, supporting a robust affordable housing industry would produce greater benefits for everyone. Additional rooftops provide the basis for a healthy expansion of commercial growth. Affordable housing encourages new employers to locate where their workers can afford to buy their own homes. Home-ownership provides for greater neighborhood stability and pride of ownership in the community. By implementing Development Impact Fees for residential projects that are excessive by local standards, The City is falling short of complying with the intent of Government Code Section 65580 (et. seq.) Local governments have a responsibility to facilitate the improvement and development of housing for all economic segments of the community. Dinuba's Development Impact Fees impede rather than facilitate housing development.

Sincerely,

J. Michael Lane, Executive Officer
Building Industry Association of Tulare/Kings Counties

CHAPTER 2

EVALUATION OF THE 2009 HOUSING ELEMENT

Pursuant to Section 65588 of the California Government Code, the City of Dinuba has reviewed its 2009 Housing Element and has evaluated the appropriateness of its Housing Goals, Objectives, and Policies in contributing to the attainment of the RHNA, the effectiveness of the Housing Element attaining the community's housing goals, and the progress or lack of progress of the City in implementing the Housing Element.

The City understands that a number of changes and additions to the zoning ordinances had not been implemented earlier in the planning period as scheduled. The City will begin the process of updating its zoning ordinances in May 2015, with the goal of completing the adoption of these changes by August 31, 2016. The Actions germane to the zoning ordinance update are listed below:

Review of the Results of the Goals, Objectives, Policies and Actions of the Previous Housing Element

The 2009 Dinuba Housing Element established eight Goals to facilitate the development of needed housing during the 2009-2014 planning period. The 2009 Housing Element was incorporated by reference into the 2007 Dinuba General Plan Update until the 2015-2023 Housing Element could be adopted.

The Goals, Policies and Objectives listed below provided the broad basis for the establishment of an on-going housing program within the City of Dinuba. Following each set of Goals, Objectives, and Policies is an analysis of the Actions intended to be taken in support of that Goal during the last planning period. The analysis includes not only an evaluation of each Action, but also recommended modifications, revisions, or elimination of those Goals, Objectives, Policies, and Actions that did not achieve desired results. Actions are numbered with the Goal and Policy each is intended to support, so that, for example, number 1.3.5 is Action number 5, intended to support Goal number 1, Policy number 3.

2.1 Goal 1:

Develop through public and private channels sufficient new housing to insure the availability of affordable housing for all households in Dinuba.

Objectives

1. Facilitate the construction of non-market rate dwellings by 2014 which is the City of Dinuba's Regional Share.
2. Facilitate the construction of market-rate dwellings by 2014 which is the City of Dinuba's Regional Share.

Policies

1. Advocate and support proposed Federal and State actions which will create a positive, stable climate for housing production.
2. Wherever appropriate, facilitate the use of Federal or State programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.
3. Support efforts which serve to coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.
4. Accommodate and encourage development of a full range of housing types within the City.
5. Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing supplies.
6. Encourage and participate in efforts designed to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.
7. Promote balanced, orderly growth to minimize unnecessary development costs adding to the cost of housing.

Associated Actions

- 1.1.1 (Formerly Action 9.1.6) *The City's 2026 General Plan includes Urban Growth/Annexation policies to encourage infill of existing vacant land and to discourage premature annexation and idling of agricultural land in its Open Space, Conservation and Recreation Element. The policies allow increased residential densities and/or modified development standards for development of bypassed parcels. The City will continue to take into consideration the number and availability of adequate sites within the city limits prior to making a recommendation for annexation. Amendments will occur as appropriate during the planning process.*

The City annexed approximately 260 acres of land on its northern boundary in 2006 and 2007. This land is zoned accordingly to allow a potential 835 units to be constructed on the properties. Per Tulare County LAFCO, it has been determined that the City contains more than an adequate supply of land available for development. Therefore, the City will not pursue new annexations within the timeline of the 2014-2023 Housing Element. Instead, the City will continue to encourage development of infill areas and areas already within city boundaries. The City will not include this Action in the current Housing Element.

- 1.1.2 (Formerly Action 9.1.9) *The City will continue to annually update an inventory that details the amount type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of*

extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City will develop and implement a formal ongoing (project-by-project) evaluation procedure by January 31, 2012 pursuant to GC Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

At present the City does not maintain an inventory of properties with site information. However, the City currently maintains enough residentially zoned properties to meet 10-year supply standards. This Action will be continued in the next planning period.

- 1.1.3 (formerly Action 9.2.2.8) *The City will continue to support and participate in any additional rental housing programs that are intended to provide non-market-rate housing in market rate rental projects. This project is seeking funding in part by bond monies from the California Tax Credit Allocation Committee. Further, this project will consist of 100% low-income units.*

The City supports rental housing programs for low-income rental projects. No funding was provided for this purpose in the last planning period. This Action will be continued in the next planning period.

- 1.2.1 (formerly Action 9.1.5) *The City will continue to maintain and update its reference maps including zoning, infrastructure, and other thematic maps to provide information for review and analysis of proposed development and to assist developers in locating appropriate sites for housing.*

City land use maps are continually updated as infrastructure is added, areas are annexed, and changes are made to zoning and general plan designations. The City of Dinuba also continually provides land use information to its consultants (Quad Knopf) for updating of an online GIS system. As this is a part of the City's processes, this Action will not be included in the 2014-2023 Housing Element.

- 1.3.1. (formerly Action 9.3.6) *The City will investigate the feasibility of implementing a program that would require developers who remove a residential structure from the housing market through demolition to replace that lost housing unit or pay an in-lieu replacement fee. This fee would be deposited into a fund to be used for affordable housing construction. Initiating this program will depend upon the ability of the housing market to recover thereby generating possible fees to deposit into an affordable housing construction fund.*

This Action was not feasible during the last planning period because of economic conditions and the associated lack of development. As housing market conditions are just now improving, the above program has not been investigated or implemented. This action will not be continued in the next planning period.

- 1.4.1. (formerly Action 9.3.7) *The City will continue to review its policies relating to housing conservation and will adopt new policies and procedures where appropriate. This will include, but will not be limited to, new standards for apartment and mobile home park construction as well as conversions of apartments and mobile home parks into condominiums.*

The City reviewed its policies on housing conservation, although new policies concerning housing conservation were not formulated. This Action will be continued in the next planning period, and will be implemented as staff time allows.

- 1.4.2 (formerly Action 9.5.1.2) *The City will continually review its development standards in order to identify those areas that could result in impediments to the development of new housing opportunities.*

The Dinuba Zoning Ordinance is continually reviewed for deficiencies. Regulations that impede development, or that pose other issues, are noted throughout the year, to be changed through zone amendments which are conducted annually. This Action will be continued in the next planning period.

2.2 Goal 2:

Manage housing and community development in a manner which will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

Objectives

1. Maintain community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.
2. Maintain and update public service master plans, including water, sewer, and drainage.

Policies

1. Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.
2. Encourage application of community design standards.
3. Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.
4. Manage neighborhood environmental factors such as traffic flow, school locations, parks, and open spaces and other public uses to stabilize and upgrade neighborhoods and dwellings.

Associated Actions

2.1.1. (formerly Action 9.3.7) This Action is the same as Action 1.4.1. *The City will continue to review its policies relating to housing conservation and will adopt new policies and procedures where appropriate. This will include, but will not be limited to, new standards for apartment and mobile home park construction as well as conversions of apartments and mobile home parks into condominiums.*

The City reviewed its policies on housing conservation, although new policies concerning housing conservation were not formulated. This Action will be continued in the next planning period, and will be implemented as staff time allows.

2.3.1 (formerly Action 9.2.2.10) *To encourage development of affordable housing in multifamily housing with units available to rent by lower income families, the City shall consider reducing front, rear, and side setbacks, minimum distance between buildings for multistory units, and increasing total site area covered by roofed structures for multifamily dwelling units as an incentive to the development of affordable housing when a minimum of 10% of units will be available to those earning 60 percent or less of Area Median Income (AMI). The City shall amend the Zoning Ordinance by reducing front, rear, and side setbacks, minimum distance between buildings for multistory units, and increasing total site area covered by roofed structures for multifamily dwelling units when a minimum of 10 % of units developed to housing for households who earn 60 percent or less of the AMI. If a development proposal is adjacent to existing or future single-family residential uses, adequate and permanent screening in the form of landscaping shall be installed and maintained to ensure the privacy of single-family residents. Priority will be given to extremely low-income households.*

No action has yet been taken by City Staff to consider reducing setbacks for multi-story units or increasing coverage limitations. However, should a development proposal be submitted for property adjacent to existing or future single-family residential uses, it will be considered by the City, as higher density development is a cornerstone of the Valley Blueprint Initiative. This Action will be addressed during the 2015 zoning ordinance updates.

2.3.2 (formerly Action 9.2.2.11) *Regarding mixed-uses, current zoning allows “any residential use existing on the effective date of the ordinance codified in this title” by right in the C-1 (Neighborhood Commercial), C-2 (Downtown Commercial), C-3 (Community Commercial) and C-4 (General Commercial) districts, and with an administrative plan in the PO (Professional Office) district. The City also has a “residential overlay” district that encourages mixed use in the C-2 district within the downtown area. The City shall consider allowing, with a use permit, residential use in future projects developed in not only the C-2 district, but also the PO districts to further encourage mixed use in the downtown and neighborhood commercial areas, provide opportunities for residents to have immediate access to services, and encourage less automobile traffic in neighborhoods and the downtown areas.*

City Staff completed a Zone Text Amendment that would permit residential above commercial uses in the C-2 Zone, and would allow residential use to continue in the PO zone if it was present prior to the Amendment.

The PO zoning consideration to allow, with a use permit, residential use in future projects will be included in the next planning period.

- 2.3.3. (formerly Action 9.5.1.2) *The City will monitor site improvement standards, such as setbacks and lot coverage requirements, and formulate appropriate modifications, if required, that remove unnecessary constraints to development of affordable housing.*

Existing site improvement standards do not currently pose issues to new site proposals. Should issues arise, the City provides a number of avenues to ease standards, including density bonuses and Variances. This Action will be continued in the next planning period.

- 2.4.1 (formerly Action 9.5.1.4) *Current zoning allows second units to be constructed on residentially zoned lands where parking access is either from an existing alley or is located behind the front unit with access limited to a maximum of a 16-foot wide, paved driveway. One additional off-street parking space must be provided for the secondary unit. Per Government Codes 65852.2(a)(1)(A) and (B), the City will consider restricting construction of second units to those residential lots where access does not impact traffic flow or restrict parking for the residents of the primary or secondary dwelling unit.*

At this time, the City has not considered restricting second unit construction in ways other than what is prescribed in the Zoning Ordinance. Issues related to traffic flows and parking are considered when reviewing applications for new secondary units. This Action will be reviewed during the 2015 zoning ordinance updates.

- 2.5.1 (formerly Action 9.1.4) *The City will consider revising its Zoning Ordinance to provide for “smart growth,” including incentives and housing density bonuses adequate to meet housing needs for Target Income Group households if the goals, objectives and policies contained in the 2007 General Plan and Zoning Ordinance Amendments are not realized. Also, the City will allow at least one site zoned either R-M 2 or R-M 1.5 with a minimum 6,300 square feet site (which represents a 10% site area reduction as stated in the Zoning Ordinance) to accommodate new multiple-family residential development to meet the Low Income housing needs determined in the RHNA. Candidate sites that are currently vacant and would be eligible for the 10% site area reduction include 1500 Greene Ave (2.33 acres; possible 33 units), 600 Euclid (4.14 acres; possible 60 units), APN 014-033-017 (1.55 acres; possible 23 units), APN 014-080-091 (5.36 acres; possible 80 units), and APN 017-173-004 (30,361 square feet; possible 17 units). “Smart growth” generally refers to development and planning standards that promote consolidation of services, convenient location of recreation and commercial facilities (“walkability”), and “new-urbanism,” which is essentially a return to planning principles from the mid-20th century. These principles include narrow residential streets that may or may not provide on-street parking, reduced front setbacks, parking at the rear of buildings (primarily off of alleys), shared parks or common areas, wide sidewalks, and traditional architecture.*

The City's 2007 General Plan includes an Urban Design Element which incorporates many of these concepts. The Zoning Ordinance was also updated concurrently with the General Plan. To assure that net loss of density will not occur, zone changes from a higher density to a lower density will be permitted only in extreme circumstances.

The City has participated in the Valley Blueprint program, which encourages smart growth principals. The City has received a General Plan Audit from Collins & Schoettler and will consider adopting some of the recommendations within the document. The audit did determine that the Dinuba General Plan was in conformance with most smart growth policies.

The City currently has numerous RM-2 zone sites ready for development. Of those listed in the above Goals, 600 N. Euclid has already been developed. It currently contains a 57 unit apartment complex run by the Tulare County Housing Authority.

A 4.68 acre site not listed in the above Goal (1000 Rosemary) also saw completion of a 48 unit apartment complex, in RM-2 Zone. The project was led by Self Help Enterprises.

In addition, there is a potential complex between Davis and Sequoia, near Alta Avenue, and another potential site for 48 units on 5.36 acres at David and Crawford. The City will consider additional zone changes to support smart growth, as described above, during the 2015 zoning ordinance updates.

2.3 Goal 3:

Provide for a choice of housing locations for all residents.

Objective

Continuously maintain at least a 10-year supply of residential-zoned land at various densities within the City Limits, ensuring that any future proposed development can be accommodated.

Policies

1. Review and update the Dinuba General Plan on a regular basis to ensure that growth trends are accommodated as needed.
2. Encourage the development of various types of housing opportunities in all residential areas.
3. Continue to promote the use of the City's density bonus procedures, such a Planned Unit Developments and/or 10% density bonus allowed by the Subdivision Map Act, which encourage the provision of affordable housing.

Associated Actions

- 3.1.1 (formerly Action 9.1.1) *The City will continue to pursue an agreement with Tulare County to plan and zone all territory within Dinuba's Sphere of Influence consistent with Dinuba's General Plan.*

City Staff has been in discussions with the Tulare County Resource Management Agency to formalize a process for development within the areas outside of the City, but within the limits of the Sphere of Influence. The City has worked toward ensuring that all territories within the above areas are zoned to be consistent with the Dinuba General Plan. A Memo of Understanding was signed in 2011 between the cities and the County, and formalization of the actual process remains under development between them. The City completed this action and it will not be continued as an Action under the housing element in the current planning period.

- 3.1.2 (formerly Action 9.1.2) *The City will actively pursue annexation of unincorporated areas within the City's Sphere of Influence to provide a 10-year reserve of residentially-zoned land to accommodate housing needs as they arise.*

Approximately 260 acres of land were annexed between 2006 and 2007 and is currently zoned for residential use. Tulare County LAFCO has determined the City of Dinuba currently contains within its boundaries more than enough residentially zoned land to meet its State required 10-year reserve. As such, the City will not be pursuing annexations within this Housing Element period. This Action will not be included in the next planning period.

- 3.1.3 (formerly Action 9.1.3) *Dinuba will update its 2007 General Plan as needed to account for changes in land use designations, General Plan amendments, and to be consistent with adopted Specific Plans. The 2007 General Plan, a 25-year plan, was adopted in October, 2008.*

City Staff will continue to update the General Plan as needed to accommodate changes in land use plans. Recent changes include zone changes from residential to commercial along the E. El Monte Way and N. Alta Avenue arterials. This Action is included in the City's processes, and will not be included in the 2014-2023 planning period.

- 3.1.4 (formerly Action 9.2.2.7) *The City will amend the 2007 General Plan as needed and will utilize specific plans to ensure that sufficient land is provided to meet future multifamily residential needs through the planning period. The City will maintain a land reservation of at least a 10-year supply in order to allow sufficient land and site choices and to minimize inflated land values typically associated with insufficient growth areas.*

Per the 2009 City of Dinuba Housing Element, there is more than enough residentially zoned property within the City planning area to fulfill a 10-year supply. The City will continue to maintain at minimum enough property to comply with State mandated limits. This Action will not be included in the next planning period.

3.1.5 (formerly Action 9.2.2.9) *To further encourage housing for its extremely low- and very-low income households, the City will analyze recent changes in the General Plan and the Zoning Ordinance that allow mobile homes on single-family lots and continue to provide density bonuses for lower- and moderate-income housing, allow secondary residential units on single- and multifamily lots; identify the impacts these changes may have on lower- and moderate- income housing availability and affordability; identify problems that limit these programs; and formulate proposed changes that would remove barriers that adversely affect the ability to meet housing needs. Priority will be given to extremely low-income households.*

The City of Dinuba continues to provide density bonuses for low income housing, as well as provide processes for the placement of mobile homes and secondary units. As of now, City Staff time and resources have been severely restricted which has not allowed for an analysis to be conducted to identify if any problems exist with these programs. Therefore, this Action will be continued in the current planning period.

3.2.1 (formerly Action 9.5.1.1) *The City will continually review its Zoning Ordinance to identify those obstacles to timely development of all housing types.*

City Staff continually review the Zoning Ordinance for deficiencies. Zone Text Amendments are regularly conducted, the latest occurring in 2014, which brought residential care home standards into compliance with State requirements, allowing residential in C-2 as a permitted use. This Action is a part of the City's standard processes, and will not be included in the current planning period.

3.2.2 (formerly Action 9.1.8) *The City will continue to identify government-owned land within the City and its SOI for possible housing development. If appropriate sites are identified, the City will approach potential developers and funding agencies to facilitate development of the sites with assisted housing.*

Because the City annexed sufficient land during the planning period, no additional lands need to be identified, although much of the City holdings are zoned for industrial use. However, the City has used some of its land for development of lower income housing, such as Emperor Estates. The City will continue to identify government-owned land within the City and SOI for potential development.

3.2.3 (formerly Action 9.5.2.3) *The City will continue to grant density bonuses, which can amount to a 35 percent increase in the number of units permitted, and additional incentives for projects providing lower-income and other special needs housing.*

The City is committed to continuing the availability of density bonuses for housing developments. The City also provides support for developments looking to secure State funding for qualifying housing projects. This Action will be continued in the current housing element.

2.4 Goal 4:

Maintain and improve the quality of existing neighborhoods and housing stock.

Objectives

1. Conserve existing dwellings for very low and low-income households through the planning period (2014) and where practicable, beyond the planning period.
2. Encourage and facilitate the participation of Self-Help Enterprises (SHE), the Central Valley Coalition for Affordable Housing and other non-profit developers to assist in the rehabilitation and conservation of housing within Dinuba.

Policies

1. Monitor housing stock quality to maintain a current inventory of all substandard housing units.
2. Provide for removal of all unsafe, substandard dwellings which cannot be economically repaired.
3. Encourage development of new housing on vacant land within existing neighborhoods which have the necessary service infrastructure.
4. Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
5. Promote public awareness of the need for housing and neighborhood conservation.
6. Manage public housing projects to ensure proper maintenance of the area's public housing inventory.
7. Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.
8. Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.
9. Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
10. Encourage proper maintenance of essential public services and facilities in residential development.
11. Encourage available public and private housing rehabilitation assistance programs where such action is needed to ensure preservation of the living environment.

12. Facilitate maximum utilization of Federal and State programs which can assist lower income homeowners to properly maintain their dwelling units.
13. Rehabilitate an annual average of ten dwellings for extremely low-, very low-, or low income households through 2014.

Associated Actions

- 4.1.1 (formerly Action 9.3.8) *The City will maintain an inventory of those units in need of repair or demolition and will provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.*

While City Staff do keep records of units that have been reported as being unsafe for habitation, an inventory of units needing repair is not currently kept. Due to the limitations of staff time, the City is unable to keep track of all substandard in need of repair or removal. The City will consider revising this program during the current planning period to better track units in need of repair.

- 4.1.2 (formerly Action 9.3.9) *The City will develop a program for monitoring housing units that are at risk of conversion to market rate. The City will, as necessary and feasible, provide financial and technical assistance both to existing managers of low-income housing projects and to prospective purchasers of low-income projects to assure that the units are preserved. The City will proactively seek funding resources and partnerships with non-profit organizations to preserve units in danger of converting to market rates at their current levels. The City will also directly contact tenants of these developments and provide information regarding potential conversion dates, rental subsidies, and other assistance available through City of Dinuba and County of Tulare agencies as well as non-profit organizations.*

There are currently no units at risk of becoming market rate. Because there is a well-established demand for low-income rental property, property owners have not considered conversions or sales. Although the City is fortunate to have reliable, lower income housing, this Action will be continued in the current planning period.

- 4.1.3 (formerly Action 9.2.2.12) *To address at-risk units, the City will add a program to monitor these units, ensure compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units to have staff and action plan ready to move forward upon notice of conversion, and provide assistance and education to tenants.*

The City of Dinuba has previously had a program to address at-risk units, but because of funding shortfalls in the last planning periods the program was cancelled. The City maintains a relationship with Self Help Enterprises, a non-profit housing organization, and refers owners to them to obtain assistance. Although the City is fortunate to have reliable, lower income housing and a long-standing relationship with Self Help Enterprises, this Action will be continued in the current planning period.

- 4.1.4 (formerly Action 9.3.4) *All housing units being constructed, rehabilitated, expanded, or relocated will be inspected by the City Building Official, who enforces the Uniform Building Code and several related sub-codes, such as the Plumbing and Electrical Codes, pursuant to the State Housing Law (California Administrative Code, Title 25, Chapter 1).*

Building inspection by the Building Official and Building Inspectors is ongoing. The City is currently looking to hire a new inspector to replace the one that left on medical leave. Newly occupied units are also inspected prior to move in. This Action has become part of the City's processes and will not be included in the current planning period.

- 4.6.1 (formerly 9.3.4) This Action is the same as 4.1.4. *All housing units being constructed, rehabilitated, expanded, or relocated will be inspected by the City Building Official, who enforces the Uniform Building Code and several related sub-codes, such as the Plumbing and Electrical Codes, pursuant to the State Housing Law (California Administrative Code, Title 25, Chapter 1).*

Building inspection by the Building Official and Building Inspectors is ongoing. The City is currently looking to hire a new inspector to replace the one that left on medical leave. Newly occupied units are also inspected prior to move in. This Action has become part of the City's processes and will not be included in the current planning period.

- 4.7.1 (formerly Action 9.3.2) *The City will support Housing Authority administration of the Housing Choice Voucher Program Moderate Rehabilitation Program, which provides for improvements to existing housing units as well as rental assistance payments on behalf of lower-income families. The Housing Authority will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the property owners will be responsible for making all required improvement, and when completed, will execute a 15-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Housing Choice Voucher Program in order to provide additional income for repaying the cost of rehabilitation.*

The City participates in the HCD's housing rehab programs generally funded with Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) or CalHOME funds. However, this program is available only to owner-occupied dwellings and persons renting cannot participate at this time. This Action will be included in the current Housing Element.

- 4.11.1 (formerly Action 9.3.10) *The City will enact a program to assist in the preservation of at-risk units. When at-risk units and/or projects are identified through the monitoring program, the City will assist in the securing of grants or other sources of funding that can be used to maintain the low-rent status of the units and/or projects. The City*

participates in the HOME and CDBG programs annually, and can use funds from these sources to provide security from conversion.

No at-risk units were identified in the last planning period, and it is unlikely that there will be in the current planning period. If any should be, the City will work within the available funding sources and with the Housing Authority to avoid conversion. This Action will be continued in the current planning period.

2.5 Goal 5:

Promote equal access to safe and decent housing for all income groups.

Objectives

1. Facilitate the provision of homeowner and rental assistance to very-low and low-income households.
2. Research and apply for housing assistance from applicable federal and state housing programs.

Policies

1. Encourage enforcement of fair housing laws throughout the City.
2. Support programs which increase employment and economic opportunities.
3. Encourage development of a range of housing for all income levels in proximity to existing and planned employment centers.
4. Encourage full utilization of Federal and State assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
5. Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choices for minorities and lower-income households commensurate with need.
6. Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower income groups.
7. Develop record keeping methods to track the City's accomplishments in meeting its non-market rate housing needs allocation.

Associated Actions

- 5.1.1. (formerly Action 9.4.12) *The city will revise the definition of “Family” to be in compliance with State Fair Housing Law.*

The intent of this Action is to ensure that those seeking rental housing are not discriminated against because they are not related by blood or marriage to others living in unit, and that household size is not limited. This includes the elimination of the “limit of six unrelated persons in a household” and instead, defining “family” as a “household unit of at least two persons. Family shall also not be limited to those persons related by blood or marriage.” No action has been taken by City Staff to change the definition of "Family" within the Zoning Ordinance. This will be done when the Zoning Ordinance is next reviewed in the current planning period. (The current City Zoning Ordinance defines “Family” as “an individual, or two (2) or more persons who are related by blood or marriage, or a group of not more than six (6) persons not necessarily related by blood or marriage, living together in a dwelling unit; full-time domestic servants of any such persons may reside on the same premises, and shall not be counted with respect to the foregoing definition.”)

- 5.1.2 (formerly Action 9.7.1) *The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing (FEH). Commencing in 2005, the City will began active advertisement of fair housing policy. This includes reference to such policies on the City’s website, <http://www.dinuba.ca.gov>, posting of information at City Hall, the Parks and Community Services Recreation Center, the Dinuba Police Department, and other public locales. The City will also make available at City Hall pamphlets describing the mandates of FEH.*

Residents with discrimination complaints will be referred to the State Department of Fair Employment and Housing. Fair Housing policy is not currently referenced on the City Website or at City offices. This Action will be included in the current planning period, with the intent to update the website with this information within six months of the adoption of the 2014-2023 Housing Element.

- 5.2.1 (formerly Action 9.2.1) *The City, through the Redevelopment Agency, will continue its programs assisting low-and moderate-income households to become homeowners. The Agency will also continue to work with non-profit organizations to build houses in Dinuba for sale to eligible households. The City has a close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City’s HOME and CDBG Rehabilitation programs. During the previous planning period, no affordable single-family units were accomplished. During the housing boon during 2004-2007, land for residential development was “priced out” of range for affordable single family homes. Land values skyrocketed so that lower income housing developers could not financially compete with the private developers. Since that time, land prices have decreased significantly. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will*

engage SHE to construct a subdivision in a similar fashion to the 83 units constructed during the 1997-2003 planning period.

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing element goals dependent on RDA funds for completion were unable to be fully met. This Action will be revised in the current planning period to reflect the current relationships with Self-Help Enterprises and funding sources they administer.

- 5.2.2 (formerly Action 9.2.12) *The City and the Redevelopment Agency will continue to work with developers on urban infill projects that will provide low- and moderate-income housing opportunities. As added incentive for developers of infill projects, nearly all necessary infrastructure is already accounted for, greatly reducing the cost of development, subsequently resulting in a reduction of home prices. Further, the City can coordinate private development in conjunction with projects identified in the City's Capital Investment Program, also potentially reducing the cost of housing development. The Development Services Department will continually update its maps showing all vacant land with the potential to accommodate infill housing. The maps will depict those sites with a minimum lot size that can accommodate at least one single family home.*

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing Element goals dependent on RDA funds for completion were unable to be fully met. The City of Dinuba maintains a Development Master List and Map providing information on approved and tentatively approved subdivisions. The List is updated on a monthly basis by City Staff. This Action will be continued in the current planning period.

- 5.2.3 (formerly Action 9.2.13) *The City will encourage developers to make application from FmHA Interest Subsidy programs and will work with and assist those developers. The City will take all actions necessary to expedite processing and approvals for such projects, and will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.*

Due to limited staff resources, the City has not become familiar enough with the scope of the FmHA Interest Subsidy programs to be able to assist developers with their applications. City staff will work with other agencies to ensure that this action can be successfully completed during the current planning period. This Action will be continued in the current planning period.

- 5.2.4 (formerly Action 9.2.2.6) *The City will work with the Housing Authority and seek an Article 34 approval within the City of Dinuba to facilitate the funding of housing for extremely low-, very low- and low-income families.*

The City completed an application for Article 34 approval by July 1, 2011. Article 34 requires that in order for a state public body to develop, construct or acquire low-rent

housing using 50% or more of HOME funds or other federal funding sources, “a majority of the qualified electors of the city...in which it is proposed to develop, construct, or acquire the same, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election.” The City has found that typically, those interested in developing lower income housing try to find funds other than federal funding sources. This Action will not be continued in the current Housing Element.

- 5.4.1 (formerly Action 9.2.2.3) *The City will continue to support the Housing Authority’s implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participants’ landlords, and will support that Authority’s attempts to secure additional funding for expanded programs, particularly for extremely low-income households.*

The City continues to support this program which benefits lower income households. This Action will be continued in the current housing element update.

- 5.4.2 (formerly Action 9.2.2.13) *The City will assist renters seeking affordable housing by providing written information (in the form of brochures or flyers in English and Spanish) about rental programs available through the Tulare County Housing Authority and other non-profit organizations. Information will be available at the City Hall and the Development and Engineering counter.*

Information on housing rehabilitation through Self Help Enterprises is currently provided at the Public Works Office. However, information on low income housing is not currently provided at either the City Hall or Public Works offices. City Staff has not yet contacted the Tulare County Housing Authority and other non-profit organizations to obtain brochures and other information for dissemination at City offices. This Action will be continued in the current planning period.

- 5.4.3 (formerly Action 9.3.1) *The City will continue to apply for CDBG and HOME funds for housing rehabilitation and to actively participate in outreach efforts to inform city residents that these programs are available. Self-Help Enterprises, Inc. (SHE) administers the City’s marketing and outreach for these programs. Marketing includes mailed notices to prospective developers and tenants, phone solicitations, and related strategies. SHE receives approximately \$50,000 annually from the Dinuba Redevelopment Agency to manage the CDBG, HOME, and Cal-Home programs. This funding is separate from the approximately 18% funding SHE receives for the activity delivery and administration of the grants. During the HE planning period, the City will target a total of 25-30 units, depending upon the availability of funding and costs per unit.*

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing Element goals dependent on RDA funds for completion are unable to be fully met. This Action will be revised to exclude the RDA component, and will be otherwise included in the current planning period. The City

has continued to work with Self Help Enterprises throughout the planning period. In recent years, SHE received \$10,000 annually from the City's General Fund – not the \$50,000 noted above. In addition, SHE received \$1,271,723 in CDBG funds, in the form of deferred payment loans, and assisted the city with rehabilitation of 27 single family units, including 11 for low income, nine for very low income, and nine for extremely low income households. This Action will be revised to exclude the RDA component, and will be otherwise included in the current planning period.

5.4.4 (formerly Action 9.5.2.1) *The City will research alternative methods of financing for low-income and special needs households home ownership opportunities.*

The City actively participates in HCD housing programs (i.e. First Time Homebuyers) that enable first time homebuyers that are low income to secure a deferred loan up to 49% of a home's sales price. This Action will be continued in the current planning period.

5.6.1 (formerly Action 9.3.5) *The City of Dinuba and Tulare County will continue to enforce the Housing Code, which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that are suitable for human habitation. The Tulare County Health and Human Services Agency has the authority to enforce housing violations. Due to limited resources, the enforcement of the Housing Code is handled on a passive, complaint-response basis.*

Housing violations continue to be taken on a complaint only basis. City Staff continue to follow up on complaints and enforce the Housing Code. Tools used to enforce compliance include citations, and liens on properties. This Action will be included in the current planning period.

2.6 Goal 6:

Promote energy conservation in all residential neighborhoods.

Objective

1. Maintain local ordinances, and support federal and state regulations to promote energy conservation.
2. Utilize regional, State, and federal opportunities to provide funding for energy conservation.
3. Promote energy conservation through education programs

Policies

1. Advocate and support proposed federal and state actions to promote energy conservation.

2. Promote public awareness of the need for energy conservation.
3. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
4. Encourage maximum utilization of Federal and State programs that assist homeowners in providing energy conservation measures.

Associated Actions

- 6.1.1 (formerly Action 9.6.2) *The City will continue to enforce building code regulations (Title 24, California Administrative Code) that require compliance with residential energy conservation measures for all new construction, remodeling, and rehabilitation.*

In its ongoing efforts to support State and local regulations regarding energy conservation, the City will continue requiring compliance of building code regulations. This Action will continue in the next planning period. In addition, the California Energy Commission has updated the Energy Codes along with other portions of the California Building Standards that were released in January 2014. The 2013 Building Energy Efficiency Standards, comprising Title 24, Parts 1 and 6, of the California Code of Regulations, is mandatory statewide. Local government agencies may adopt and enforce energy efficiency standards for newly constructed buildings, additions, alterations, and repairs provided the California Energy Commission finds that the standards will require buildings to consume no more energy than permitted by Title 24, Part 6. Such local standards may include adopting the requirements of Title 24, Part 6 before their effective date, requiring additional energy conservation measures, or setting stricter energy budgets.

- 6.1.2 (formerly Action 9.6.3) *The City will strongly encourage the use of U.S. Green Building Council (USGBC) LEED® Programs and Services to promote residential development that is environmentally responsible, profitable and healthy places to live. Among the techniques used to achieve energy efficiency and conservation are window glazing, landscaping, building design, cooling and heating systems, weatherization techniques (such as insulation, caulking, and weather-stripping), energy efficient appliances, and efficient use of lighting through the use of fluorescent bulb fixtures instead of incandescent bulbs in average fixtures. Projects containing LEED compliant components will receive expedited review to provide as quick turnaround/approval as possible.*

The City does not actively encourage the use of U.S. Green Building Council LEED Programs. All developments are built to City and State Building Code requirements. When possible, the City encourages the use of energy efficient methods/equipment. This Action will continue in the next planning period.

- 6.2.1 (formerly Action 9.6.1) *The City will support programs that promote residential energy conservation and public awareness by providing information at the Development and Engineering Services Department and on the City's website.*

Information on PG&E energy saving programs has been shared on City social media sites. However, energy conservation information has not yet been provided on the City website or Public Works office. This Action will be included in the current planning period, with the expectation that the website will be updated within the first six months after adoption of the Housing Element Update.

- 6.2.2 (formerly Action 9.6.7) *The City will continue to provide information to residents regarding the availability of free or low-cost programs for weatherizing homes (including P&E program for free weatherization to eligible low-income home owners). Information will be posted at appropriate locations (e.g., at City Hall, at the City Development and Engineering Services Department, on the City's website, etc.)*

Information on PG&E energy saving programs has been shared on City social media sites. However, energy conservation information has not yet been provided on the City website or Public Works office. This Action will be included in the current planning period, with the expectation that the website will be updated within the first six months after adoption of the Housing Element Update.

- 6.3.1 (formerly Action 9.6.8) *Better placement of and access to natural shading would benefit City residents of affordable, multifamily units. Shade trees in common areas allows tenants of affordable housing to conserve air conditioning usage by providing an option of spending time outdoors in a cool, shaded environment. This alternative to keeping cool would reduce household cooling costs by providing a minor cost reduction in the form of reduced energy consumption and subsequent energy use charges. The City shall consider alternative landscaping designs that allow more trees and shrubs in common areas, and fewer trees in parking areas and adjacent to streets, as is currently required by section 17.24.160 of the Zoning Ordinance. Landscaping coverage of less than ten percent shall also be considered if the cost to landscape is proven to be a financial constraint to an otherwise affordable housing project. This does not preclude compliance with all new landscaping requirements of the State mandated Water Efficient Landscaping Ordinance adopted by the City and effective January 1, 2010.*

Changes to existing landscaping standards have not been considered by the City. Landscaping is an important component of all residential developments. Efforts by City Staff will continue to be made to ensure that all rules provide for sufficient shading. The Zoning Ordinance is reviewed on a regular basis, and this Action will be continued in the current planning period, with the expectation that the issue of revising landscaping requirements will be considered during that period of time.

- 6.4.1 (formerly Action 9.6.4) *The City will encourage energy savings through a number of means with new construction, including encouraging infill, promoting construction that incorporates Energy Star appliances, and providing information on tax breaks, credits and other incentives for developers (for both low income and moderate/above moderate income levels). In addition, programs are available to encourage upgrades, weatherization, and replacement of high-energy consuming appliances in existing homes. The City will provide builders interested in construction of affordable housing a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by*

the California Energy Commission’s New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the “housing burden” (rent + utility costs), that cannot exceed 30 percent of each renter’s income. This will allow developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.

The City does not conduct programs to encourage energy savings in new developments. Developers are often referred to infill sites when looking for potential areas to develop. However, no official programs that provide information on tax breaks, incorporating energy efficient appliances and incentives are in place. This Action will be continued into the current planning period, with information to be made available to builders within six months of certification of the current housing element.

- 6.4.2 (formerly Action 9.6.5) *The City will encourage all who apply for a building permit, including affordable housing developers, as well as other developers, construction managers, and individuals to apply for incentives for photovoltaic systems from utility companies and others by providing a list of potential sources for rebates, tax credits, reduced prices and installation costs, and other incentives.*

The City does not currently provide developers with information on energy incentives at the time of building permit submittal. This Action will be continued in the current planning period, and may be revised to encourage outside sources to contribute to the list (e.g., developers, energy providers, State agencies, etc.)

- 6.4.3 (formerly Action 9.6.6) *The City will encourage developers and individuals applying for building permits to consider electric appliances and windows with Energy Star ratings by providing website locations for Energy Star ratings, as well as utility companies offering rebates.*

The City does not currently encourage developers and individuals to consider using electric appliances and products with Energy Star ratings. Information has been provided on City social media sites, but not on the official City website. This Action will be continued in the current planning period and may be revised to encourage outside sources to contribute to the list (e.g., developers, energy providers, State agencies, etc.)

2.7 Goal 7:

Ensure promotion of affordable and fair housing opportunities to all residents of Dinuba

Objectives

1. Facilitate the provision of homeowner and rental assistance to very-low and low-income households.

2. Research and apply for housing assistance from applicable federal and state housing programs

Policies

1. Encourage enforcement of fair housing laws throughout the City.
2. Support programs which increase employment and economic opportunities.
3. Encourage development of a range of housing for all income levels in proximity to existing and planned employment centers.
4. Encourage full utilization of federal and state assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
5. Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.
6. Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower income groups.
7. Develop record keeping methods to track the City's accomplishments in meeting its non-market-rate housing need allocation.

Associated Actions

7.1.2 (formerly Action 9.7.1) *The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing (FEH). Commencing in 2005, the City will began active advertisement of fair housing policy. This includes reference to such policies on the City's website, <http://www.dinuba.ca.gov>, posting of information at City Hall, the Parks and Community Services Recreation Center, the Dinuba Police Department, and other public locales. The City will also make available at City Hall pamphlets describing the mandates of FEH.*

Residents with discrimination complaints will be referred to the State Department of Fair Employment and Housing. Fair Housing policy is not currently advertised on the City Website or at City offices. This Action will be included in the current planning period, with the expectation that the website will be updated within the first six months after adoption of the Housing Element Update.

7.2.1 (formerly Action 9.2.1) *Same as Action 5.2.1. The City, through the Redevelopment Agency, will continue its programs assisting low-and moderate-income households to become homeowners. The Agency will also continue to work with non-profit organizations to build houses in Dinuba for sale to eligible households. The City has a*

close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City's HOME and CDBG Rehabilitation programs. During the previous planning period, no affordable single-family units were accomplished. It is our belief that the housing boon during 2004-2007 "priced out" the ability of the City and non-profits in acquiring land to develop affordable housing. Land values skyrocketed so that lower income housing developers could not financially compete with the private developers. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will engage SHE to construct a subdivision in a similar fashion to the 83 units constructed during the 1997-2003 planning period.

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing element goals dependent on RDA funds for completion are unable to be fully met. This Action will be revised in the current planning period to reflect the current relationships with Self-Help Enterprises, and funding sources they administer.

- 7.2.2 (formerly Action 9.2.1.2) Same as Action 5.2.2. *The City and the Redevelopment Agency will continue to work with developers on urban infill projects that will provide low- and moderate-income housing opportunities. As added incentive for developers of infill projects, nearly all necessary infrastructure is already accounted for, greatly reducing the cost of development, subsequently resulting in a reduction of home prices. Further, the City can coordinate private development in conjunction with projects identified in the City's Capital Investment Program, also potentially reducing the cost of housing development. The Development Services Department will continually update its maps showing all vacant land with the potential to accommodate infill housing. The maps will depict those sites with a minimum lot size that can accommodate at least one single family home.*

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing Element goals dependent on RDA funds for completion are unable to be fully met. The City of Dinuba maintains a Development Master List and Map providing information on approved and tentatively approved subdivisions. The List is updated on a monthly basis by City Staff. This Action will be revised and continued in the current planning period.

- 7.2.3 (formerly Action 9.2.1.3) Same as Action 5.2.3 *The City will encourage developers to make application from FmHA Interest Subsidy programs and will work with and assist those developers. The City will take all actions necessary to expedite processing and approvals for such projects, and will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.*

Due to limited staff resources, the City has not become familiar enough with the scope of the FmHA Interest Subsidy programs to be able to assist developers with their

applications. The City will make efforts to become familiar with FmHA Interest Subsidy Programs, so that they can be a resource for those interested in the program. Action will be continued in the current planning period.

- 7.2.4 (formerly Action 9.2.2.6) Same as Action 5.2.4. *The City will work with the Housing Authority and seek an Article 34 approval within the City of Dinuba to facilitate the funding of housing for extremely low-, very low- and low-income families.*

The City completed an application for Article 34 approval by July 1, 2011. This Action will be continued in the current Housing Element.

- 7.2.5 (formerly Action 9.1.8) Same as Action 3.2.2. *The City will continue to identify government-owned land within the City and its SOI for possible housing development. If appropriate sites are identified, the City will approach potential developers and funding agencies to facilitate development of the sites with assisted housing.*

No action was taken on this Action. The City has more than sufficient land available for potential residential development. This Action will not be included in the current housing element.

- 7.4.1 (formerly Action 9.2.2.4) *The City will encourage developers to make application for California Housing Finance Agency (CalHFA) AB 333 Subsidized Rental allocations, which provide subsidized interest rates and operating subsidies to developers of rental housing projects.*

The City has not had the opportunity to facilitate the use of this program. CalHFA allows renters and homebuyers to make low interest rate loans, and works with HCD and other agencies to provide homes for those with disabilities, the elderly, the homeless, and others. The City will make additional efforts to provide an informational resource to developers during the current planning period.

- 7.4.2 (formerly Action 9.3.1) *The City will continue to apply for CDBG and HOME funds for housing rehabilitation and to actively participate in outreach efforts to inform city residents that these programs are available. Self-Help Enterprises, Inc. (SHE) administers the City's marketing and outreach for these programs. Marketing includes mailed notices to prospective developers and tenants, phone solicitations, and related strategies. SHE receives approximately \$50,000 annually from the Dinuba Redevelopment Agency to manage the CDBG, HOME, and Cal-Home programs. This funding is separate from the approximately 18% funding SHE receives for the activity delivery and administration of the grants. During the HE planning period, the City will target a total of 25-30 units, depending upon the availability of funding and costs per unit.*

The Dinuba Redevelopment Agency (RDA) was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing Element goals dependent on RDA funds for completion are unable to be fully met. This Action will be revised to exclude the

RDA component, and will be otherwise included in the current planning period. The City has continued to work with Self Help Enterprises throughout the planning period. In recent years, SHE received \$10,000 annually from the City's General Fund – not the \$50,000 noted above. In the last planning period, SHE assisted the city with rehabilitation of 29 units, including 11 for low income, nine for very low income, and nine for extremely low income households. This Action will be revised to exclude the RDA component, and will be otherwise included in the current planning period.

- 7.4.3 (formerly Action 9.2.2.4) Same as 7.4.1. *The City will encourage developers to make application for California Housing Finance Agency (CalHFA) AB 333 Subsidized Rental allocations, which provide subsidized interest rates and operating subsidies to developers of rental housing projects. See discussion No. 2, above.*

The City has not had the opportunity to facilitate the use of this program. The City will make additional efforts to provide an informational resource to developers during the current planning period.

- 7.4.4 (formerly Action 9.2.2.5) *The City will continue to encourage developers to make application to the California Tax Credit Allocation Committee, which issues bonds and provides tax credits to help fund development of multifamily development and rehabilitation. Developers are eligible to receive density bonuses if developers agree to provide certain levels of housing for special needs or lower-income groups.*

A new 62 unit apartment complex for Seniors (Emperor Estates) was constructed (dedication 2013) using funds from the California Tax Credit Allocation Committee. This Action will be continued in the current planning period.

- 7.4.5 (formerly Action 9.3.2) Same as Action 4.7.1. *The City will support Housing Authority administration of the Housing Choice Voucher Program Moderate Rehabilitation Program, which provides for improvements to existing housing units as well as rental assistance payments on behalf of lower-income families. The Housing Authority will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the property owners will be responsible for making all required improvement, and when completed, will execute a 15-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Housing Choice Voucher Program in order to provide additional income for repaying the cost of rehabilitation.*

The City participates in the HCD's housing rehab programs generally funded with CDBG, HOME or CalHOME funds. However, this program is only available to owner-occupied dwellings and persons renting cannot participate at this time. This Action will be continued in the current planning period.

- 7.4.6 (formerly Action 2.2.2) *The City demonstrated its willingness to work with and assist developers for both homeowners and renters during the 2003-2008 planning period. The City will continue to work with and assist developers who are willing to provide*

extremely low-income, very low-income and low-income rental housing. The City will take actions necessary to expedite processing and approvals for such projects, and will make available fee credits to offset improvement costs. The City will also continue to endorse the use of bonds such as those issued in conjunction with the California Tax Credit Allocation Committee. Developers of low-, very- low-, and extremely low-income units will also be eligible for the City's density bonus, which will permit construction of additional units beyond code-specified maximums in exchange for providing those units at costs targeting lower- income households.

The City is committed to assisting developers of extremely low-income, very low-income, and low-income rental housing. Processing actions that expedite processing and approvals for these types of project are still practiced, including providing density bonuses, processing projects in a timely fashion, and providing support for funding applications. However, due to the loss of the RDA, and general budget shortfalls seen recently, the City is not currently able to provide substantial fee credits to developers. This Action will be revised in the current housing element update to reflect the City's current ability to offer fee credits or other incentives.

- 7.5.1 (formerly Action 9.3.3) *The City uses CDBG funding to provide grants up to \$7,500 to assist homeowners with emergency repairs such as roofing, windows, doors, electrical, and plumbing to meet the health and safety of the family and/or the community. During the HE planning period, the City will target a total of 20-25 units, depending upon the availability of funding and costs per unit.*

On July 12, 2011 the City Council approved an amendment to our existing Housing Rehabilitation Program Guidelines to include grants that address health and safety issues. The maximum allowed was included in the revised guidelines. In the last planning period, a total of 29 lower-income homes were rehabilitated, and eight received funding for rehabilitation. This Action will be included in the current planning period.

- 7.5.2 (formerly Action 9.5.2.2) *The City will consider the use of a portion of its CDBG allocation and/or tax increment to write down infrastructure improvements and/or land costs, and will continue to use fee crediting to reduce development fees for all housing needs.*

The City is not an Entitlement City and must compete for CDBG funding. This funding is extremely competitive. The City applied for infrastructure funding with the 2012 CDBG Notice of Funding Availability (NOFA) but was denied. The City currently has an application under review for \$500,000, of which half will be used for rehabilitation, and the other half for new construction. The City will work with lower income housing providers to be more successful in competing for this funding in the current planning period.

2.8 Goal 8:

Ensure opportunities for the development of housing intended for those with special needs.

Objectives:

1. Seek partnerships with non-profit and for-profit organizations to develop special needs housing
2. Reduce governmental barriers to production of special needs housing

Policies:

1. Conduct proactive outreach to developers emphasizing the City's desire to encourage construction of special needs housing
2. Pursue grants and other forms of financial aid intended to reduce overpayment by large family households
3. Seek funding through the Federal Emergency Shelter Grant Program to broaden the range of services available to the homeless or those at risk of losing their homes
4. Identify sites for the potential development of farm worker housing
5. Revise Zoning Ordinance requirements for group care facilities that reflect consistency with State law
6. Revise development standards to allow reduced parking requirements for developments designed to accommodate those with special needs

Associated Actions

8.1.1 (formerly Action 9.2.2.6) Same as Action 5.2.1. *The City, through the Redevelopment Agency, will continue its programs assisting low-and moderate-income households to become homeowners. The Agency will also continue to work with non-profit organizations to build houses in Dinuba for sale to eligible households. The City has a close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City's HOME and CDBG Rehabilitation programs. During the previous planning period, no affordable single-family units were accomplished. It is our belief that the housing boon during 2004-2007 "priced out" the ability of the City and non-profits in acquiring land to develop affordable housing. Land values skyrocketed so that lower income housing developers could not financially compete with the private developers. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will engage SHE to construct a subdivision in a similar fashion to the 83 units constructed during the 1997-2003 planning period.*

The RDA was dissolved in 2012, following budget reducing actions taken by the State of California. Funding provided by the State to the RDA consequently ceased. As such, Housing element goals dependent on RDA funds for completion were unable to be fully met. This Action will be revised in the current planning period to reflect the current relationships with Self-Help Enterprises, and funding sources they administer.

- 8.1.2 (formerly Action 9.4.1) *The City will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and those with disabilities, and will take all actions necessary to expedite processing and approval of such projects. Self-Help Enterprises acts as the City's marketing and outreach consultant for assisted housing projects. Through use of mailings and phone solicitations, Self-Help contacts prospective tenants and developers who would benefit from this type of funding. In addition, should funding become available, the City will facilitate the project by assisting in locating appropriate sites and will consider the use of available resources to either write down the cost of the cite or fund infrastructure improvements.*

The City has not had an opportunity to encourage funding with HUD Section 202, which provides “capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, and provides rent subsidies for the projects to help make them affordable.” This Action will be revised in the current planning period to reflect the current relationships with Self-Help Enterprises so that Section 202 funding can be more successfully utilized.

- 8.1.3 (formerly Action 9.4.2) *The City will continue to comply with all State and Federal statutes relating to those with disabilities and other special needs groups by making all efforts to accommodate processing of applications for developers whose products offer to these groups fair opportunity for housing of their choice. All necessary forms and applications are made available at the Development and Engineer Services Department counter.*

City Staff continues to process all development applications fairly, per existing rules, for all Applicants, regardless of the product proposed. All housing applications are considered based on compliance with the Dinuba Municipal Code and consistency with the Dinuba General Plan. The City of Dinuba remains committed to completing all projects in an efficient manner. Services, including applications, are available at the Public Works Department, which includes Planning and Development. This Action will be continued in the current planning period.

- 8.1.4 (formerly Action 9.4.3) *The City, in cooperation with Tulare County, will apply to the State Department of Housing and Community Development for an HCD Farm Worker Housing Grant. Houses, to be funded with CDBG and with State HCD Farm Worker Housing Grant, will be sold at a subsidized cost to eligible farm workers.*

The City has not had the opportunity to apply for an HCD Farm Worker Housing Grant. The City will continue to work with HCD in the current planning period to make this a successfully funded project.

- 8.3.1 (formerly Action 9.4.5) *The City will seek funding through the Federal Emergency Shelter Grant (ESG) program to assist service providers to expand available emergency shelter capacity in order to broaden the range of services available to clients who are either homeless or at risk of losing their permanent housing. ESG could fund activities such as conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG-funded entities may be either shelter or non-shelter providers. Non-shelter facilities and services can include sponsored health care and substance abuse treatment centers, served meals, or counseling. Grantees, such as the City, are authorized to reallocate funds to either government or nonprofit agencies that may deliver services directly. While states are required to distribute their entire allotment to local government, local governments receiving entitlement funds may distribute all or a portion of their ESG funds to nonprofit homeless provider organizations.*

The City has not had the opportunity to apply for any ESG funding, as no operators of facilities have expressed interest in expanding their services. However, the need for emergency, temporary, and transitional housing continues to increase. The City will continue this Action in the current planning period.

- 8.4.1 (formerly Action 9.4.3) *Same as 8.1.4. The City, in cooperation with Tulare County, will apply to the State Department of Housing and Community Development (HCD) for an HCD Farm Worker Housing Grant. Houses, to be funded with CDBG and with State HCD Farm Worker Housing Grant, will be sold at a subsidized cost to eligible farm workers.*

To date, the City has not applied to HCD for an HCD Farm Worker Housing Grant. Although the City has a significant number of farm workers, the City has not separated this group from the housing needs of all lower income workers as a whole. However, the City understands that if funding for housing for farm workers became available, the City would enthusiastically apply to HCD for this housing. The City will continue this Action in the current planning period.

- 8.4.2 (formerly Action 9.4.4) *The City will encourage non-profit sponsors and/or the Housing Authority to make application for FmHA 514/516 allocations for rentals, which might provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private non-profit corporations, including state agencies and political subdivisions, are eligible for both grants and loans. The ability to achieve this goal is dependent upon the availability of County staff, interested profit and non-profit corporations, and the availability of funds from FmHA.*

The City has not had the opportunity to assist in making applications for FMHA 514/516 allocations for rentals. Although the City has a significant number of farm workers, the economic conditions and drought have discouraged migrant workers to seek work in the

local area, and the City has concentrated on housing for its more permanent farm workers. However, because fewer farm owners or managers provide housing for their workers, the City would be interested in seeking assistance for additional farm worker housing. The City will continue this Action in the current planning period.

- 8.4.3 (formerly Action 9.4.6) *The City will identify sites that are appropriate for the development of farm worker housing facilities and will support developers by providing technical assistance and, where possible, regulatory incentives. If appropriate sites are identified and do not possess an appropriate zoning designation, the City will amend land to a zone classification that will accommodate farm worker housing. The City presently has two farm worker housing facilities on multi-family zoned sites and would permit such developments in the future.*

City Staff has not been able to devote staff time to identify sites appropriate for farm worker housing. In addition, no new proposals for farm worker housing have been received. However, Staff is available to provide technical assistance and support should new farm worker housing be proposed. Additionally, the City is currently working with HCD to identify other farm worker housing establishments in the City, to be approved through the State. This Action will be continued in the current planning period.

- 8.4.4 (formerly Action 9.4.7) *In compliance with SB1802 and Health and Safety Code 17021.6, farm worker housing (farm employee housing) up to 36 beds in a group quarters or 12 units or spaces designated for use by a single family or household would be “an agricultural land use,” and this use must be permitted by right. The current Zoning Ordinance allows farm worker housing by right for a maximum of six employees in the RA, R, and RM districts, and with a use permit in the AN district. Additionally, current zoning allows farm worker housing for seven or more farm workers with a use permit only in the AN, RA, R, and RM districts. Farm employee housing incidental to a permitted or conditional use is permitted in the AN district.*

No action has been taken by City Staff to amend the Zoning Ordinance to allow an increased number of units for farm worker housing as a permitted use in the AN Zone. This Action will be continued in the current planning period, with a goal to have it completed by December 2015.

- 8.5.1 (formerly Action 9.4.8) *The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to a) define “supportive housing” and b) permit supportive housing and transitional housing within residential zone districts. In compliance with Government Code Section 65583(D)(5) and (6), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City shall identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB2:*

- *The maximum number of beds/persons permitted to be served nightly*

- *Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone*
- *The size/location of exterior and interior onsite waiting and client intake areas*
- *The provision of onsite management*
- *The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart*
- *The length of stay*
- *Lighting*
- *Security during hours that the emergency shelter is in operation.*

No action has been taken by City Staff to amend the Zoning Ordinance to better facilitate the need for supportive, emergency, and temporary housing. This Action will be continued in the current planning period, with a goal to have it completed by December 2015.

- 8.5.2 (formerly Action 9.4.10) *In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. Current zoning allows, “group homes serving six or fewer mentally disordered or otherwise handicapped persons where such homes provide care on a twenty-four hour basis” as a conditional use in the AN, RA, R, and RM districts. The City’s zoning allows use for a “group care facility” as a by-right use in the AN, RA, R, and RM districts. “Rest homes, nursing homes, family care homes, foster homes, or group homes for the mentally disordered or otherwise handicapped person, including state authorized homes” are permitted in the PO district with a use permit, and are not permitted in commercial districts. The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. The City will establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by-right use, without a conditional use permit or other restriction.*

In 2012, the City of Dinuba revised the Zoning Ordinance to allow twenty-four hour residential care homes in AN, RA, R and RM zones as a permitted use. Previously, the use was only allowed with a Conditional Use Permit. Zone Text Amendments are regularly conducted, the latest occurring in 2014. Although this allowed single-family residences in the C-2 zone, it did not bring residential care home standards into

compliance with State requirements, as it did not allow residential care homes in C-2 as a permitted use. The additional actions will be included in the current planning period.

- 8.6.1 (formerly Action 9.4.9) *The City will continue its efforts to install wheelchair ramps at all curb radii and complete the installation of sidewalks, curb, and gutters in older parts of the community that lack such facilities.*

The City effort to bring wheelchair ramps at all curb radial into ADA compliance is ongoing. The project is expected to be funded until 2018, and will be continued in the current planning period.

- 8.6.2 (formerly Action 9.4.11) *The City will amend its off-street parking requirements as specified in the Zoning Ordinance and will reduce off-street parking requirements for certain developments, including those designed and intended for special needs groups such as persons with disabilities, the elderly, or families with 4 or more persons, from 1.0 to 0.75 off-street parking spaces per dwelling unit.*

No action has been taken by City Staff to amend existing off-street parking requirements within the Zoning Ordinance. Currently, Variances and minor deviations from parking requirements are available in instances where special circumstances are involved. Downtown developments also are sometimes exempt from these requirements due to on-street parking availability with proximity to their site.

CHAPTER 3

COMMUNITY PROFILE

INTRODUCTION

In order to establish housing Goals, Objectives, and Policies, the City’s housing needs for the current planning period must first be determined. This chapter provides an overview of Dinuba’s recent growth in terms of population and economic development, and is used to determine the issues and special needs groups of greatest concern. The 2014-2023 Tulare County Regional Housing Needs Plan (RHNP), the City of Dinuba 2002 Community Profile, the 2007 General Plan Update Background Document, and the 2007 Dinuba General Plan were also referenced. Housing element law requires a quantification of each jurisdiction’s share of the RHNA. The RHNA is a minimum projection of additional housing units needed to accommodate projected growth of all income levels by the end of the housing element’s statutory planning period. Each locality’s RHNA is distributed among five income categories (Extremely Low-, Very Low-Low-, Moderate-, and Above Moderate-Income) to address the required provision for planning for all income levels.

The City of Dinuba is located approximately 15 miles north of Visalia on Road 80/Alta Avenue or about 12 miles east of State Route 99 on Mt. View/Avenue 416/El Monte Way. Historically an agriculturally-based community, Dinuba has undergone significant growth in the last two decades, and has increased approximately 29.7 percent since 2000. The make-up of the community has changed and the economic base now includes increased commercial and industrial development. Dinuba now acts as a commercial and industrial center for the northern part of Tulare County. This trend is anticipated to continue into the foreseeable future. Additional commercial and industrial development, as well as major expansion of existing industry, is proposed within the community while the dependence upon agriculture continues to diminish.

The driving force behind community development has historically been the disposable income from the farming community and its labor base. While increased automation has occurred in both the agricultural and industrial sectors, and urban development has continued to encroach into prime agricultural lands, the demand for farm workers and other “unskilled” laborers remains high. Within recent years (2000-present), major commercial and industrial development has driven the City’s economy, although agriculture and the processing of agricultural products remain major sources of employment. No data are available to indicate the percentage of farm workers as a percentage of the total City population. However, agricultural workers have made up between 20 and 22 percent of the Tulare County population in the last 10 years.

With its central location, Dinuba’s residents are within a relatively short commuting distance of Visalia, the cities of southeastern Fresno County, or the agricultural fields of Tulare and Fresno Counties. In addition to the extremely low-, very low-, low-, and moderate-income households, above-moderate households are attracted to the community by its affordable housing prices and the “small town” atmosphere.

3.1 Population

The City of Dinuba’s population increased from 16,844 in 2000 to 23,666 in 2014. This translates to an overall increase of 40 percent, and an average annual increase of 2.7 percent. This rate of growth was slower than in the past: between 1990 and 2000, the City increased at an annual rate of 2.9 percent. The trend in a slower growth rate was also true of Tulare County and of the State of California as a whole. The Department of Finance had predicted that the population in Dinuba would be 25,187 in 2014, while the actual population was 23,666. This slower growth rate may be correlated to the slower rate of construction of new housing during the last planning period. Existing population and projections are shown on **Table 3-1**:

**Table 3-1
 Existing and Projected Population**

Jurisdiction	2000¹	2010²	2014³	2023⁴
California	33,871,648	37,253,956	38,340,074	41,667,586 ⁴
Tulare County	368,021	442,179	459,446	520,835 ⁴
Dinuba	16,844	21,453	23,966	27,953 ³

- Source:*
1. 2000 United States Census
 2. 2010 United States Census
 3. 2014 State of California Department of Finance (DOF) estimate, Table 2:E-5
 4. Staff projection using 2014 DOF growth rate. Report P-2: State and County Population Projections.

Age groups as defined by the US Census are shown on **Table 3-2**. The median age contained in the 2000 US Census median age for the City’s population was 25.9 while the median age contained in the 2010 US Census was 27.2. Based on the median, the overall population of Dinuba has grown younger by 1.3 years. This is due, in large part, to the fact that the percentage of residents 65 years old and older decreased from 9.1 percent to 7.8 percent from 2000 to 2010. During the same 10 year period, the percentage of those aged 0 to 20 years decreased slightly as well, from 29.3 percent in 2000 to 28.5 percent in 2010. The percentage of those between ages 20 and 64 years of age increased from 51 to 53.6 percent. This would indicate that there was a greater percentage of those of working age in 2010 than in 2000, with fewer minor dependents and retirees.

3.2 Employment

According to the California Economic Development Department (February 2014, tularsub.xls table), Dinuba had a total labor force of 9,300 in December 2014. Of those, the total employed was 7,600 and the unemployment rate was 18.9 percent. Unemployment rates within the incorporated cities of County of Tulare ranged from a low of 8.3 percent in Exeter to a high of 18.9 percent in Dinuba. However, unemployment in the unincorporated communities was as high as 36 percent in Earlimart, with a low of 5.3 percent in Three Rivers. The average unemployment rate in the County was 12.7 percent, with Dinuba’s unemployment rate considerably greater than that. In nearby Fresno County, Reedley had an unemployment rate of 21.9 percent, and Sanger had an unemployment rate of 17.8 percent.

**Table 3-2
 City of Dinuba Population By Age**

Age Group	2000		2010	
	Number	Percent	Number	Percent
0-9 years	3,400	20.2	4,262	19.8
10-19 years	3,312	19.7	4,007	18.7
20-24 years	1,448	8.6	1,702	7.9
25-34 years	2,462	14.6	3,244	15.1
35-44 years	2,176	12.9	2,637	12.3
45-54 years	1,632	9.7	2,295	10.7
55-59 years	494	2.9	908	4.2
60-64 years	393	2.3	717	3.3
65-74 years	761	4.5	868	4
75-84 years	570	3.4	584	2.7
85+ years	196	1.2	229	1.1
Total	16,844	100.0	21,453	100.0
Median Age	25.9		27.2	

Source: U.S. Bureau of the Census, QT-PIA, Age and Sex for the Total Population: 2000 and QT-P1 Age Groups and Sex: 2010.

One year later, in February 2015, the unemployment rate in Dinuba had decreased from 18.9 to 13.9 percent. This decreasing trend appears to be continuing as unemployment has dropped from a high of 22.8 percent in 2011. The lowest rate of unemployment since 2002 was 12.9 percent in 2007, which was before the economic recession.

One of the largest employment sectors in Tulare County is agriculture. Agriculture-related employers in and around Dinuba include Enns Packing Company and Fruit Patch, Inc. Housing for agricultural industry employees is not only significant because of the large numbers of permanent and seasonal employees, but because seasonal migrant workers create a demand for temporary housing.

As noted earlier, there is increased commercial and industrial activity occurring within the Dinuba area. This development is primarily in the food processing and warehousing industries, although commercial development is also of note. These trends are expected to continue through the duration of the current Housing Element planning period. In addition to the adoption of the 1992 Southwest Dinuba Specific Plan and annexations during the previous planning period that made possible a well-planned and readily accessible Industrial Park of more than 600 acres, the 2007 Dinuba General Plan update plans nearly 218.0 acres of additional industrial land use and approximately 115.0 acres to the existing 292.0 commercial land use acres.

Tenants of the Industrial Park include Ruiz Food Products, Best Buy, and Patterson Logistics, all of which have constructed major facilities in Dinuba. Ruiz Foods, which employs more than 1,500 workers, is a frozen-food manufacturing facility, while Best Buy and Patterson Logistics maintain their West Coast distribution centers in the Industrial Park. All three companies have expanded their facilities since the 2003 Housing Element but have not expanded since the 2009 Housing Element planning period began. Another major employer, Odwalla, produces fruit and

vegetable juices through its processing and bottling facility. **Table 3-3** shows the largest employers within Dinuba.

**Table 3-3
Top Employers in Dinuba**

Company	Number of Employees	Product
Ruiz Food Products	1,501	Food
Dinuba Unified School	748	Education
Family Tree Farms	600	Food
Wal-Mart	386	Distribution
Best Buy	350	Distribution
Odwalla	192	Food
City of Dinuba	158	Government
Patterson Dental	104	Wholesaler
Surabian and Sons	100	Packing
Kmart	78	Retail Store

Source: City of Dinuba, Public Works Department

Recent commercial developments have primarily been concentrated along the western El Monte Way corridor, due to the construction of the Super Walmart development. New commercial activity includes various shopping centers and fast food restaurants in the same shopping center (Burger King, Starbucks, Panda Express, IHOP), service centers (Les Schwab Tire, Dinuba Tire, Waterdrops Carwash), retailers (Big 5, Tractor Supply Co.), medical uses (Kaweah Delta, Adventist Health clinics, and an upcoming Western Dental), and offices (the upcoming Farm Credit West).

Alta Avenue experienced some development, primarily on the south side, with a new Arco AM/PM service station and the redevelopment of the Dinuba Market to include two additional units. Development has been limited in Downtown Dinuba, both in the commercial and industrial sectors. The biggest success there was the occupation of an existing vacant industrial building by the SeaCa Packaging Co.

During the previous planning period, the top six employers had a total of 3,847 employees. In 2015, those six businesses had a total of 3,777 employees. Ruiz Foods had 70 fewer employees, and Wal-Mart and Odwalla also had fewer employees than in the last planning period, while Dinuba Unified School, Family Tree Farms, and Best Buy had a total of 42 more employees.

Despite the overall decline in total employees by three of the largest employers, the City has continued to see growth in the numbers and types of businesses since 2012. The unemployment rate has decreased from 22.8 percent in 2011 to the current rate of 18.9 percent. This has provided opportunities for full-time employment for members of households that were previously constrained to only working seasonally. With a steady income that may become available with year-round employment, more households may be able to purchase or rent housing.

The primary agricultural activities in the area are the cultivation of grapes for table use or raisins, the processing of raisins, the cultivation of deciduous fruit trees, and, to a lesser degree, dairy farming and growing of alfalfa. Most of the activities are highly seasonal, with the demand for the highest number of employees starting in the early summer and increasing into early fall when grapes are harvested, signaling the end of the work season.

In addition to agriculture and industrial development, retail trade and education have large numbers of employees as well. **Table 3-4** shows employment by industry within Tulare County. The table indicates that jobs in agriculture decreased from 17.3 percent to 15.8 percent of total jobs as industry increased in the City. The Transportation and Public Utilities segment of employment increased from 2010 to 2013, as companies like Best Buy continued using Dinuba as a distribution center. As noted elsewhere, new businesses have provided opportunities for full-time employment that are replacing seasonal farm work.

Table 3-4
Wage and Salary Employment
Tulare County Annual Averages
2010-2013

Industry	2010	Percent	2013	Percent
Total All Industries	130,400		133,100	
Total Agricultural	22,550	17.3	21,010	15.8
Total Non-Agricultural	107,850	83.0	112,090	84.0
Goods Producing				
Construction	3,230	2.5	3,200	2.4
Manufacturing	7,310	5.6	7,350	5.5
Non-Goods Producing				
Management & Transportation	4,540	3.0	4,540	3.0
Material Moving	10,270	8.0	11,400	9.0
Retail Trade	10,910	8.4	12,920	9.7
Business, Financial, Office & Administrative	21,260	16.3	21,100	15.9
Services	22,430	17.2	23,100	17.4
Government	17,470	13.4	18,880	14.2
Health Care	10,430	8.0	9,580	7.2

Note: Employment is reported by place of work and excludes self-employed, unpaid family workers, and workers involved in labor disputes. Dates are benchmarked to May, 2010 and May 2013. Percentages have been rounded to nearest tenth.

*Sources: City of Dinuba
 State of California Employment Development Department, 2010-2013 Employment Data.*

As discussed earlier in this chapter, Tulare County has one of the highest unemployment rates in the state, due in large part to the agricultural base and the prevalence of seasonal employment, and, to a lesser extent, to the national recession. Several factors, including poor farming conditions, lack of water, and the resistance of banks to make home loans, have contributed to high unemployment and a shortage of funding for affordable housing. Unemployment and the

lack of funding for affordable housing are expected to remain high for the foreseeable future, thereby increasing the need for housing and housing assistance programs in the community for extremely low- to moderate-income households.

With the increased automation of agricultural practices and the continuation of technological advances, the need for farm workers will continue to diminish rather than increase. Also, unpredictable natural events such as the hard freeze experienced in 2006 and below normal rainfall years (“drought years”) during 2011-14 are affecting agriculture and agriculture-related employment. These factors, along with the encroachment of urban development into agricultural land, will have an effect on Dinuba’s farm worker housing needs. As the agricultural base of the County changes and relocates farther from the Visalia area, the desirability of Dinuba as a residential area for farm workers may diminish.

Conversely, during the last decade, increases in industrial and commercial development have helped provide employment opportunities for a large segment of the community and will continue to help provide a stable economic environment for continued housing growth.

Average wages vary according to employment sector. Higher paying jobs are generally in the skilled labor sectors while lower paying jobs are typically in the agricultural and services sectors. Below is a summary of average hourly wages within the two largest cities in Tulare County, Porterville and Visalia:

**Table 3-5
 Tulare County Labor Market Profile, 2014**

Accounting Clerk	\$16.06	Machine Operator	\$15.69
Billing Clerk	\$15.25	Maintenance Electrician	\$26.39
Bookkeeper (Exp.)	\$17.32	Maintenance Mechanic	\$16.52
File Clerk	\$12.65	Personnel Clerk	\$13.97
Controller (Exp.)	\$30.89	Human Resource Manager	\$46.28
Data Entry	\$14.89	Production Line Supervisor	\$26.92
Drafter	\$26.98	Production Worker (Skilled)	\$13.18
Engineer	\$43.67	Receptionist	\$13.22
Forklift Operator	\$13.15	Secretary	\$13.97
Janitor	\$16.52	Shipping & Receiving	\$13.61
Laborer (unskilled)	\$9.56	Warehouse Person	\$13.18
		Welder	\$16.98

Source: State of California Employment Development Department, 2014-Occupational Employment Data (2014-1st Quarter). Visalia-Porterville MSA, CA. MSA Code 047300

Dinuba’s economic base and low wages, the slow recovery from the economic recession, and the high unemployment rate, affect the ability of persons to secure affordable housing. Dinuba, like many other San Joaquin Valley communities, attempts to draw new employers to improve its jobs/housing balance. The City formerly utilized its Vocational Technical center to train skilled workers. Although this is no longer the case, the City continues to seek employment opportunities, which when coupled with an abundance of residentially developable land, provides the City opportunities to achieve a jobs/housing balance.

CHAPTER 4

HOUSING PROFILE

This section provides an overview and comparison of housing stock. Analysis of past trends provides a basis for determining future housing needs. It should be noted that the data contained in the tables throughout the document are not always reflective of Year 2014, as much of the data are gathered during the decennial U.S. Census, annual State of California Department of Finance (DOF) data, the 2015-2023 Tulare County RHNA data, or annual local data.

4.1 Housing Characteristics

Between 2001 and 2007, there was an increase of 887 housing units for an average of nearly 127 units per year. The Department of Finance estimated that there were 6,377 housing units within the City. Using this figure, between 2007 and 2014, a total of 957 units were added to the City, which is an average of 136.7 units per year. However, the total number of housing units estimated by the Tulare Council of Governments (COG) when preparing the RHNA, estimated a total of 6,258 housing units in 2014. Using this estimate, 878 units were constructed between 2007 and 2014; an average of 125.4 units per year. Because of the economic downturn, and because figures utilized by the State Employment Development Department (on the number of housing permits granted throughout the County annually) indicate that construction of homes was lower after 2006 than before that year, the figure utilized by the COG was determined by the City to be more realistic (6,258 units in 2014), and is the figure that will be used throughout the housing element. Therefore, the average number of units constructed in each of the last seven years is estimated to be 125, while the number of units constructed in the years 2000 to 2007 was approximately 137 per year.

Additionally, the average number of persons per household increased from 3.72 to 3.87 during the last planning period, and the vacancy rate increased from 3.8 percent to 4.7 percent. This could indicate that some residents are less able to afford housing, and are instead living with family or unrelated roommates, despite that fact that there are more vacancies than during the 2000 to 2007 period. This trend could also indicate that the birth rate has increased **Table 4-1** provides current housing stock data.

Table 4-1
Total Housing Stock

	2000 ¹	2007 ²	2014
Units	4,493	5,380	6,258 ³
Households	4,559	5,178	6,074 ⁴
Vacancy Rate (by percentage)	3.80	3.80	4.70 ⁴
Average Household Size	3.72	3.72	3.87 ⁴

Sources: 1 2003 City of Dinuba Housing Element Update

2 2007 Tulare County RHNA,

3 2015-2023 Tulare County RHNP, Tulare County

4 Department of Finance, Table 2: E-5 City/County population and Housing Estimates

Table 4-2 shows housing stock for single-family units, while **Table 4-3** shows the numbers of multiple-family units that were constructed between 2009 and 2013.

Table 4-2
Constructed Housing Stock - 2009-2013 Single-Family Units

Year	Extremely Low	Very Low	Low	Moderate	Above-Moderate	Total
2009	10	9	14	9	25	67
2010	36	35	51	32	92	245
2011	9	9	13	8	24	64
2012	15	14	21	13	38	101
2013	12	12	18	11	31	84
Total	82	79	117	73	210	561

Source: City of Dinuba Development Services staff estimates using 2009-2013 Building Permit data and 2007-2011 CHAS Data. Note that figures have been rounded to the closest whole number and may not equal the total number of housing stock units shown.

Table 4-3
Constructed Housing Stock – 2009-2013 Multi-Family Units

Year	Extremely Low	Very Low	Low	Moderate	Above-Moderate
2009	0	0	0	0	0
2010	0	0	0	0	0
2011	0	0	0	0	0
2012	12	13	23	0	0
2013	0	0	0	0	0
Total	0	0	0	0	48

Source: City of Dinuba Development Services staff estimates using 2009-2013 Building Permit data as provided by Self Help Industries.

The total of 279 extremely low, very-low- and low-income units comprised 49.7 percent of all housing constructed. Moderate-income housing accounted for only 13 percent of all housing, and above-moderate level housing was 37.4 percent.

Actual growth of the housing stock has been inconsistent over time. In the last planning period, during the “housing boom” from 2004 to 2007, with interest rates at all-time low levels, the demand for single-family, owner occupied dwelling units rose dramatically. Availability of Federal and State assistance and subsidy programs also contributed to an increase in demand for these units. The rapidly increasing availability of financing to a broader section of the market has coupled with a much more slowly increasing housing supply, resulting in a general increase in the cost of homes. Since 2007, when economic conditions changed, house values declined, banks less readily made loans to individuals and developers, foreclosure rates increased, and the

number of new housing permits declined steeply. From 2008 through 2011, the number of permits for single family homes dropped dramatically. Since that time, the number of permits has steadily risen. At this time, interest rates remain low, although lenders have become more stringent in the mortgage lending process, as it is much more difficult to qualify for a standard 30-year mortgage than it was before 2007.

4.2 Housing Quality

Dinuba has a substantial amount of housing that was built prior to 1990 (over 66 percent). There appears to be a direct correlation between the age of the homes and the number of homes requiring major rehabilitation or demolition. **Table 4-4** shows the time period, number of units built, and percentage of total units constructed during that period. Between 1990 and 2009, approximately 31 percent of housing was constructed. However, as noted above, since 2010 (starting in 2008) the percentage of housing units constructed increased by only three percent.

Table 4-4
Year Structure Built

Year Structure Built	Number	Percentage
Total Housing Units	7,926	100
2010 or later	240	3.0
2000 to 2009	1,191	15.0
1990 to 1999	1,239	15.6
1980 to 1989	716	9.0
1970 to 1979	1,437	18.1
1960 to 1969	880	11.1
1950 to 1959	964	12.2
1940 to 1949	547	6.9
1939 or earlier	712	9.0

Source: Selected Housing Characteristics: 2009-2013 U.S. Census Bureau American FactFinder, 3-year Estimates.

According to the American FactFinder data, there were a total of 7,534 units, while the 2013 Department of Finance states that there were 6,258 units. The U.S. Census figure will be used only for the purpose of analyzing Table 4-4. Of the 7,534 occupied housing units in the City in 2013, approximately 1.4 percent (106) were lacking complete plumbing facilities, while 2.4 percent (180) lacked complete kitchen facilities. No telephone service was available in 330 (4.4 percent) of the units (Selected Housing Characteristics: 2009-2013 U.S. Census Bureau American FactFinder, 3-year Estimate).

As part of the Housing Element Update, the City of Dinuba conducted a survey of housing stock within the community in 2008. The City received a grant in the amount of \$14,820 and retained SHE to conduct a “windshield survey” of a sample of units in the City, using guidelines established by the State of California Housing and Community Development Department; **Table 4-5** shows the results of the housing quality survey. The standards utilized for the survey were established by HCD, and reflect the corrective actions necessary to bring a residence to current building standards. The major categories are:

<u>Sound</u>	Residences with no significant repairs required.
<u>Minor</u>	Residences with 2-3 repairs needed such as patching, painting, or door replacement.
<u>Moderate</u>	Residences with either a major repair needed (new foundation or re-roofing) and a combination of minor repairs.
<u>Substantial</u>	Residences with more than two major repairs needed plus a combination of minor repairs.
<u>Dilapidated</u>	Residences with a combination of major and minor repairs needed to such an extent that rehabilitation is not general feasible.

Table 4-5
Dinuba Housing Condition Survey
June 2008

Category	Units	Percentage
Total Units in Area	5,111	
Sound Units	2,201	43.0
Substandard Units	2,910	57.0
Substandard Units ¹	2,910	
Minor	674	23.16
Moderate	1,636	56.23
Substantial	363	12.47
Dilapidated	237	8.1

¹ The number of units by category is based on a sample survey of 400 units of which 393 were categorized as Substandard.

Source: Self-Help Enterprises acting as consultant to the City of Dinuba, June 2008.

The survey reveals that 43 percent of Dinuba’s housing stock is in sound condition. Of the substandard units, the majority (79.49 percent) require minor to moderate rehabilitation. An estimated 363 (12.47 percent) require substantial rehabilitation, while 237 units (8.1 percent) are considered dilapidated. It should be noted that the above figures for repairs needed are estimated based only on a random sample survey. The Housing Quality Survey was completed by Self-Help Enterprises consistent with the methodology specified by State Housing and Community Development guidelines. The intent of the survey was to gather information regarding the number of housing units in need of some rehabilitation. The survey did not include housing by type. As indicated earlier, the City regularly uses CDBG funding to rehabilitate homes in need of major repair, and initiates the abatement process for dwellings that are beyond the scope of repair.

It is the City’s belief that the sample survey conducted in 2008 still represents the housing conditions in the City in 2014. The City has rehabilitated 32 units in the last planning period, and constructed an additional 48 multifamily units. Only 3.6 percent of the housing in the City

was constructed in 2010 or later (American FactFinder, Table DP04). This source also indicates that approximately 66 percent of the homes in the City are over 25 years old. Additionally, according to the City, there have been an additional 278 housing permits issued for single family units and 105 multifamily units permitted between 2010 and 2014. When these units are added to the US Census total from 2010 of 7,926 total housing units (again using the US Census, not Department of Finance figure used in Table 4-4), there were a total of 8,309 housing units in the City at the end of 2014, of which 623 (7.5 percent) have been constructed in or since 2014. Conversely, 803 units, or 13.4 percent of the homes constructed through 2013 were over 75 years old. The largest percentage of homes was constructed between 1970 and 1980, and these homes would be expected to show signs of their age and require minor to moderate repair.

4.3 Household Size

A “household” as defined by the US Census Bureau refers to “a person or a group of persons (other than foreign residents) who occupy the same dwelling. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone. For census purposes, every person is a member of one and only one household.” The US Census considers two “major categories of households, ‘family’ and ‘nonfamily.’” Unless otherwise specified, all data in household reports are for private households only. Also, the US Census Bureau refers to a “family” as “a group of two people or more related by birth, marriage, or adoption and residing together.” However, a count of ‘family household members’ also includes any non-relatives living in the household. A couple may be of opposite or same sex. ‘Children’ in a census family include grandchildren living with their grandparent(s) but with no parents present.

As with other cities in Tulare County, and with the state as a whole, household size increased from 3.72 persons in 2009 to 3.81 persons in 2014 (see **Table 4-6**). This household size indicates a continued trend toward housing units that provide larger living areas than were needed in the past. The relatively high household size for the City of Dinuba could be attributed to a combination of relatively low-paying jobs, moderate but rising housing costs, ethnic traditions for large families, and perhaps other factors as well, such as an increase in the birth rate, and multi-generational families. The City realizes that more four and five bedroom units are needed, and will include programs (Actions) to encourage development of these larger units in affordable housing projects. **Table 4-6** also illustrates the estimated household size for Tulare County and its cities, the State of California, and the United States as a whole. Note that the increase of .09 persons per household in Dinuba is similar to the increase throughout Tulare County as a whole, and a greater increase than that of California (.03 persons per household increase).

As indicated in **Table 4-6**, the average household size in Dinuba is larger than most Tulare County cities, and far above the state and national averages. This could be attributed to both cultural phenomena (i.e., multiple generations of family residing in the same dwelling) and economic situations, including lack of affordable housing.

**Table 4-6
 Comparison of Household Size
 Persons per Household 2009 and 2014**

City or Area	2009	2014
Dinuba	3.72	3.86
Exeter	3.02	3.08
Farmersville	4.05	4.13
Lindsay	3.74	3.92
Porterville	3.20	3.43
Tulare	3.22	3.37
Visalia	2.91	3.02
Woodlake	3.74	3.75
Tulare County	3.28	3.40
California	2.87	2.90
United States	2.59	2.58

Source: 2010 United States Census and 2014 Department of Finance, Table E-5.

4.4 Vacancy Rates

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. A low vacancy rate suggests that households have difficulty finding housing within their price range, while a high vacancy rate may indicate the existence of deficient units undesirable for occupancy, an oversupply of housing units, or available housing units that are unaffordable. A vacancy rate of five percent is considered equilibrium, or when the supply equals the demand. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. Vacancy rates of less than five percent indicate a lack of availability or affordability of rental units. According to the 2000 U.S. Census, the overall vacancy rate in Dinuba was approximately 3.06 percent: in 2014 this figure increased to 3.86 percent. The increase in vacancy rate, along with the increase in household size could be indicative of a decline in employment, which forced some residents to seek housing with relatives or friends. The unemployment rate in February 2014 was 18.9 percent (Department of Finance), and, according to American FactFinder (Table S2301), in 2013 the unemployment rate was 24.3 percent. See Table 4.14 for more information on rental rates within the City.

The State Department of Finance estimated in 2014 that the vacancy rate in Dinuba was 4.7 percent (Table E-5), meaning that there were slightly fewer unoccupied units in 2014 than in 2010. Within the eight incorporated cities in Tulare County, the vacancy rate ranged from a low of 4.7 percent in Dinuba to a high of 6.5 percent in Porterville and Visalia (the two largest cities in the County). The vacancy rate in Dinuba is within the range that HUD considers within the standard, so that supply is meeting demand. **Table 4-7** shows there were 5,593 occupied units and 275 vacant units in Dinuba in 2010. Note that the Department of Finance 2014 data use the 2010 U.S. Census Bureau information as the baseline.

**Table 4-7
 Year 2010 Vacancy**

	Number
Total Housing Units	5,868
Occupied	5,593
Vacant	275
Vacancy by category	
For Rent	106
For sale only	74
Rented or Sold, not occupied	16
For seasonal, recreational, or occasional use	8
For migrant workers	0
Other vacant	71

Source: 2010 U.S. Census

4.5 Housing Tenure

Housing owner-occupants versus renters is shown in **Table 4-8**. Between 1990-2000, owner-occupied housing as a percentage of total stock increased marginally (1.4 percent). However, between 2000 and 2010, the percentage of owner-occupied units decreased 3.9 percent. Much of this fluctuation can be attributed to a surge in prices of new and used homes, as well as the availability of low-interest financing, which occurred during 2005-2007. Since that time, economic conditions changed, and factors such as increased unemployment and stricter lending policies made it more difficult for residents to purchase and/or continue to afford mortgage payments.

**Table 4-8
 Housing Tenure – 1980-2010**

	Owner Occupied	Percentage¹	Renter Occupied	Percentage¹
1980	2,002 ¹	62.9	1,180 ¹	37.1
1990	2,226 ¹	59.3	1,527 ¹	40.7
2000	2,764 ¹	60.7	1,780 ¹	39.3
2010	3,176 ²	56.8	2,417 ²	43.2

*Sources: 1 2000 U.S. Census
 2 2010 U.S. Census*

4.6 Dwellings by Type

An examination of census data provides insight into the changing demand for different types of dwelling units within the City. The three basic types of housing units for which data are available are: single-family residential (SFR) detached units, multifamily residential (MFR) units (ranging in size from duplexes to large apartment developments), and mobile homes.

Although the predominant type of dwelling continues to be the single-family residence, its predominance has been declining. Purchasing a home typically requires two incomes and many

families have a parent who is not in the workforce or has minor children living at home who can not contribute to the family’s income. Total dwelling units by type of structure are shown on **Table 4-9** and type of dwelling structures as a percentage of total dwellings are shown on **Table 4-10**. In the period from 1990 to 2000, the percentage of SFR decreased slightly from 75.6 percent to 74.1 percent. However, from 2000 to 2014, the rate of SFR increased to 75.2 percent, so that it is again very similar to the 1990 rate, according to the Department of Finance. This pattern of predominant, single family housing indicates that Dinuba’s residents prefer this type of housing, although SFRs are becoming less affordable than in earlier years. The trends toward increasing household sizes and higher vacancy rates also indicate that greater numbers of residents are moving in with relatives and friends living in single family residences. However, because figures regarding the size and type of vacancies are not available, it would be speculative to presume that there are too few large rental units to meet the needs of residents.

Table 4-9
Total Dwelling Units by Type of Structure
1990-2014

Dwelling Type	1990¹	2000²	2007³	2014⁴
Total Units	3,911	4,607	5,380	6,377
Single-Family	2,955	3,413	3,976	4,796
Multiple-Family	767	1,002	1,167	1,284
Mobile Home	189	192	226	297
Boat, R.V., Van, etc.	N/A	10	11	NA

Sources: 1 1990 United States Census
 2 2003 City of Dinuba Housing Element Update and 2008 Tulare County RHNA
 3 City of Dinuba staff assumption of no change from 2000 US Census information
 4 State Department of Finance, Table E-5

Table 4-10
Type of Dwelling Structure as a Percentage of Total Dwellings
1990 – 2014

Dwelling Type	1990¹	2000²	2007³	2014⁴
Single-Family	75.6	74.1	74.1	75.2
Multiple-Family	19.3	21.7	21.7	20.13
Mobile Home	4.5	4.2	4.2	4.7
Boat, R.V., Van, etc.	N/A	0.2	0.2	NA

Sources: 1 1990 United States Census
 2 2003 City of Dinuba Housing Element Update and 2008 Tulare County RHNA
 3 City of Dinuba staff assumption of no change from 2000 US Census information
 4 State Department of Finance, Table E-5

Like many communities, buyer demand and developer supply of housing options often do not coincide. Other affordable alternatives to single-family housing include condominiums, mobile/manufactured homes, and modular homes. However, the development community has not offered these alternatives even though such housing types are allowed by the City’s Zoning Ordinance within residential zones.

The number of mobile homes is relatively small in comparison to single- and multifamily residential structures; the percentage rose from 4.2 percent in 2000 to 4.7 percent in 2014, although with a very small number of mobile homes being added to the housing stock since 2000. Although State law changed in 2008 to allow manufactured homes in single family zoning districts, the use of manufactured homes as an alternative has occurred primarily in “mobile home parks” and not in districts zoned for single-family homes. It is anticipated that these units will not become a significant housing sector in the coming years. **Table 4-11** shows housing units by type, while **Table 4-12** shows housing permits issued during 2007-2014 for single-family residential, 2-4 units, and 5+ units, as well as mobile homes and other types of housing. These data indicate that neither developers nor residents were interested in multifamily housing, except during the years 2010 and 2012. In each of these two years, one building permit was issued for multi-family units: in 2010 the permit was for 57 units, and in 2012 the permit was for 48 units. 2010 was also the year in which the median cost of a single family home was at its lowest during the planning period, at \$125,000. Since that time, the total number of permits for both single-family units and multi-family has not reached the number of building permits issued in 2010. In fact, in 2014 a total of only 24 building permits were issued – all for single-family units.

Table 4-11
Housing Units by Type 2007 and 2014

Unit Type	2007		2014		Change	
	Number	%	Number	%	Number	%
Single Family	4,596	79.6	4,661	73.1	65	-6.5
Duplex	0	0.0	135	2.1	135	2.1
3-4 Units	272	4.7	620	9.7	348	5.0
5+ Units	644	11.2	664	10.4	20	-0.8
Mobile Homes and Other	258	4.5	297	4.7	39	0.2
Totals	5,770	100.0	6,377	100.0	607	9.5

Source: State of CA Department of Finance E-5 City Population and Housing Estimates

Table 4-12
Housing Permits Issued 2006-2014

Year	Single-Family	2-4 Units	5+ Units	TOTAL
2006	120	0	18	138
2007	254	4	81	339
2008	44	0	0	44
2009	67	0	0	67
2010	245	0	57	302
2011	64	0	0	64
2012	101	0	48	149
2013	84	0	0	84
2014	24	0	0	24

Source: City of Dinuba Building Permits Records, January 2015

Between 2007 and 2014, the percentage of single family units decreased from 79.6 percent to 73.1 percent, while 135 duplex units were constructed (according to the State Department of Finance data), and the number of 3-4 unit dwellings increased from 272 to 620 during that time period. In addition, mobile (manufactured) homes in Dinuba increased from 207 to 258, in November 2007 with the annexation of a 51-unit mobile home park in north Dinuba. Since that time, an additional 39 mobile homes (or other units, including condos and modular units) have been added.

4.7 Housing Costs and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. According to the U.S. Department of Housing and Urban Development (HUD), the cost of housing, including utilities, should not exceed 30 percent of gross monthly income. **Table 4-13** describes the acceptable monthly payment for households in the five major groups: extremely low-, very low-, low-, moderate- and above moderate-income. According to the State Department of Housing and Community Development (HCD) (Memo of 2.28.2014, State Income Limits for 2014), the median income for the County of Tulare in 2014 is \$57,900 for a household of four persons. However, the US Census FactFinder estimate of 2013 median income was significantly lower than that of the County as a whole, at \$39,328. The Tulare County Housing Authority considers the Area Median Income (for the purpose of determine who qualifies for Section 8 assistance) to be \$54,700. The highest median income estimate from HUD (\$57,900) is based primarily on wages earned in Visalia and Porterville, and is therefore not as accurate as the US Census 5-year rolling estimate (2009 – 2013). For the purpose of determining housing affordability in compliance with State and Federal housing law, the City will utilize the Tulare County Housing Authority estimate of \$54,700. Using the Federal Housing and Urban Development (HUD) definitions, the five income groups are defined as follows:

- Extremely low-income - maximum income of 30% of median
- Very low-income - maximum income of 50% of median
- Low-income - maximum of 80% of median
- Moderate income - between 80 and 120% of median
- Above moderate - above 120% of median

Table 4-13
Acceptable Monthly Payment for Households 2014

Income Groups By Affordability (2013)	Income Range	Ideal Monthly Housing Cost Range
Income Group:		
Extremely Low Income	Less than \$16,410	Less than \$410
Very Low	\$16,411 - \$27,350	\$411 to \$684
Low	\$27,351 - \$43,760	\$685 to \$1,094
Moderate	\$43,760 - \$65,640	\$1,095 to \$1,640
Above Moderate	Greater Than \$65,640	Greater Than \$1,641

Source: 2014 US Census, American Factfinder Median Income of \$57,900; Tulare County Housing Authority.
 Based on 30% of income equal to monthly payment.

4.8 Single-Family Sales Units

Since 2007, the median single-family home sale price declined from \$233,151 to a current (1/2015) price of \$169,000 (State Economic Development Department). During the same time period in Tulare County as a whole, the average home price dropped from \$231,000 to a low of \$125,000 in 2010, then rose slowly to the current price of \$172,500. According to RealtyTrac, there are currently 20 homes for sale in the City with 39 homes now in some phase of foreclosure (default, auction, or bank owned). There are, however, 36 percent fewer homes in foreclosure than this time last year. If the general principal were applied – that is, one can afford to purchase a home priced at 5 times his or her annual salary, the buyer would need to earn at least \$33,800 per annum to purchase a home at the median selling price of \$169,000. This wage is within the low-income range of \$28,951 to \$46,320, indicating that most residents in the low-, moderate-, and above moderate-income levels could afford to purchase a home.

4.9 Rental Units

According to information on rental properties listed on local websites and in the *Dinuba Sentinel*, median rent for multifamily dwellings ranged from \$525 for a one bedroom to \$727- \$981 for a three bedroom unit. Apartment rents included water/sewer and garbage, but did not include electric or gas utilities. Single family homes ranged in price from \$725 for a two bedroom home to \$900 for a three bedroom home. Home rentals typically did not include any utility costs. The rental amounts remain almost identical to those from the last planning period, although the purchase price of homes is approximately 30 percent lower than in 2009. The median rents of those apartments financed through the Low Income Tax Credit Program, range from \$575 for a studio unit to \$953 for a 4-bedroom unit. **Table 4-14** includes the Median Tax Credits for both the costs of all utilities and the housing rent, and the Median Market Rents (which may include some utilities, such as electric, water, trash disposal, and/or natural gas).

Table 4-14
Current Median Rents 2014

Bedroom Type	Median Tax Credit Rents	Median Market Rents
Studio	\$575	\$450
One-Bedroom	\$615	\$575
Two-Bedroom	\$740	\$715
Three-Bedroom	\$854	\$765
Four-Bedroom	\$953	\$850

Source: Trulia.com, Zillow.com, www.apartmentguide.com, and *Dinuba Sentinel* 2.18.2015 and 5.15.2015. Median Tax Credit Rents were sourced from www.danter.com/taxcredit/getrents.html for LIHTC tax credits.

Housing is unaffordable for many workers based on their type of employment and salaries associated with their employment. A decline in employment will typically result in increases to vacancy rates. When job growth is slow or negative, people seek ways to cut housing costs such as residing with friends or relatives, or taking in or becoming roommates. Although rents in Dinuba are consistently lower than the Visalia market, many of the same amenities are still

available. In addition, according to local real estate sources, the price of homes in Dinuba is consistently \$20,000 to \$30,000 lower than comparable housing in Fresno or Visalia.

4.10 Affordability

Affordability of housing is defined by HUD as a household spending 30 percent or less of household income for shelter and utilities, including water, sewer, gas and electricity. Shelter is defined as gross rent or gross monthly owner costs. “Gross rent” is the contract rent, plus utilities. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile-homes

The National Association of Home Builders determines home “affordability” based on an area’s median household monthly income, with a debt-to-income ratio of 28 percent. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can generally find financing for a more expensive home. This means that a family earning the median income of \$54,700 could afford a 30-year loan with monthly payments equal to or less than 28 percent of the monthly income, or \$1,339. This calculation includes a conventional loan, plus a ten percent home down payment. Although interest rates remain low, the National Association of Home Builders estimates that the affordability rate will continue to decline (nationwide), because home prices continue to increase, while wages are almost unchanged since 2012. Based on an average home purchase price of \$172,000 in Dinuba, a 3.75 percent interest rate, and a 30-year loan with a 10 percent down payment, monthly payments would be \$896 including property taxes at 1.25 percent. This mortgage amount would be affordable for those earning at least \$39,000 per year (approximately 72 percent of the AMI), and would therefore include some households in the lower-income bracket.

The City’s Homeowner Assistance Program is available to provide up to 49 percent down payment assistance to qualified very-low- and low-income groups. For example, as noted above, the median price of a home in Tulare County is currently \$172,000. The Homeowner Assistance Program would provide a qualified household up to \$84,280 that can be used as a down payment thereby reducing the \$172,000 home to a more affordable \$87,720.

4.11 Conclusions

Between 2000 and 2007, home prices and rents in the City increased at a faster rate than household income. From 2008 through 2012 homes lost value, and in 2015, prices still have not risen to the pre-2008 costs. Many households in the City spend more than a third of their income on housing, and many households live in overcrowded conditions, as they can afford only a one or two bedroom home. The number of households that can comfortably afford the median priced home or apartment in the City declined from 2000 until 2009, and then rose until in 2012, the rate began to decrease again. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap, as could zoning and funding to encourage other alternatives to single-family homes as discussed above. Chapter 9, Five Year Action Plan, contains details of efforts the City of Dinuba will undertake to provide assistance to both potential home owners and renters during the 2015-2023 planning period of this Housing Element.

CHAPTER 5

HOUSING NEEDS

5.1 Existing Housing Needs

Housing need is a complex issue, consisting of at least three major components: housing affordability (the ability of someone to pay for a house), housing quality (the size, material, and other features that increase or decrease the cost of a house), and housing quantity (the number and types of housing available). Additionally, certain segments of the population have difficulty in obtaining adequate housing. Difficulties experienced by the elderly, those with disabilities, female heads of household, large families, and farm workers, those needing emergency housing, and those with extremely low incomes are discussed as special housing needs in this section.

Allocation of Housing Needs

The 2014-2023 Tulare County RHNA Plan is a document prepared by the Tulare County Association of Governments (TCAG) per Section 65584 of the California Government Code that requires that a regional housing needs plan make allocations specific to jurisdictions within its area of responsibility. 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 farm workers.

This is the fifth cycle of the Housing Element, and the first to be based on an 8-year period. TCAG was tasked by the State to determine a methodology to appropriately allocate housing among the four identified income categories for each of the eight incorporated cities and the unincorporated area of Tulare County. As explained in the RHNA Plan, “An underlying principal of the RHNA Methodology is to ensure that affordable housing is equitably distributed throughout the region. The Methodology applies an adjustment factor based on disparities in household income across the TCAG region. The adjustment factor assigns a higher proportion of units affordable to lower-income households to jurisdictions that currently have a lower proportion of affordable households compared to the regional average and assigns a lower proportion of affordable units to jurisdictions that currently have a higher proportion of affordable households than the regional average. The Methodology is intended to help [the] region achieve income parity (the same proportion of affordable units in each community) by 2050.”

Table 5-1 shows the housing needs allocation per income group estimated for the 2014-2023 planning period for Dinuba contained in the 2014-2023 RHNA Plan, Table 1-19:

Table 5-1
2015-2023 City of Dinuba RHNA Plan Income Groups Allocation

Income Group	Number	Percent
Extremely Low	105	10.9
Very Low	106	11.0
Low	163	16.9
Moderate	121	12.5
Above Moderate	470	48.7
Total	965	100.0

Source: 2015-2023 Tulare County RHNA. Note: The RHNA does not separate Extremely Low and Very Low Income Groups, however, the State HCD permits jurisdictions to calculate that 50% the Very Low Income Group are Extremely Low Income.

Housing Affordability

The median cost of a single-family home decreased in the 2009-2014 planning period from approximately \$231,500 in 2006 to \$125,000 in 2010, and then increased to \$172,500 in 2014 as the economy began to recover from the downturn. During the same period, unemployment rose significantly to over 25 percent in 2010, and also began to recover, although it now hovers at about 19 percent in late 2014. Therefore, the cost of a single-family home in 2014 is approximately the same as it was in 2008 (\$175,000 at that time). However, because interest rates were high when housing costs were high, those who purchased homes during this time period faced increased difficulty in paying mortgage loans as the economy fell which resulted in foreclosures increasing significantly. Therefore, the challenges that homeowners and potential homeowners faced changed during the last planning period.

Issues that homeowners faced during the 2009 – 2014 planning period included:

- **Declining Rate of Home Ownership:** As unemployment rose and the numbers of foreclosures increased from 2006 - 2009, economic conditions resulted in housing prices dropping. This meant that homeowners who could no longer afford their home mortgages (often with high interest rates) could not sell their homes for the amounts they had paid for them. The resulting gap in the value of the home versus the amount remaining amount owed on the mortgage left homeowners “upside-down” on their mortgages. So, although home prices fell, fewer people could afford to purchase homes due to the fact that they would take a significant loss financially from the sale of their home. Since then, mortgage lenders became more stringent in lending practices, only granting mortgages to individuals with excellent credit. In 2014, lending rates were low, home prices were low, and although wages had increased somewhat, unemployment was still high. The rate of home ownership had decreased from 60.7 to 58.8 percent from 2000 to 2010, and to 53.3 percent in 2013. As a result, households with median and moderate incomes who had traditionally purchased or owned homes had to now compete for available rental housing with financially less-advantaged households. Although the vacancy rate for rental units had increased 4.7 percent, many households could afford rent only in smaller units, resulting in an increase in persons per household.

As mentioned previously, this impact has been somewhat lessened by the availability of low-interest financing currently available.

- Overpayment: The cost of housing eventually results in fixed-income, elderly, and lower-income households paying a disproportionately higher percentage of their income for housing. This can cause a series of other financial problems, often resulting in a deteriorating housing stock because the costs of maintenance must be deferred or sacrificed for more immediate and essential expenses such as food, clothing, and utilities. Although rental rates have not increased significantly over the last planning period, and vacancy rates indicate that units are available, elderly residents' and disabled persons' incomes (e.g., from Social Security) have not increased much, as elevated costs of living were not considered "inflation," which is a determining factor that changes the rate of return of various financial benefit sources, such as Social Security or Disability. As noted elsewhere, wages have increased overall, but are tempered somewhat by rising unemployment, especially among farm workers and other unskilled workers. These factors result in continuing overpayment of housing by some special needs groups.
- Overcrowding: Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size and the availability of suitably sized housing. While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (and particularly for small and large families). As with renters, owner households with higher incomes have lower rates of overcrowding. As housing prices climb and loans become more difficult to secure, lower-income households are forced to live within housing units that, because of cost constraints, are likely to be smaller in size or older in age. This can result in overcrowding as more persons are forced to pool their limited financial resources within the household in order to be able to afford a relatively acceptable dwelling unit. This situation then places a strain on the housing unit, does not provide a satisfying or enjoyable environment for members of the household, and eventually results in conditions which contribute to deterioration of both the housing stock and quality of neighborhoods.

The Tulare County Housing Authority provides assistance through the Housing Choice Voucher program (previously known as Community Voucher Program rental subsidy program) within a community and operates public housing in Dinuba. This program allows qualified households to have a subsidy from the Housing Authority paid directly to the landlord, leaving the household to pay the remaining rent directly themselves. It is provided to eligible applicants on a first-come, first-served basis with one county-wide waiting list. To be eligible, a family of four must have an annual income not greater than \$45,500 to be considered low income; or \$28,450 to be considered very low income; or \$24,250 to be considered extremely low income. The program is also available to those over the age of 62 or those who are disabled.

In order for the Housing Authority to take a more active role in the development of housing within the City, it would be necessary for the City to initiate, and the City voters to approve, a referendum pursuant to Article 34 of the California Constitution. Article 34 requires approval of the voters by simple majority before a "state public body" develops, constructs, or acquires a

“low-rent housing project.” While not every assisted housing opportunity is subject to this provision (i.e., Community Housing Voucher Program), it has been determined by the Courts that providing financing in the form of bonds or other vehicles could be construed as “development.”

Rehabilitation

The rehabilitation of housing is a viable alternative to developing new housing. As most infrastructure (e.g., sanitary sewer, water, storm water drainage, streets, etc.) is generally in place, improvement costs of rehabilitation projects can be substantially lower than constructing new units or infrastructure. A total of nine units were rehabilitated in the last planning period, between 2009 and 2013. The City has Actions in place to encourage developers to help fund development of multi-family development and rehabilitation, and for the City to work with Self-Help Enterprises’ efforts to rehabilitate existing homes.

Overcrowding

The U.S. Census Bureau defines overcrowding as units with 1.01 persons or more per room excluding bathrooms, kitchens, hallways, and porches. Units with 1.5 persons per room are considered severely overcrowded. Overcrowding is usually reflective of one of three conditions:

- A household that occupies a dwelling with too few bedrooms;
- A dwelling housing too many occupants (for example, extended family members such as grandparents or grown children and their families);
- A household that rents already occupied living space to non-family members (i.e., families renting to family, friends, or seasonal workers).

Whatever the cause, there is a direct correlation to housing affordability, as follows:

- Homeowners/renters are unable to afford dwellings with sufficient living space;
- Older children wishing to leave home are constrained from doing so because they cannot afford separate housing;
- Grandparents and others on fixed incomes are unable to afford suitable housing or have disabilities that force them to live with their relatives;
- Households with low incomes tolerate overcrowding to derive needed, additional income;
- There is an insufficient supply of housing units to accommodate the demand.

The extent of overcrowding in Dinuba is shown in **Table 5-2**. Exact causes, however, can not be determined without additional special studies.

**Table 5-2
 Year 2010 Overcrowded Houses by Tenure**

	1.00 or fewer Persons per Room	1.01 to 1.50 Persons per Room	1.51+ Persons per Room	Total
Owner-Occupied	2,681	290	256	3,227
Renter-Occupied	1,901	572	127	2,600
Total	4,582	862	383	5,827

Source: 2010 U.S. Census

According to the 2010 Census, approximately 21.4 percent of Dinuba’s households live in overcrowded conditions, compared to approximately 6 percent nationally. Of owner-occupied units, 17 percent are considered overcrowded. The problem is more acute in renter-occupied units, where 27 percent are considered overcrowded. These numbers are indicative of the rising cost of housing and associated costs, compared with stagnating wages and high unemployment, and that despite the recent availability of low-cost financing, costs of housing were increasing at a faster rate than income. Although the average cost of housing has decreased somewhat since 2007, the unemployment rate has risen, so that the number of households that can afford to move in to larger sized homes has not increased.

Overcrowding can be alleviated in a variety of ways. Remodeling and additions to existing owner-occupied dwellings and the construction of larger apartment units are the most obvious ways. To accomplish this, it is necessary to provide adequate financing and construction opportunities for the homeowner and the apartment developer. Zoning within the City of Dinuba also provides opportunities to accommodate housing needs. Second units that meet zoning standards are allowed in all R (One Family Residential), RA (Residential Acreage), and RM (Multi-Family Residential) zones. Manufactured homes are also permitted in residential zones and can also be used as second units.

Most homeowners in an overcrowded situation do not possess adequate construction skills to add extra living space without employing an outside contractor. Even then, homeowners are restricted by their ability to pay or secure financing. In many cases, homeowners pledge equity in their home as collateral for construction. If the homeowner defaults on the loan, it is possible that the homeowner may lose the home. It is important that financing and self-help assistance opportunities continue to be provided to assist the very-low and low-income homeowners. The City continues to seek funding sources to assist lower income homeowners with financial assistance for home rehabilitations and additions.

It is uncommon for renters to find affordable units of appropriate size, especially since higher building costs require charging higher rents for larger units. Many households can not afford to pay more for larger, rental dwelling units. Through subsidized housing programs provided by the Housing Authority as assistance to developers, it may be possible to increase the number of apartment units with more rooms at affordable rates to meet the need of persons requiring larger units. The City of Dinuba’s Zoning Ordinance was updated in 2008 and included incentives including a Density Bonus for development of lower-income housing that can include units for large families, who are those most likely to be overpaying for housing. Developers can qualify for a Density Bonus of up to 35 percent additional units, which would not only reduce construction costs, but also provide more efficient economies of scale when installing infrastructure (i.e., storm water drainage, potable water, and sanitary sewer systems, along with streets, curbs, gutters, and sidewalks).

5.2 Special needs

Elderly Persons

Special housing needs of the elderly are important since this group is more likely to be on fixed incomes or have low incomes. The elderly also often have special needs related to housing construction and location. They often require ramps, handrails, or lower cupboards and counters

to allow greater access and mobility. The elderly also need access to facilities (medical care and shopping centers) and public transit. In most instances, the elderly prefer to stay in their own homes rather than relocate to a retirement community, but may need assistance to make home repairs or conduct general household activities. 2010 Census data indicate that a population of 1,681 persons were over the age of 65 in Dinuba.

The 2010 Census figures indicated that there were approximately 44 million persons aged 65 and older nationwide (or 14.1 percent of the U.S. population). The number of elderly persons as a percentage of total U.S. population is expected to continue to increase due to the aging of the "Baby Boom" generation, lower birth rates in recent years, and extended life expectancies. It is expected that persons aged 65 years and older will comprise more than 22 percent by 2030 (or 65 million). Although the percentage of elderly increased from 1990 to 2000 (9.59 percent in 1990 to 11.6 percent in 2000) in Dinuba, the total elderly population of the City decreased to 7.8 percent of the population by 2010. The median age of a resident is 27 years, while the median age of a California resident is approximately 35 years. This indicates that the City has a higher percentage of young persons than does the State as a whole.

In order to maintain a satisfactory quality of life, residents of Dinuba must have access to housing which suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously. Senior households have special housing needs primarily due to three major concerns: physical disabilities/limitations, income and health care costs.

According to the 2000 census, 21.2 percent (944) of the City’s households were age 65 years or older. In 2010, the number of elderly householders increased to 947, and the percentage of elderly households to the overall population grew only slightly to 21.3 percent of total households, with a difference of only three more elderly householders in 2010. As shown in **Table 5-3**, an estimated 947 households, or 21.3 percent of the total households, were headed by an individual 65 years of age or older.

Table 5-3
Year 2010 Dinuba Elderly Households

Household Type	Total	Owner	Percent of Total HH	Renter	Percent of Total HH
Total	5,593	3,176	56.8	2,417	43.2
Elderly	947	697	12.5	250	4.7
Percent of Elderly	21.3	21.9		10.3	

Source: 2010 U.S. Census (SF 1, Tables H4, H16 and H17)

Table 5-4 provides information of householders 65 years and older by ownership or renter status. Of the 947 households, almost 73.6 percent of the households were owner occupied while 26.3 percent were renter occupied.

**Table 5-4
 Householders by Tenure by Age**

Householder by age	Owners	Renters	Total
65-74 years	344	139	483
75 plus years	353	111	464
TOTAL	697	250	947

Source: 2010 Census Bureau (SF 1, Tables H4, H16 and H17)

The Annual Median Income (AMI) and ownership or renter status for those age 62 and over is not available for the City of Dinuba. The data for Tulare County as a whole are shown on **Table 5-5**. This indicates that approximately 31.7 percent of elderly owner households were below 50 percent of the AMI, and 65.3 percent of the elderly renter households were at that income level. Although there were fewer elderly renter households than owner households, elderly renters were twice as likely as owners to be in the lower income groups. In general, the “sample group” representing Tulare County as a whole includes only the Visalia and Porterville areas, which are more affluent than the County’s smaller, agricultural areas. It is therefore reasonable to conclude that over 65 percent of elderly renter households in Dinuba are in the lower income groups, and need rental assistance. It is also reasonable to conclude that approximately one-third of elderly owner households are also in the lower income groups, and may need assistance with maintaining their homes, utilities, and or accommodations such as railings, wheelchair ramps, lighting, and other health and safety equipment.

**Table 5-5
 Elderly Households by Income and Tenure, Tulare County, CA**

Income Level	Elderly Owner Households	Elderly Renter Households
Below 50% AMI	7,183	4,323
51% to 80%	4,787	1,018
81% or more	10,645	1,264
TOTAL	22,615	6,620

Source: CHAS Data, Housing Problems

In addition to providing housing opportunities, the need to provide assistance to seniors for housing rehabilitation is critical as this group typically has fixed incomes and, over time, diminishing health. Currently, there is funding available for this type of assistance through opportunities provided by Proposition 46, although this funding is not limited to housing for seniors. Proposition 46 makes funding available through which the California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalFHA) make funding available to be used explicitly for development and rehabilitation of low-income and special needs housing, housing preservation, and first-time buyer down-payment assistance. Proposition 46 is discussed in more detail in Chapter 6, Residential Land Resources.

Persons with Disabilities

The 2010 Census included questions on disability to determine if respondents had long-term visual or hearing impairment or physical, mental, or emotional conditions of at least six months

in duration that prevented them from performing essential tasks. Persons with disabilities often require accommodations to dwellings to provide access not only within the dwelling, but also to and from the site. Special modifications to provide access are vital and in some instances, required. Title 24 of the California Administrative Code requires that public buildings, motels, and hotels provide accommodations for wheelchair access. Ramps, larger door widths, and restroom modifications enable access for disabled persons. Although such standards are typically not mandatory for single-family dwellings, with the exception of condominiums, they are mandatory for multi-family developments, with the exception of dwellings classified as “town houses.”

Persons with disabilities in Dinuba face special problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, or other accommodations. Additionally, many desire their dwellings to be located near public facilities, services, and especially near public transportation facilities that provide service to the disabled. Many government programs that group seniors and persons with disabilities together (such as HUD Section 202 housing) are inadequate and often do not adequately serve the needs of the disabled.

Description of Need

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to 2011-2013 American Community Survey (ACS) 3-year estimates (Table 5-7), there is a total of 514 Dinuba residents with independent living difficulty between the ages of 18 and 64, and an additional 428 residents with independent living difficulty over age 65. Although the ACS does not provide further information on the reasons for the difficulty, it is reasonable to assume that for the majority of these 942 residents (6.3 percent of the total population), the reasons for this difficulty in living independently are most likely physical and/or mental disabilities that may or may not be related to age.

There are approximately 331 individuals in Dinuba who have difficulty with caring for themselves at home, while another 1,342 have difficulty with functions outside the home, such as shopping and medical appointments. These are not individuals that necessarily need institutional or full-time medical care, but who may need special accommodations in the home, someone to come to their homes to assist them there or with tasks outside the home. Those over the age of 65 with these disabilities may qualify for senior housing, based on their incomes. According to the U.S. Census, *Americans with Disabilities: 2010, Household Economic Studies*, approximately 18.7 percent of all Americans had a disability, and approximately 12.6 percent had a severe disability. This does not include those living in institutional group quarters and those living in military barracks. Generally, the percentage of those with disabilities increased with age, so that at age 80, approximately 70.5 percent have at least one disability, with approximately 25 percent in group aged 65 – 69 having a severe disability. Approximately 11.7 percent of those with severe disabilities over age 65 lived in poverty. Based on the percentages for the U.S. as a whole, approximately 64.42 percent of those with a disability have a severe disability. This population is more likely to be unemployed, live in poverty, and need assistance at home in and outside the home. Although these data indicate the percentages of residents who have serious disabilities, they do not specify the types of assistance that these residents may need, and therefore, the City should offer a full range of services and facilities. This includes

facilities for those who need full-time medical care; accommodations to living facilities, such as wheel chair ramps, hand rails in bathrooms, wide hallways and doorways; and personal assistance with bathing, cooking, and dressing.

Based on this information, the City estimates that 64.4 percent of those with self-care and independent living disabilities between ages 17 and 64 need housing to accommodate their needs ($595 \times 64.4 = 383$ individuals). An additional 390 seniors (age 65 and over) need accommodations.

The City has a number of resources available to meet these needs. A records search of the State Department of Social Services' Community Care Licensing Division identified one adult residential facility, Ever Board and Care, in Dinuba that provides 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs.

Dinuba has two licensed senior facilities that are permitted by both the City and State: St. Michael's has a facility capacity of 49 individuals, and Ever Board and Care has a facility capacity of 6 individuals.

In addition, Garden Estates is a 44-unit apartment complex managed by the Tulare County Housing Authority. Housing at Garden Estates (44 units), College Park Estates (54 units), and Empire Estates (62 units) is available to those who qualify for Section 8 housing. In addition Grace and Laughter is available to seniors and those of any age who are disabled (40 units). Other resources are discussed in the sections for those with physical disabilities, developmental disabilities, and cognitive abilities. Policies and actions that will ensure that those with disabilities have equal access to facilities, accommodations, and services are summarized below (Strategies and Programmatic Responses to Meet Projected Needs) and are described in detail in Chapter 9.

Physical Disabilities

According to 2013 ACS 3-Year Estimate, persons with disabilities in Dinuba comprised approximately 10.8 percent of the entire City's population, an increase from 10.2 percent of the total population in 2007. Of those age 65 years and over, approximately 50.5 percent have at least one disability, while for those individuals between 18 and 64 years, 11.3 percent have at least one disability.

In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both Federal and State housing laws require certain features of adaptive design for physical accessibility in all multi-family residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous dwelling units built before that date were not subject to these accessibility requirements. This, however, does not address the need of individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with

developmental disabilities. The analysis of this group should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that person. This includes mental retardation, cerebral palsy, epilepsy, and autism. Data provided by the State Department of Developmental Services, Central Valley Regional Center on the numbers of people served by their program indicate that a total of 150 persons aged five to 64, and three over age 64 in Dinuba were served by their program (Pers. Comm. D Kaus, June 4, 2015). Of the 67 adults served by the program only two are employed. One of the agencies’ goals is to move people from State development centers into the community, and they provide assistance to increase each person’s ability to live independently. The Department has 21 Regional Centers that serve all of the counties. Regional Centers, including the Central Valley Regional Center, are required to conduct quarterly monitoring of all their clients that are living out of the home. Persons under the age of 18 may live in a Small Family Home or a Group Home. Persons over the age of 18 to age 59 may reside in facilities licensed as an Adult Residential Care Facility. Persons age 60 and over may reside in facilities licensed as an Elderly Care Facility. All of these are classified as “Community Care Facilities,” which have age restrictions. Conversely, those with developmental disabilities who need intermittent nursing care needs may live in a Health Care Facility, which does not have age restrictions. Typically, the decision on whether to place someone in a Health Care Facility or a Community Care Facility is based on the individual’s need for staff intervention, supervision and medical needs. Those individuals with less severe developmental disabilities may live at home, and may participate in Supported Living or Independent Living programs during the day.

Table 5-6
Disabilities by Employment Status

Disabilities by Employment Status	Number	Percent of Adult Disabled Population
Age 18-64, Employed persons with Disability	372	29.1
Age 18-64, not Employed with Disability	127	9.9
Persons Age 65 Plus with Disability	781	61.0
Employed Developmentally Disabled Persons	2	0.15
Age 18-64, not Employed Developmentally Disabled Persons	62	4.8
Persons Age 65 Plus with Developmental Disability	3	.23
Total Persons with Disabilities	1,280	100%

Source: Census 2011-2013 Table B18101 and B18120ACS 3-Year Estimates, and Central Valley Regional Center.

Cognitive Disabilities

The 2010 U.S. Census collected information on individuals with various disabilities. Those who have difficulty remembering, concentrating, or making decisions are considered to have cognitive disabilities. These types of disabilities were classified with mental disabilities in the

2000 Census. According to the 2012 American FactFinder data, there are 777 residents between ages 5 and over with cognitive disabilities in Dinuba. Persons with cognitive disabilities are a critically under-served population with respect to housing. There are a limited number of day treatment facilities and programs, including drop-in socialization centers, to serve persons with mental disabilities. These individuals do not have access to regional centers in Dinuba whereas persons with physical disabilities do. Moreover, there is no respite care to families who are responsible for their relatives with mental disabilities on a 24-hour basis within the City. **Table 5-7** summarizes total disabilities by disability type for all age groups within Dinuba as provided by the 2012 American FactFinder. Also, because some persons have more than one disability, the total number of persons with disabilities is 2,461 (11.4 percent of the total City population), while the total number of disabilities identified by the 2012 Census was 4,274. A records search of the State Department of Social Services' Community Care Licensing Division identified one adult residential facility, Ever Board and Care, in Dinuba that provides 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs.

Dinuba has two licensed senior facilities that are permitted by both the City and State: St. Michael's has a facility capacity of 49 individuals, and Ever Board and Care has a facility capacity of 6 individuals.

It should be noted that approximately 23.1 percent of the total disabled persons over age 5 in Dinuba have a disability (or combination of disabilities) that is categorized as an either "Self-Care" or "Independent Living" disability. The City requires that all new construction and extensive remodeling comply with both the Americans with Disabilities Act and the California Disabled Accessibility Guidebook.

According to the 2011-2013 ACS 3-Year Estimate approximately 11.4 percent of Dinuba's residents (2,461 persons) have one or more disabilities. Of the City's senior population, approximately 50.5 percent, or 781 individuals have one or more types of disabilities. Unlike in previous years, the 2010 Census did not provide information on "Employment Disability" but instead provided a breakdown of those with cognitive difficulty (difficulty remembering, concentrating, or making decisions – formerly called "mental disability"), ambulatory difficulty (walking or climbing stairs), self-care difficulty (bathing or dressing at home), and independent living difficulty (doing errands outside the home alone). The 2012 data indicate that a total of 154 people between the ages of 18 and 65 have difficulty managing their own care at home, while 177 over the age of 65 have this difficulty. Five hundred fourteen people between the ages of 18 and 64 have difficulty with independent living (managing shopping or appointments on their own outside the home), and 428 people over 65 have this difficulty. Based on the total 2012 population (22,852), approximately 6.7 percent of the senior population - of which approximately 70.5 percent have a disability, qualify for senior housing. Disability data are summarized in **Table 5-7**.

**Table 5-7
 Disabilities by Disability Type**

Persons with Disabilities By Age and Disability Type	Number	Percent of All Disabilities
Total Population (2012)	22,852	
Total Disabilities – All Ages	4,274	100%
Total Population 0 – 5 years	2,802	
With Hearing Difficulty	0	0
With Vision Difficulty	0	0
Total Population Ages 5 – 17	5,095	
With Hearing Difficulty	0	0
With Vision Difficulty	20	0.5
With a Cognitive Difficulty	107	2.5
With an Ambulatory Difficulty	0	0
With a Self-Care Disability*	73	1.7
Total Population Ages 18 – 64	13,407	
With Hearing Difficulty	242	5.7
With Vision Difficulty	369	8.6
With a Cognitive Difficulty	488	11.4
With an Ambulatory Difficulty	698	16.3
With a Self-Care Disability	81	1.9
With Independent Living Difficulty**	514	7.1
Total Population Ages 65 and Over	1,548	
With Hearing Difficulty	278	6.5
With Vision Difficulty	269	6.3
With a Cognitive Difficulty	182	4.3
With an Ambulatory Difficulty	448	10.5
With Self-Care Disability*	177	4.1
With Independent Living Difficulty**	428	10.0

*Because of physical, mental, or emotional condition lasting 6 months or longer, the person has difficulty dressing, bathing, or getting around inside the home.

**Because of physical, mental, or emotional condition lasting 6 months or longer, the person has difficulty dressing, bathing, or getting around outside the home alone to shop or visit a doctor's office.

Source: 2012 American FactFinder

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with cognitive, developmental, or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing. Appropriate housing can also include other accommodations, such as modifications to entryways, flooring, or kitchen counter heights, as well as special equipment for sight or hearing impaired individuals.

A number of goals and programs have been included in Chapter 9 – Eight Year Action Plan as actions to assist in the City meeting the housing needs for the City’s disabled population. Policy 2.1.2 requires that the City review its current process for ensuring reasonable accommodations for housing for those with disabilities. Action 2.2.5 commits the City to developing a Universal Design Element that will govern construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. Action 1.1.5 commits the City to revising its permitting and recordkeeping process to better track the types of housing permits for second units and other housing that will assist lower income groups, including those with disabilities. Action 6.2.4 commits the City to encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and those with disabilities by identifying available sites in the Site Inventory and communicating the information to the sponsors. The City will take all actions necessary to expedite processing and approval of such projects. Action 6.2.12 and Goals 2 and 6, also assist the City in achieving unmet housing needs for the disabled population.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. It requires that at least 10 percent of ground floor apartments must be accessible to those with disabilities. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to individuals with a disability. In July 1993, the State of California issued “California Multi-family Access Requirements” based upon the Act. The actual increase in the number of units accessible to those with disabilities available on the current rental market has increased locally by an estimated 65 rental units in the last 25 years but may not have kept up with demand.

A review of the City’s zoning ordinances, building codes and development standards indicates that the City does not impede the construction, improvement, or conversion of housing for the disabled by requiring special building codes or more detailed project review. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. Dinuba allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance, which is a discretionary act. Although the Zoning Ordinance was revised to allow these accommodations in 2008, few residents have requested permits from the City to make these changes. The number of residents who may have made adjustments to the interior of their home to accommodate disabilities is unknown as some may have not sought permits for these modifications.

“Family,” as defined in the zoning ordinance, does not preclude unrelated persons living together as a group, but instead includes “a group of not more than six (6) persons not necessarily related by blood or marriage, living together in a dwelling unit.” No spacing or concentration

requirements are included in any ordinance to distinguish or constrain living arrangements of persons with disabilities. A program has been included to assure that codes, building requirements, and approval procedures do not impose constraints on persons with disabilities.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The Emergency Repair Program (ERP) has been designed in part to address these needs by providing affordable loans to assist disabled tenants to improve their rental units to meet their physical needs.

In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Instead, these accommodations for persons with disability must be allowed by right. In 2012, the City revised its zoning ordinance to allow, “group homes serving six or fewer mentally disordered or otherwise handicapped persons where such homes provide care on a twenty-four hour basis” as a permitted use in the AN, RA, R, and RM districts. These homes previously required a conditional use permit in these zones. The City’s zoning also allows use for a “group care facility” as a by-right use in the AN, RA, R, and RM districts. The City will continue to include Actions to ensure that unintended constraints on those with disabilities are reviewed and revised in the Zoning Ordinance.

The City is confident that its set of procedures ensures that the disabled are offered equal opportunity to housing of their choice and that these procedures provide developers with the flexibility necessary to develop housing for the disabled. All necessary forms and applications are available at the Public Works building counter.

Large Families and Households

Large families and households are defined by the U.S. Census Bureau as households that have five or more members. Large households generally require larger dwellings to avoid overcrowded conditions, and are often challenged with proportionally lower incomes which subsequently limit their ability to afford larger living quarters. Large households may be the result of multi-generational families living in the same dwelling, sometimes with members (e.g., children, grandchildren and the elderly) who are unable to work or unemployed and therefore unable to contribute to the household income.

Description of Need

2010 Census figures, as shown in **Table 5-8**, Year 2010 Household Size By Tenure, report that large family households account for 33.8 percent of all households in Dinuba (1,164 households). The number of households who own their homes is slightly larger than that of renter households (i.e., 46.5 percent renter households vs.53.5 percent owner households).

Table 5-8
Year 2010 Household Size by Tenure

	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,839	58	1,337	53.5	4,176	56.4
Renter	2,059	42	1,164	46.5	3,223	43.6
TOTAL	4,898	100.0	2,501	100.0	7,399	100.0

Source: Census Bureau (2010 Census SF 2:HCT2, HCT7 and HCT8)

The 2010 Census data figures show a slow but steady increase in the percentage of large households over the last 20 years: 24.4 percent in 1990; 31.6 percent in 2000, and 33.8 percent in 2010.

Table 5-9 provides 2013 ACS data showing that 19.5 percent (or 289) of the 1,483 large family households in Dinuba are from extremely low-, very low- or low-income families. This number has decreased since the last planning period. However, almost 30 percent (29.9) of the families with three or four members are below the federal poverty level. Further, 2010 Census data estimate approximately 3.4 percent of the rental housing stock has four (4) or more bedrooms resulting in a high percentage of lower-income large households which are forced to live in overcrowded situations (See Table 5-10).

Table 5-9
Families Below the Poverty Level (2013)

	1-2 Persons		3-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	103	8.4	602	29.9	289	19.5	994	21.0
51% or Above of AMI	1,174	97.6	1,410	70.1	1,194	80.5	3,728	79.0
TOTAL	1,277		2,012		1,483		4,722	

Source: American FactFinder, 2013 Data, Table S1702

Table 5-10 provides a breakdown of the total number of units by bedroom size as reported by the 2009-2013, 5-year American Community Survey. Of the 5,997 total number of units by bedroom size, the combined one- and two-bedroom units equal 1,798 units, or approximately 30 percent of all units, while the combined three- and four-bedroom units equal 2,868 units or approximately 47.8 percent of all units. As shown in Table 5-11, of the 1,200 total units with 4 or more bedrooms, the 2010 US Census indicated that zero units were occupied by renters thus many large families continue to live in overcrowded conditions. In contrast, many older households live in houses which are too large for their household, but are reluctant to move.

Table 5-10
Total Number of Units by Bedroom Size

No Bedrooms	153
1 Bedrooms	439
2 Bedrooms	1,359
3Bedrooms	2,746
4 Bedrooms	1,227
5 or more Bedrooms	73
TOTAL UNITS	5,997

Source: U.S. Census Bureau, 2009-2013 5-year American Community Survey

Table 5-11
Existing Housing Stock Number of Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	96	3.1	57	2.2	154	2.7
1 BR	15	.5	389	15	404	7.1
2-3 BR	1977	64	1955	75.1	3932	69.1
4 or more BR	1001	32.4	200	7.7	1200	21.1
Total	3089	100.0	2,601	100.0	5,690	100.0

Source: U.S. Census Bureau (2009-2013 5 year American Community Survey)

Strategies and Programmatic Responses to Meet Projected Needs

As with other special needs groups, large families would benefit from innovative multi-family housing development such as co-housing units which may include child care facilities. Large families should also have adequate recreational areas for children and adults near their residences. Housing for large families should also be located near public transit. A program to assist large families with homeownership would be advantageous.

Current parking ordinances which relate the size of the dwelling unit to the number of required parking spaces have inadvertently established incentives for developers to restrict unit sizes in order to reduce parking development costs. As a result, the City has a prevalence of 2-bedroom units, presenting a problem for larger families. By reducing parking standards for units with 4 or more bedrooms, the City may eliminate barriers and incentivize the development of much needed larger units. There is an Action included to address this issue, described in Chapter 9.

Female Heads of Household

Families with female heads of household experience a high incidence of poverty-with more than 42 percent of persons in female-headed households living below poverty levels. A high poverty level often results in poorly maintained dwellings as these households do not have the financial resources to maintain their homes. This may be further exacerbated as female heads of household

can be undereducated and earn lower wages than their male counterparts. Table 5-12 lists female-headed households where at least one child is present.

Table 5-12
Female Headed Households

Householder Type	Number	Percent
Total Households	5,593	100.0
Total Female Headed Households	1,077	19.3
Female Heads with Children under 18	690	12.3
Female Heads without Children under 18	408	7.3
Total Families Under the Poverty Level*	2,454	31.8
Female headed Households Under the Poverty Level	NA	45.0

**Note: for this purpose, the SF1 used a total of 5,089 families (not households). Source: Census Bureau (2010 Census SF1-3: P10 and P90, DP03 and DP04)*

Table 5-12 indicates that the number of female-headed households with minor children within the City of Dinuba is 690, or 12.3 percent; which is an increase from 10.7 percent from 2000. A major obstacle encountered by single-parent, female-headed households is the inability to provide for a dwelling because of inadequate income and/or the ability to provide childcare if employed during the workday. As a result, many female-headed households are unable to break free of the poverty level even if they can obtain full-time employment. There is a youth center adjacent to Dinuba High School, and the Dinuba Recreation Center provides a low-cost day-care alternative during the summer months, as well as after school programs. The availability of such a program facilitates meeting the childcare needs of the female-headed household group while also expediting their return to the work force.

Farm Worker Housing Needs

An important factor to be considered in the determination of regional housing needs is the housing needs of farm workers. The State Department of Employment Development (EDD) estimated that there were approximately 33,100 farm workers employed in agriculture in Tulare County in 2002 and approximately 37,100 in 2008. HUD estimated that there were 39,100 farm workers in Tulare County in fiscal year 2011-2012 (ending July 1, 2012). This amount reflects an approximately 4.3 percent increase in agricultural employment from 2008. Additionally, the number of farm workers is predicted to increase to 41,600 by 2020 (RHNA), an increase of 10.4 percent. This number includes farm workers who were unpaid, regular and seasonal hired domestic workers, and/or agricultural workers brought to California under contract from outside the United States. In Tulare County, the 2012 level of agricultural employment was higher than any one non-farm employment sector. Additionally, agricultural production is important to the manufacturing segment of employment, providing approximately 55 percent of the manufacturing jobs. This includes employment with companies such as Ruiz Foods in Dinuba.

As is the case with most low-income households, the housing needs of farm workers far exceed the government's ability to provide assistance. The United States Department of Agriculture (USDA), Rural Development Program, is the most important provider of permanent housing for farm workers. Other providers of farm worker housing include the State Department of Housing

and Community Development, the Tulare County Housing Authority, and the Office of Migrant Services of the EDD which operates migrant centers throughout the state.

Because most farm workers earn low annual wages and their employment status changes frequently, they are often unable to compete for housing on the open market. Even among the broader farm worker population, there are different groups, each with its own housing difficulties. “Regular” or “year-round” farm workers are defined by EDD as those working 150 or more days per year for the same employer. Regular farm workers comprise about 25 percent of the County’s farm worker population. Their incomes are generally higher than “seasonal” workers (who work fewer than 150 days annually for the same employer), although most are still unable to obtain affordable home ownership or standard rental housing.

Seasonal and migrant seasonal workers represent about three-quarters of the County’s farm worker 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 fifty miles across county lines to obtain agricultural employment. The housing needs of the migrant seasonal category are most severe because of constant travel. These workers often settle for whatever type of housing they can find, which often results in living in substandard, overcrowded conditions.

The 2008 RHNA estimated that there were 178 regular farm worker households in Dinuba in 1990, and 533 seasonal farm worker households. Data for 2010 or later were not available. Within the City, there is a privately-operated farm worker housing project called Colledgeville Farm Workers, which provides housing for approximately 40 to 50 workers. There is also other farm worker’s housing outside of the city limits that provides year-round and seasonal housing. Further, the Dinuba Municipal Code permits up to six unrelated individuals to reside in the same single-family dwelling as renters or boarders; this is likely the most popular arrangement for seasonal workers, although it is difficult to estimate the number of farm workers with this living situation. In addition, the City will apply for funding from HCD and FmHA to increase farm worker housing. The City will also review available, vacant lands to ensure that 1) there are sufficient properties that allow for farm worker housing, 2) will increase the number permitted from six to 36, and 3) will consider rezoning areas where constraints on farm worker housing exist.

Identification of Needs

Farm workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor community in Tulare County, Statewide surveys provide a broader insight into the demographic characteristics and housing needs of farm workers. Among the major findings are:

- **Limited Income:** Farm workers typically fall within the extremely low-incomes group. According to the Rural Community Assistance Corporation, three-fourths of California's farm workers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually.

- **Overcrowding:** Because of their very low incomes, farm workers have limited housing choices and are often forced to double up to afford rents. No local surveys have been taken of farm worker housing, but a statewide survey indicates that overcrowding is

prevalent and a significant housing problem exists among farm workers (California Institute for Rural Studies, 1997).

Substandard Housing Conditions: Many farm workers live in overcrowded conditions and occupy substandard housing, including in formal shacks, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997).

Existing Resources for Farm Workers

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to other areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. The supply of farm worker housing remains inadequate, largely because area growers offer only limited housing facilities and supportive services to employees. Based on discussions with local community members, the number of units provided by privately held companies has declined in recent years. Labor contractors are not required to provide housing or to assure that their employees have decent, safe housing. The reduction in on-site or local housing, especially for seasonal and migrant farm workers, has resulted in farm workers living in substandard conditions such as garages, cars, fields, sheds, and other areas not intended for habitation.

Currently, farm worker housing in Dinuba is permitted only in the AN Agricultural District, provided that the housing is a use incidental to the primary use of the property (i.e., farming). There are no AN zoning districts within the city limits. The previously mentioned Collegeville Farm Workers project is located in the RM-1.5 district, as it was in existence prior to adoption of the current Zoning Ordinance. In 2004, the City of Dinuba amended the Zoning Ordinance pursuant to Health and Safety Code Section 17021, providing for up to six employees residing in a single-family residence as a use permitted by right in all residential zones. The City of Dinuba Zoning Ordinance currently allows the renting of rooms and boarding for not more than two rooms per dwelling and no more than a total of six persons. The City will also make an inquiry to the State Office of Migrant Services, which provides monies for construction, operation, and maintenance of seasonal farm worker housing.

Families and Persons in Need of Emergency Housing

Transitional and Supportive Housing

January 1, 2014, SB 745 took effect. It amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law. Supportive housing was revised to remove the time limits of occupancy.

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on an onsite or offsite service that assists the supportive housing

resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS,

substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

There are a variety of families and persons in need of emergency, supportive, and temporary shelter. This group includes the chronically homeless, those in need of emergency shelter, those threatened with homelessness, and those needing transitional housing.

A representative from the Kings/Tulare Homeless Alliance stated that according to the 2014 Point in Time (PIT) survey, there was one person sleeping on the streets and 13 people staying at emergency shelters in Dinuba on the night of January 29th. Of course, this does not reflect a representative sample of the overall homeless population within the City of Dinuba. At the present time, there is no reliable statistical data regarding the homeless within the city limits. A detailed study would be likely to produce a greater homeless population number, and reflect the true number of individuals experiencing homelessness within the city.

Because the City is located in a rural area and there are many surrounding orchards and vineyards, it is thought that persons without shelter will spend their evenings at these locations and then migrate back into the City during daylight hours. Others will stay with relatives or friends in the evening and then spend daylight hours in the City.

In addition to the information provided by the Kings-Tulare Counties Continuum of Care regarding homeless in the City, the Dinuba Public Schools maintain data on the students that they regard as “homeless.” They use the definition required by the California Department of Education which defines homeless children and youth to be “individuals who lack a fixed, regular, and adequate nighttime residence.” This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Children who may be living in motels, hotels, trailer parks, shelters, or awaiting foster care placement
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings, or

-
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above

Within the City, there are:

- 10 students at Dinuba High School
- 6 students at Grand View Elementary
- 13 students at Jefferson Elementary
- 38 students at Kennedy Elementary
- 40 students at Lincoln Elementary
- 1 student at Ronald Reagan Independent Study
- 12 students at Roosevelt Elementary
- 2 students at Sierra Vista Continuation
- 20 students at Washington Intermediate
- 40 students at Wilson Elementary

Of a total of 6,580 students, 182, or 2.7 percent are considered homeless. This figure does not include parents or siblings under school age, or other related or unrelated persons considered to make up the household.

A private faith-based provider, Open Gate Ministries, serves families and single women who are homeless and who meet their strict criteria. It is the only facility that provides overnight accommodations for the homeless in Dinuba. The organization does not offer residency to those who are chronically homeless or those who have alcohol or chemical addictions. The organization does not accept single men. Its facility has space for a maximum of 34 persons and there is no maximum length of stay. Open Gate Ministries estimates that its facility serves approximately 15 Dinuba families per day, for a total of 750-900 shelter nights. Overall, Open Gate Ministries serves about 100 families a year, and is utilized for approximately 5,000 to 6,000 shelter nights per year. An estimated 15 percent of families they serve are from the Dinuba area. Another 15 percent are from the unincorporated community of Culter-Orosi (located approximately 5 miles east of Dinuba) or other Tulare County locations, 50 percent from Fresno County, and the remaining 20 percent come from other areas of the U.S. In addition to providing overnight accommodations, Open Gate Ministries distributes food to about 400 families on a weekly basis in Dinuba and another 400 families in Cutler-Orosi. In addition to Open Gate Ministries, Cristo Es La Vid Verdadera provides meals, free food, and other assistance to those with low incomes in the community.

Open Gate Ministries of Dinuba, CA is a private nonprofit corporation that has served the needy of Northern Tulare and Southern Fresno Counties since 1974 (website, March 9, 2015). The purpose of Open Gate Ministries is to assist and support the homeless and hungry with emergency services. They serve Dinuba and the surrounding communities with regular food distribution. It receives weekly deliveries of food from Wal-Mart through its Community Giving program. Starting July 1, 2014, they became the only USDA food distributor in Northern Tulare County. This means that they receive USDA food every month, instead of every-other month, and there is more available than in the past. They anticipate that the number of households requesting food will rise because of the increased availability, but cautions that USDA food, while nourishing and helpful, does not supply all of the nutritional needs of the individuals it serves.

The nearest emergency shelter outside of Dinuba is the faith-based Visalia Rescue Mission located in Visalia (322 N.E. 1st Street) approximately 15 miles south/southeast of Dinuba. Its Men's Facility residential program can accommodate 36 men. The Overnight Men's Shelter can house 60 men. The Men's Shelter provides overnight emergency services that include dinner, attendance at chapel, shower, overnight bedding accommodations, and morning breakfast. After breakfast, guests leave the premises. Visalia Rescue Mission as has an apartment for transitional housing. The "Alpha House" can accommodate seven men for up to six months for those who participate in a six-month program and are either going to school and working part time, or working full time or have some type of income such as Social Security Insurance or Social Security benefits. The Rescue Mission's women's residential program, the House of Hope, can accommodate 12 single women. The Shelter of Hope can house up to 26 women and children and, in addition to providing housing, also provides spiritual, emotional and physical needs of single women. The House of Hope is a "Christ-centered residential recovery program focusing on improving the mental, physical, and spiritual health of women struggling with chemical dependencies. The program is a nine-month commitment with an option for 12-18 months of extended care. Once the women complete the program, they can move into the Transitional House. Emergency and transitional services for homeless single women and women with children include accommodations up to 30 days for homeless single women, and 45 days for women with children. Three meals per day are provided as well as faith-based evening services and case management to assist them in reaching a level of self-sustained living.

Dinuba's current Zoning Ordinance allows emergency shelters and transitional housing with a conditional use permit in the R and RM zoning districts. The City recognizes the necessity for a permanent, year-round facility to serve those individuals and families who are homeless, at risk of becoming homeless, or are in transition, and will amend the Zoning Ordinance to permit these in the RM district as a by right use. Additionally, as required by State code, "Supportive Housing" will be defined and included in the amended ordinance.

In order to provide incentive for private developers to produce housing specifically intended for special needs groups, the City will adopt modified standards, including, but not necessarily limited to decreased parking requirements, variances to setback and yard requirements, increased densities, and will proactively seek potential developers to accommodate special needs groups.

5.3 Projected Housing Needs

Information presented in Chapters 3 and 4 documented the recent growth that has occurred in the population and housing stock in Dinuba. Between 2000 and 2014, the population increased by 10.3 percent, while housing stock increased by only 6.6 percent. This is a trend that has continued for at least 15 years. This is consistent with the increase in persons per household from 3.39 in 2000 to 3.72 in 2008 to 3.87 in 2014. Using projections provided by DOF, Dinuba's population as of January 1, 2014 was 23,966 or an increase of 2,213 persons since the 2010 Census. This is approximately a 10.3 percent growth in population. Correspondingly, there has been an increase of approximately 390 units housing units between 2010 and 2014. Long-range projections contained in the 2003 Dinuba Housing Element indicated that the total population of Dinuba will increase to approximately 27,953 (18.1 percent) by 2023, the duration of the planning period.

Market Demand for Housing

Housing element law required cities and counties to plan for, and accommodate their share of, regional housing needs for all income levels. Most of the housing element requirements, however, focus on the needs of low- and moderate-income households. The Legislature and the Governor have declared that the lack of affordable housing is among the State’s most critical problems. As a consequence, local governments are required to place special emphasis in their housing policies on meeting low- and moderate-income housing needs.

It is imperative that a clear understanding is established regarding the definition of these segments of the population. According to HUD, the 2013 median income in Tulare County was \$54,700. Although this varies from other sources, and is likely to be high for the City of Dinuba, it is the figure that is used by federal and State agencies when determining eligibility for housing assistance, and will be used throughout this document.

Very-Low (0% to 50% of median)	\$0-27,350
Low (51% to 80% of median)	\$27,351 to \$43,760
Moderate (80% to 120% of median)	\$43,761 to \$65,640
Above Moderate (Above 120% of median)	More than \$65,641

Source: 2014 Tulare County RHNA and HUD.

The City of Dinuba has sufficient land available for households with moderate and above-moderate incomes, and will, therefore, concentrate on providing sufficient and appropriate land, and otherwise encouraging development of housing for lower income groups. It is assumed that market forces are capable of meeting the needs of those households with moderate and above-moderate incomes. The market (private sector) cannot, or has not, met the needs of those households that fall below those income levels. As with any market driven industry, the building industry is driven by many financial considerations and market fluctuations. Although funding is available at the state and federal level, those agencies do not have the tools to become deeply involved in the local housing process. With this in mind, cities and counties then have the responsibility of facilitating the construction of affordable housing. Incentives, such as housing density bonuses, offering buildable land at reduced rates to keep land costs down, delaying payment of urban infrastructure improvements, and providing fee credits are tools that the City of Dinuba has successfully used in assisting developers to complete their projects.

Table 5-13 shows the projected housing need for the City of Dinuba during the 2009-2013 planning period, while **Table 5-14** shows the projected housing need for the City of Dinuba during the 2014-2023 planning period. In the 2009-2013 planning period, it was estimated that approximately 63 percent of homes in each income group were owner occupied, and 37 percent were renter-occupied. However, the 2010 American FactFinder data indicate that in 2010, approximately 54 percent of housing was owner-occupied and 46 percent was renter occupied. These percentages are averages only, and do not take into account income levels of owners and renters. CHAS data for the 2007–2011 period were used to determine the ratio of owner-occupied to renters for each income type for the current planning period, as shown in Table 5-14.

Table 5-13
City of Dinuba New Construction Need
2009-2014

Income Type	Number	Owner-Occupied	Renter-Occupied
Extremely Low	89	56	34
Very Low	88	56	33
Low	145	91	54
Moderate	179	112	67
Above Moderate	585	367	218
TOTAL	1,086	681	405

Source: 2008 Tulare County RHNA.

Table 5-14
City of Dinuba New Construction Need
2014-2023

Income Type	Number	Owner-Occupied	Renter-Occupied
Extremely Low	105	35	70
Very Low	106	46	60
Low	163	90	73
Moderate	121	73	48
Above Moderate	470	355	115
TOTAL	965	599	366

Source: 2023 Tulare County RHNA and 2007-2011 CHAS Data (May 2015).

During the 2009-2013 planning period, Extremely Low, Very Low- and Low-Income groups represented approximately 29.65 percent (322 units) of new construction need while the remaining 764 units were allocated to moderate and above-moderate income groups. The percentage of housing for those in lower income groups decreased markedly from the 47 percent required in previous planning period. In the current planning period, approximately 38.75 percent (374 units) must be committed to those in lower income groups, of which 54.3 percent (204) must be for renters.

Since the 2003 Housing Element, the City of Dinuba has added a significant number of new housing units to its housing stock. However, as the table above illustrates, there will be continual pressure on the City to better meet the needs of all income levels during the life of the current plan. This change from the last planning period is at least partially the result of the changes in the economic conditions in the City, the County, and throughout the State since 2007 when the last RHNA Plan was developed.

Table 5-15 shows the City’s total new housing accomplishments from January 1, 2009 through December 31, 2013, while **Table 5-16** contains separated data to show total new housing units accomplished from January 1, 2009 through the last planning period that are owner occupied, total units that are renter occupied, and exclusively renter occupied multi-family units (that is, apartments).

Table 5-15

**New Housing Accomplishments
 Total Housing Units
 January 1, 2009 to December 31, 2013**

Income Type	Number	Owner-Occupied	Renter-Occupied
Extremely Low	82	69	13
Very Low	79	65	14
Low	117	93	24
Moderate	73	73	0
Above Moderate	210	210	0
TOTAL	561	510	51

Source: City of Dinuba Building Permit data and numbers of units constructed between 2009 and 2013.

Table 5-16

**New Housing Accomplishments
 Showing Separation of Multi-Family Units from Total Housing Units
 January 1, 2009 to December 31, 2014**

Income Type	All Units	Single-Family Owner-Occupied	Single-Family Renter-Occupied	Multi-Family Units Only
Extremely Low	82	69	1	12
Very Low	79	65	1	13
Low	117	93	0	24
Moderate	73	90	0	0
Above Moderate	210	257	0	0
TOTAL	560	510	2	48

Source: City of Dinuba Building Permit data 2009-2013, and units constructed during that period. .

Overall, the City accomplished 51.7 percent of its housing needs, based on the numbers of units constructed, and not the total number of permits issued in the planning period. In regards to Extremely Low-, Very Low-, and Low-Income groups, the City accomplished 278 units, or 86 percent of its need, while achieving 37 percent of its Moderate- and Above Moderate Income need. It should be noted that the total number of units allocated in the last planning period (1,086) was higher than it had ever been historically, and was based on Department of Finance predictions of significant growth regionally and throughout the State. Because economic conditions in the first half of the planning period were worse than predicted and the economy has been slow to recover, the addition of 561 housing units (and permits for 690 units) through 2013 was in some ways better than expected.

Although the City has homeowner assistance programs available and has provided sufficient land to meet all of its housing needs, the new housing market and prices of homes dictated the ability of Extremely Low-, Very Low-, and Low-Income groups to acquire or have available the housing to meet the allocated need. Renter-occupied units were primarily constructed through a

Self Help Enterprises project for 48 units and two second units constructed by private individuals.

Table 5-17 shows the dwelling valuations used to categorize the housing units into the varied income groups.

In addition to private developer provided new housing unit construction, the City used \$874.2 thousand in Community Development Block Grant (CDBG) funds to rehabilitate nine single-family dwellings between 2009 and 2013. The City currently has an additional \$500,000 in CDBG submitted for consideration, of which \$250,000 will be for rehabilitation of single family residential rehabilitation.

Table 5-17
Single-Family Dwelling Valuations

Valuation	Applicable Income Group
Up to \$90,500	Very-Low
\$90,501 to \$150,800	Low
\$150,801 to \$180,800	Moderate
Above \$180,801	Above Moderate

Source: Uses \$152,000 median home value from the 2009-20014 City-Data Quarterly Homes Sales data. Also, categories are based on 20-percent down payment, a 30-year mortgage, and an average 4.36% interest rate. They also assume that the household does not spend more than 30% of its income on housing.

During the last planning period, interest rates varied from a high of slightly over 5.0 percent in 2010 to a low of 3.54 percent in 2013. Median house prices for all homes types (single-family, duplex, condo, etc.) varied from a high of \$239,000 in 2009 to a low of \$120,000 in 2010, with the median for single-family homes averaging \$152,000 over the planning period. Unemployment levels were highest when home prices were high, and very few new building permits for single-family homes were issued during that time. As the economy slowly recovered and unemployment rates lowered, interest rates for home mortgages remained lower than in the previous the planning period and home prices went down. Therefore, homes became significantly more affordable during 2013 and 2014 than they were earlier in the planning period. Using the information from Table 5-17, a household with a moderate income would have been able to afford a house from \$150,801 to \$180,800, which would be well within the median house price of \$152,000.

In the period from 2009 through 2014, Dinuba residents received permits for 690 housing units, with 561 units constructed over the period. This was an average of 115 units per year, although the actual number of permits ranged from 24 in 2014 to a high of 302 in 2010. Except for two permits for a total of 102 apartment units, and two permits for second units, all permits were for single family homes.

In comparison, Dinuba realized an average of approximately 99.5 new housing units (72.1 single-family and 27.4 multi-family) per year between 2001-2008. Within that timeframe between 2003-2007, Dinuba realized a higher average of approximately 112.8 new housing units

(80.3 single-family and 30.5 multi-family per year) new housing units, with a boon year of 247 units (166 single-family and 81 multi-family) in 2006.

Regardless of the on-going financial and new housing markets conditions, the City could not sustain an average of 181 new housing units per year that would have been needed to meet the new construction need identified in the 2009-2013 timeline. It is the City’s belief that consistently high unemployment levels, low salary jobs, the range of housing types and costs marketed by homebuilders, homebuilders reluctance to develop lower end or entry level housing, and doubts in the financing and housing markets, did not provide enough incentive to developers of low-income housing for the City to meets its RHNA. The difference between the projected new construction need (approximately 181 units/year) and the actual new construction accomplished (approximately 112 units/per year) was an additional 69 units per year. **Table 5-18** shows the 2009-2013 housing needs compared with and units actually constructed during that period by total units, owner-occupied units, and renter-occupied units. As can be seen, the City constructed more owner-built units for low-income households than was required by the 2003 RHNA, but did not build the number of renter-occupied units for any income level that were estimated in the 2003 RHNA.

Table 5-18
Units Needed and Actually Constructed During 2009-2013

Income Type	Number			Owner-Occupied			Renter-Occupied		
	Need	Built	Difference	Need	Built	Difference	Need	Built	Difference
Ex. Low	89	82	-7	56	69	13	33	0	-33
Very Low	89	79	-10	55	65	10	33	26	-7
Low	145	117	-28	91	93	2	54	24	-30
Moderate	179	73	-106	112	73	-39	67	0	-67
Above Mod.	585	210	-375	367	210	-157	218	0	-218
TOTAL	1,086	561	525	681	511	-169	405	50	-355

Source: Difference between Tables 5-12, City of Dinuba New Construction Need and Table 5-15 Housing Accomplishments Showing Separation of Multi-Family Unit from Total Housing Units from January 1, 2001 to December 31, 2008

5.4 Housing Needs Assessment Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income for the Dinuba is \$54,700 for a household of four. For extremely low-income households, this results in an income of \$16,410 or less for a four person household. Households with extremely low-income include a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. **Table 5-19** shows the Housing Needs for Extremely Low-Income Households in Dinuba.

Table 5-19
Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Total Number of ELI Households	535	265	800
Percent with Any Housing Problems	91.6	67.9	83.8
Percent with Cost Burden (30% or > of Income)	92.5	66.0	83.8
Percent with Cost Burden (50% or > of Income)	79.4	60.4	73.1
Total Number of Households	2,240	3,185	5,425

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2010

Existing Needs

These percentages increased approximately by 10 to 20 in each category included in Table 5-19 compared to the last planning period, except that owners with “Any Housing Problems” dropped approximately 10 percent. As further indication that those in the extremely low-income group struggle with adequate housing, 83.8 percent of ELI households had a cost burden of over 30 percent of income, but only 2.0 percent of renters and 19.2 percent of owners who have median incomes or greater overpaid for housing. However, the percentage of owners in all income groups who overpay for housing increased significantly from the last planning period. This is due, at least in part, to the fact that many people purchased homes during the years when home values were high. Since that time, the homes have lost value, but the home owners have not increased their incomes proportionately, resulting in high mortgage payments.

In 2010, approximately 800 extremely low-income households resided in Dinuba, representing nearly 25 percent of the total households, an increase from 15 percent of total households in the 2009 to 2013 planning period. Of this income group, most (67 percent) are renters and experience a high incidence of housing problems. For example, 83.8 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding without complete kitchen or plumbing facilities) and 83.8 percent were in overpayment situations. Even further, 73.1 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 20.4 percent for all households.

Projected Needs

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 211 units, Dinuba has a projected need of 105 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some extremely low-income households could be with mental or other disabilities, the elderly, farm workers, and other special needs groups.

To address the range of needs, the City of Dinuba will continue to:

- Work with developers on urban in-fill, mixed use, and higher density projects that will provide extremely low and low-income rental housing opportunities,
- Update its maps showing all vacant land with the potential to accommodate infill housing to accommodate extremely low and low-income groups,
- Encourage developers to make application for HUD Housing Choice Voucher Program – New Construction allocations and will work with and assist those developers,
- Continue to endorse the use of bonds such as those issued in conjunction with the California Tax Credit Allocation Committee,
- Take all actions necessary to expedite processing and approvals for such projects, and
- Will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.

Although the City has more than sufficient land available for housing of all income groups, the City will amend the 2007 General Plan or other applicable Specific Plans as needed to ensure that sufficient land is provided to meet future multi-family residential needs through the planning period.

5.5 At-Risk Units

The California Housing Partnership Corporation (CHPC) has identified one assisted multi-family projects as being at-risk for conversion to market-rate housing (Garden Estates). **Table 5-20** lists these projects. These data demonstrate that, with the exception of the one project, the City is not at risk of losing any other of its affordable multi-family units within the 2015-2023 planning period. Since the beginning of the 2009 Housing Element planning period, the City has realized a growth of 48 additional low rent units for a total of 559 units (an increase of 9.4 percent). The contract for Parkside Village was renewed in December 2003, and is now valid through 2035. The Grace & Laughter complex, which provides senior-only housing, renewed its contract in October 2003 through 2033. Another lower income apartment complex with a total of 44 units, Dinuba Village Apartments, is at the permitting stage. According to the property management company that oversees Garden Estates, its current Community Housing Voucher Program contract was entered into in 1987 for a 30-year term.

The City understands that economic climates may affect the future availability of Community Housing Voucher Program and similar projects. The City will continue to work closely with agencies such as Self-Help Enterprises, the Central Valley Coalition for Affordable Housing, and others to monitor the status of assisted projects and ensure that at-risk units are preserved. Currently, the Public Works Department, using Building and Transit Center staff monitors at-risk units.

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

**Table 5-20
 At-Risk Units**

Project Name	Address	Units	Potential Conversion Date	HOME Units
College Park Apartments	1850 College Avenue	54	2035	25
Garden Estates	1400 Greene Street	44	2017	-
Emperor Estates	350 M Street	62	2068	22
Grace & Laughter Apartments	1051 N. Eaton	40	Not Specified	-
Greene Street Townhouses	1600 Greene Street	36	Not Specified	-
Northpark Apartments I	1435 N. Crawford	80	2035	11
Northpark Apartments II	1655 N. Crawford	81	2035	30
Parkside Village Apartments	1151 N. Villa	76	2035	-
West North Way Apartments	245 W. North Way	38	2039	-
Viscaya Gardens	1000 Rosemary Ave.	48	2042	-
TOTAL		558		

Note: Units include Section 8, subsidized units, and complexes that received a tax credit, Rural Development Assistance funding, HUD Unit, Low Income, Bond and Tax Credits to provide below market rents.

Source: May 2015 City of Dinuba staff inventory and information from California Tax Credit Allocation Committee

1) Rehabilitation— The primary factors used to analyze the cost of preserving low income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Although the City does not have an example of rehabilitating at-risk multi-family units, it is our belief that rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units may also be preserved through tenant-based rental assistance.

2) New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing can vary greatly depend on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. A typical garden style apartment in the City of Dinuba constructed in 2015 on a 5.0 acre site with 80 units would have a total project cost of approximately \$15,180,000 (including land acquisitions, construction, financing, etc.) resulting in a cost of approximately \$189,750 per unit. Over a 30-year period, this results in an annual cost of approximately \$6,326 or about \$527 per month (Note: this figure is not adjusted for inflation). The typical rent for a two-bedroom unit at this complex is \$695 per month.

3) Tenant-based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. A typical family that requires rental assistance based on income limits 50 percent to 60 percent of the AMI would result in a maximum of monthly payment of \$740 for a 2-bedroom unit. The difference between the \$695 and the typical market-based rent for a two bedroom apartment of \$740 is \$45 a month, so that the remaining amount would go toward utilities. Providing tenant-based rental assistance is estimated at approximately \$3 million for a 30-year period. To address

at-risk units, the City will add a program to monitor these units, ensure compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units to have staff and action plan ready to move forward upon notice of conversion, and provide assistance and education to tenants (see Chapter 9 for Action). Further, the City of Dinuba is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation. According to information provided by State HCD, Self-Help Enterprises which is local, regional, national entities, may be interested in acquiring and managing at-risk units in Dinuba.

Strategies to Retain Affordable Units

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, State and federal programs. Some are managed locally by the City through funds accessed directly from HUD.

1) HOME Program: This Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For Dinuba, HOME funds are made available on an annual, competitive basis through HCD's HOME Investment Partnerships Program. Approximately \$500,000 or more is available to develop and support affordable multi-family rental housing, owner-occupied housing rehabilitation, and home ownership affordability. Dinuba uses HOME funds primarily for first-time homebuyers (down payment assistance), owner-occupied rehabilitation and rental-rehabilitation. The City has also done some multi-family acquisition/rehabilitation.

2) Tulare County Housing Authority (TCHA) — The TCHA administers two programs: a) Conventional Housing or Low Rent Public Housing and, b) Section 8 Certificate and Voucher Program. The Conventional Housing Program includes housing developments that are managed and maintained by TCHA. The Section 8 Certificate Program is a tenant-based rental subsidy administered by TCHA. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any "decent, safe and sanitary housing." The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. TCHA subsidizes the difference between the tenant's portion and the rent. The actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant's housing choice is not restricted by the Fair Market Rents.

3) Community Development Block Grant (CDBG) Funds - The City is considered a non-entitlement city, as it has a population of under 50,000, a criterion defined by HUD for

agencies seeking assistance with CDBG funds. The City received approximately \$540,541 from the State administered HUD funds in 2012. Dinuba utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities.

4) Community Reinvestment Act (CRA) - Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. The City knows of no CRA Act fund availability. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

6) Low-income Housing Tax Credit Program (LIHTC) - This program provides for federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also utilized on rehabilitation projects, contributing to the preservation program.

5.6 Analysis of Overpayment

The United States Census Bureau defines overpayment as a household that pays more than thirty percent of its gross income for housing costs. **Table 5-21** outlines the number and percent of income by households used to pay for owner and renter-occupied housing, and **Table 5-22** contains a subset applying to low-income households that are overpaying for owner and renter-occupied housing while **Table 5-23** shows housing problems for all households as contained in the Comprehensive Housing Affordability Strategy (CHAS) Data Book prepared by the U.S. Department of Housing and Urban Development (HUD).

The 2010 Census indicates that overpayment remains a critical problem for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent.

The prevalence of overpayment varies significantly by income, tenure, household type, and household size. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed Census and/or CHAS data based on the 2010 Census is displayed in the **Tables 5-24** through **5-26**, below. In 2010, 43.7 percent of all households overpaid for housing with significant proportions of renter households, 57.1 percent, overpaying. These are significant increases from the 2003 – 2008 planning period, when 31.8 percent of all households and 35.7 percent of rental households were overpaying.

Table 5-21
Housing Cost as a Percentage of Household Income

Owner-Occupied Units:					
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30% or more HH Income
Less than \$20,000	347	5.9	64	32	220
\$20,000-34,999	455	7.8	135	36	284
\$35,000-49,999	645	11.0	150	115	380
\$50,000 or more	1578	26.9	488	726	108
Subtotal	3,025	51.6	837	909	992
Renter-Occupied Units:					
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30% or more HH Income
\$0-20,000	978	16.7	56	126	777
\$20,000-34,999	893	15.2	44	249	600
\$35,000-49,999	410	7.0	39	175	196
\$50,000 or more	472	8.0	225	247	0
Subtotal	2,753	46.9	364	797	1,573
No Cash Rent	86	1.5	0	0	0
TOTAL	5,864	100.0	1,201	1,706	2,565

Source: U.S. Census, 2011-2013 American Community Survey 3-Year Estimates; B25106 Tenure by Housing Costs As A Percentage of Household Income in the Past 12 Months. Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

As indicated on **Table 5-21**, Housing Cost as a percentage of household income, nearly 26 percent of households have annual incomes of less than \$20,000. If a renter paid \$525 per month for rent, this would result in payment of nearly 31 percent of income for housing, without including the costs for utilities. The overpayment rate is 41.7 percent for a rent of \$695 per month and 48.0 percent for a rent of \$800 per month.

According to the CHAS data, Of the 3,185 households overpaying in the City (in the 2007-2011 period), 1,105 households or 34.7 percent were severely overpaying (that is, paying more than 50 percent of income for housing), and another 2,425 or 76.1 percent were paying at least 30 percent of income for housing. In total those overpaying were 58.7 percent of all households in the City.

Table 5-22
Percentage of Low-Income Households Overpaying for Housing

Owner-Occupied Units		
Households with income less than 80% AMI	Paying 30% or More of HH Income	Percent
3,025	992	32.8
Renter-Occupied		
Households with income less than 80% AMI	Paying 30% or More of HH Income	Percent
2,753	1,573	57.1

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) Data Book prepared by the U.S. Department of Housing and Urban Development (HUD)

Table 5-23
Housing Problems for all Households CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <= 30% MFI	535/66.9%	265/31.1%	800/29.6%
% with any housing problems	490/91.6%	180/67.9%	670/83.7%
% Cost Burden >30%	495/92.5%	175/66%	
% Cost Burden > 50%	425/79.4%	160/60.3%	
Household Income >30% to <= 50% MFI	430/56.2%	335/43.8%	765/28.3%
% with any housing problems	365/84.9%	240/71.65%	605/79.0%
% Cost Burden >30%	330/76.7%	245/73.1%	
Household Income >50% to <= 80% MFI	505/44.5%	630/54.5%	1,135/42.0%
% with any housing problems	330/65.3%	415/65.9%	745/65.6%
% Cost Burden >30%	205/40.6%	405/64.3%	

Source: 2010 State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

The 2010 CHAS data indicate that there were a total of 5,425 households in Dinuba. Of those, a total of 800 were households earning less than 30 percent of the MFI, 765 earned between 30 and 50 percent of the MFI, and 1,135 earned between 50 and 80 percent of the MFI. The remaining 2,735 households earned at least 80 percent of MFI. Of the 2,700 households that had an MFI of no more than 80 percent, the lower the income, the more likely that the household was to have at least one of four housing problems, including incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room or a cost burden greater than 30 percent.

Of the renters earning less than 30 percent MFI, approximately 92.5 percent had a cost burden greater than 30 percent, while approximately two-thirds of home owners in this income bracket had similar cost burdens.

**Table 5-24
 Median Value/Rent 2000-2014**

Value/Rent	2000-2010		ACS 2013	ACS Margin of Error	2010-2013	
	2000	2010			Percent Change	Percent Change
Median Home Value	\$97,000	\$172,600	56.2	152,200	+/- 16,561	-13.4
Median Gross Rent	488	695	64.5	828	+/- 48	19.1

Sources: Census 2000 SF3-H76 Median value (dollars) for specified owner-occupied housing units and SF3-H63 Median gross rent (dollars). Census 2010 Median value B25077 Median Value (Dollars), and 2013 ACS 3-year estimates Median Value (Dollars) - specified owner-occupied housing units and H043A Median gross rent – specified renter-occupied housing units paying cash rent. US Census Bureau, 2010 B25064 Median Contract Rent 2013 American Community Survey B25064 Median contract rent (dollars) – renter-occupied housing units paying cash rent and B25077 Median value (dollars) – owner-occupied housing units.

**Table 5-25
 2014 Median Rents in Dinuba**

Bedroom Type	Median Market Rents	
	House	Apartment
Studio	N/A	\$450
One-Bedroom	\$550	\$575
Two-Bedroom	\$825	\$715
Three-Bedroom	\$1025	\$765
Four-Bedroom	\$1,250	\$850

Source: Realty Trac and Dinuba Sentinel 2/5/2015.

**Table 5-26
 Home Values in Dinuba and Nearby Cities**

City	Median Value			Percent Change 2000-2014	Percent Change 2006 - 2014
	2000	2006	2014		
Dinuba	\$97,000	\$213,300	\$172,600	177.94	-123.6
Reedley	\$104,000	\$236,200	\$186,000	178.85	-121.3
Selma	\$97,000	\$252,700	\$164,400	169.48	-153.7

Source: U.S. Census 2010, American FactFinder 2006, and Dinuba Sentinel December 2014.

As shown on **Table 5-27**, the median home values in Dinuba have risen since 2000, but have decreased significantly over the high values in 2006. Dinuba’s values are currently greater than in Selma, and lower than in Reedley. Home values rose over 200 percent from 2000 to 2006, and declined from 2006 to 2014 by over 120 percent. Local housing values have not risen as dramatically as the nearby cities of Reedley (about 5 miles northeast) and Selma (about 12 miles west), but nonetheless they more than doubled between 2000 and 2007 and tripled between 1990 and 2007.

These data indicate that, while in general a significant percentage of all households are overpaying for housing, the problem is particularly evident among low-income households. This is particularly burdensome on these households as it greatly reduces the amount of disposable income remaining to purchase other necessities. Possible solutions to this cycle include increasing the number of housing units made available to this segment of the population and taking steps to increase qualifying households of that availability. Due to this constant need for affordable housing, as evidenced by waiting lists maintained by local realtors, lower-income housing units in Dinuba are typically sold, rented, or otherwise accounted for prior to completion of construction.

To address overpayment, the City of Dinuba will pursue a variety of programs to expand affordability. With a strong prevalence of overpayment in 2-to-4 person and large family renter households, the City will focus available funding on new construction of multi-family units for families and leverage these resources with existing State resources. Concurrently, the City of Dinuba will continue its down payment assistance and single-family rehabilitation programs to help address overpayment in owner households (see Chapter 9 for specific programs).

5.7 Energy Conservation Opportunities

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City has included a number of programs to encourage construction of energy efficient housing, water and energy conservation, and energy-reducing efforts, such as weatherization of existing homes. Additionally, other elements of the City's General Plan include policies to encourage mixed use and infill development; increased density; dedication of open space; alternative transportation including walking and bicycling; use of shade trees and other plantings; placement of structures with respect to solar access; and other means to improve air quality and promote energy savings. The City plans to provide information at the Development and Engineering Services Department and on the City's website to support programs that promote residential energy conservation for both new construction and existing residences in Dinuba.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). These building codes provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements now apply to all new residential construction as well as all remodeling and rehabilitation construction. Subdivision and site plan review regulations or policies that required compliance with specific energy conservation standards have not been adopted by the City.

Establishment and enforcement of energy and water conservation standards and continuing programs aimed at efficiency awareness are key factors in reducing energy and water consumption. In addition to required compliance with the Building Code and Title 24 of the California Code of Regulations (C.C.R.) relating to energy conservation, the City sets forth goals and policies which encourage the conservation of nonrenewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. Some conservation measures require a higher up-front cost, but result in net savings, over the life of the measures by reducing energy and/or water consumption. In large part, utility bill reductions through energy and water

savings can be realized through design incorporating energy conservation features. Energy conservation is, in effect, a resource to enhance the affordability of dwelling units.

“Smart growth” generally refers to development and planning standards that promote consolidation of services, convenient location of recreation and commercial facilities (“walkability”), and “new-urbanism,” which is essentially a return to planning principles from the mid-20th century. These principles include narrow residential streets that may or may not provide on-street parking, reduced front setbacks, parking at the rear of buildings (primarily off of alleys), shared parks or common areas, wide sidewalks, and traditional architecture. The City’s 2007 General Plan includes an Urban Design Element which incorporates many of these concepts. The City will consider revising its Zoning Ordinance to provide for “smart growth,” including incentives and housing density bonuses adequate to meet housing needs for Target Income Group households if the goals, objectives and policies contained in the 2007 General Plan and Zoning Ordinance Amendments are not realized. Chapter 9, Five-Year Action Plan, includes, Provision of Adequate Sites for Housing Development Actions that will allow least one site zoned either R-M 2 or R-M 1.5 with a minimum 6,300 square feet site to accommodate new multiple-family residential development to meet the Extremely low and Very low- income housing needs determined in the RHNA. Candidate sites that are currently vacant and would be eligible for the 10 percent area reduction are identified in this section.

The City will support public education programs that promote residential energy conservation and public awareness; continue to enforce building code regulations (Title 24, California Administrative Code) that require compliance with residential energy conservation measures for all new construction, remodeling, and rehabilitation; and strongly encourage the use of U.S. Green Building Council (USGBC) LEED® Programs and Services to promote residential development that is environmentally responsible, profitable and promote healthier places to live. Among the techniques used to achieve energy efficiency and conservation are window glazing, landscaping, building design, cooling and heating systems, weatherization techniques (such as insulation, caulking, and weather-stripping), energy efficient appliances, and efficient use of lighting through the use of fluorescent bulb fixtures instead of incandescent bulbs in average fixtures.

Additionally, the General Plan was updated in 2007 and included policies to the Circulation and other Elements intended to address SB 375, Government Code § 65302.1, and other state requirements for improving air quality. The Housing Element is consistent with these, and all other policies, programs, objectives, and goals found throughout the General Plan.

CHAPTER 6

RESIDENTIAL LAND RESOURCES

In order to properly plan for future housing needs, an inventory of undeveloped lands available for housing within existing urban boundaries and within projected growth areas must be completed. Both City and County policies encourage development to occur within incorporated cities.

6.1 Available Land Inventory within the City Limits

Table 6-1 summarizes the City’s RHNA targets and the total land available to accommodate the allocated units using “realistic capacity.” **Table 6-2** itemizes properties reserved for City growth. These properties include vacant and underdeveloped lands presently within the City of Dinuba that are adjacent to or within reasonable distance of public sewer, water, drainage, and street systems, and that are not currently associated with a proposed or approved residential project. The City used GIS data based on Tulare County Assessor’s data, which contains layers for parcels, General Plan designations, Zoning, infrastructure, and aerial photos, to assess the vacancy and development potential of these properties. A summary list with detailed information of all vacant and underdeveloped properties within the City is listed as **Appendix C**.

Table 6-1
RHNA Targets and Total Units Possible Using Realistic Capacity in the City Limits

Income Level	RHNA	Zone	Maximum D.U./Ac Permitted in Zone	Realistic Capacity by Zone	No. Acres Available	Total Units at Realistic Capacity
Ex-Low	105	RM-1.5	24	19.2	5.7	109
Very Low	106	RM-2	24	19.2	20.4	155
Low*	163	RM-2	24	19.2	20.4	237
Total Lower Income	374				39.7	501
Moderate	121	R-1-7.5	7.5	6	41.5	249
		R-1-10	4.5	3.6	303	1,091
		RM-3	15	12	13.6	163
Total Mod	121				344.5	1,503
Above Mod.	470	R-1-6	7.5	6	339.1	2,035
		RA	2	1.6	.61	2
Total Above Mod	470				339.1	2,037
Grand Total	965				723.9	4,041

Note: RM-2 Zone provides 392 total DU, which was divided proportionately between low and very low income levels, based on RHNA need.

Based on the information provided in **Appendix C**, the City of Dinuba has sufficient available land within the city limits that is currently suitable for residential development with readily accessible infrastructure to accommodate 4,041 additional residential units, based on realistic capacity (80 percent of maximum density allowed) as described below. It should be noted that the density ranges defined in the Zoning Ordinance are less restrictive than those defined in the

City’s General Plan. For example, the Zoning Ordinance allows up to 24 DU/Ac in the RM-2 district. However, in the General Plan, the RM-2 zone may fall within either the “Medium High Density” area, which allows 7.6 to 15 DU/Ac, or within the “High Density” area, which allows for 15.1 to 24 DU/Ac. Therefore, the maximum densities discussed below and included in Table 6-3 are those ranges allowed by General Plan. The Zoning Ordinance and General Plan densities are:

General Plan Designation	Zone District	Consistent Density in DU/Ac
Low Density	AN and RA	0.0 to 2.0
Medium Low Density	R 1-7.5, R 1-10	2.1 to 4.5
Medium Density	R 1-7.5, R 1-6, RM-3	4.6 to 7.5
Medium High Density	RM-3, RM-2	7.6 to 15.0
High Density	RM-2, RM-1.5	15.1 to 24.0

Approximately 39.7 acres of multi-family zoned land could accommodate an estimated 501 units, which represents 134.6 percent of the 163 extremely low-, very low-, and low income groups identified in the RHNA. The 683.6 acres of single-family zoned land could accommodate an estimated 1,503 units which is over 12 times the number needed for moderate-income households. Combined, land identified in **Table 6-3** could account for about 318 percent of the 965 housing units needed for the extremely low-, very-low, low-, moderate, above moderate-income groups identified in the RHNA for the planning period. It should also be noted that all the lands identified in **Table 6-2** are not hampered by environmental, topographic, flooding, or agricultural constraints as they are within the developed urban environment of the City. Further, the City Council certified an environmental impact report when it approved the comprehensive 2007 General Plan update.

Table 6-2
Summary of Vacant/Undeveloped Properties by Zone within the City

Zone	No. of Properties	% of Properties (by total acreage)	Acreage
R-A	2	0.1%	0.6
R-1-6	162	37.1%	339.1
R-1-7.5	20	6.1%	41.5
R-1-10	18	50.1%	303.0
RM-1.5	32	0.9%	5.7
RM-2	6	3.4%	20.4
RM-3	4	2.2%	13.6
TOTAL	244	100%	723.9

The City reviewed the methods used to determine realistic capacity in the Draft Housing Element 2008 – 2013. Densities were originally calculated based on density of historical development, also known as “traditional development” rates. However, this method alone was deemed as inadequate for multi-family zoning as no multiple family housing units were constructed in the last planning period, and therefore newer programs to encourage higher density development were not implemented. The City determined that a more accurate realistic capacity could be estimated as 80 percent of the maximum density allowed in each zoning district. This 80 percent realistic density is reflected in the estimated number of units for which land is available, shown in Table 6-1.

These estimates do not incorporate additional incentives to higher density development such as, allowing increased density for those including lower income housing (density bonus); infill, utilizing properties with existing utility infrastructure in place; expedited processing and approvals; and fee credits. As explained in Chapter 5, the City of Dinuba’s Zoning Ordinance includes incentives, such as a density bonus. Developers can qualify for a density bonus of up to 35 percent additional units, which would not only reduce construction costs, but also provide more efficient economies of scale when installing infrastructure (i.e., storm water drainage, potable water, and sanitary sewer systems, along with streets, curbs, gutters, and sidewalks).

This estimate of realistic capacity does, however, take into consideration the need for land for other uses, including landscaping, recreation, parking and setbacks. The City has incorporated policies to review and consider revising parking and setback requirements to further encourage higher density development. Maximum zoning density and realistic capacity are listed below for each zoning district. It is not unlikely that, in those cases when a density bonus of up to 35 percent could be applied to a project, it would increase the realistic capacity of that project. However, because a density bonus cannot be assumed, those figures were calculated separately from the maximum realistic capacity estimates noted below. All of the areas contained in **Table 6-3** have been evaluated and it was determined that there are no potentially adverse impacts therefore mitigation measures would not be necessary to develop these areas.

- RA:** 0-2 DU/Ac, 1.6 DU/Ac realistic capacity; 2 DU/Ac with density bonus
- R-1-6:** 4.6 to 7.5 DU/Ac, 6.0 DU/Ac realistic capacity; 8 DU/Ac with density bonus
- R-1-7.5:** 2.1 to 7.5 DU/Ac, 6.0 DU/Ac realistic capacity; 8 DU/Ac with density bonus
- R-1-10:** 2.1 to 4.5 DU/Ac, 3.6 DU/Ac realistic capacity; 5 DU/Ac with density bonus
- RM-3:** 7.6 to 15 DU/Ac, 12 DU/Ac realistic capacity; 16 DU/Ac with density bonus
- RM-2:** 7.6 to 24 DU/Ac, 19.2 DU/Ac realistic capacity; 26 DU/Ac with density bonus
- RM-1.5:** 15.1 to 24 DU/Ac, 19.2 DU/Ac realistic capacity; 26 DU/Ac with density bonus

Table 6-3
Land Survey—Total Undeveloped and Underdeveloped Residentially-Zoned Land
within the City Limits as of January 1, 2015

General Plan Designation/ Zoning District	Allowed Density Range units/ acre	No. of Parcels	Acreage	Maximum Build Out Capacity	Realistic Developed Density DU/Ac	Services & Availability	Estimated Realistic Development Capacity
Residential Medium/R-1-6	4.6-7.5	162	339.1	2,543	6.0	Water & Sewer	2,035
Residential Medium/ R-1-7.5	2.1-7.5	20	41.5	311	6.0	Water & Sewer	249
Residential Medium Low/ R-1-10	2.1-4.5	18	303.0	1,364	3.6	Water & Sewer	1,091
Residential Acreage (Low)/ RA	1-2	2	0.6	2	1.6	Water & Sewer	2
Sub-Total Single-Family		202	684.2	4,220			3,377

Residential Medium/RM-3	7.6-15	4	5.7	86	12	Water & Sewer	163
Residential Medium-High/RM-2	7.6-24	6	20.4	490	19.2	Water & Sewer	392
Residential High/RM-1.5	15.1-24	32	13.6	326	19.2	Water & Sewer	109
Sub-Total Multi-Family		42	39.7	902			664
TOTAL		244	723.9	5,127			4,041

Source: City of Dinuba Development and Engineering Services staff estimate using the 2015 Zoning Ordinance.

Appendix C contains information (such as APN, ownership, allowable units per acre, General Plan and Zoning information, area, realistic unit capacity, and constraints) regarding all vacant and underdeveloped residential properties within the City Limits. Maps showing the site locations are included in Appendix C. Also, it should be noted that all properties are serviceable with City water and sewer services. **Table 6-4** contains a list of approved projects, including tentative subdivision maps and upcoming multifamily developments. There are currently 26 approved or recorded subdivision maps in process totaling 2,195 single-family units and 57 proposed and/or approved multifamily units. A complete range of new housing types is included in the list, ranging from low- to above moderate-income units on 5,400 to 7,500-square-foot lots, or larger, to new multifamily units developed through incentives such as tax credits by Self-Help Enterprises. All projects have had tentative maps approved by the City Council with 19 of the proposed subdivisions still awaiting recordation of a final subdivision map. However, none of the approved tentative maps have expired and will still be active through 2015 and could receive additional extension of time through the State Legislature, which has approved extensions maps for an additional period of times ranging from 12 to 24 months in 2008, 2009, 2011 and 2013, or through discretionary extensions per the Subdivision Map Act.

Table 6-4
Approved and Proposed Residential Projects

Development	Gen. Plan / Zoning Designations	Recorded Final Map	No. of Lots	Status of Subdivision/Project	No. of Residential Units Constructed
Autumn Gate	Res. Med.-Low/R-1-7.5	No	138	Expires 3/28/2016	0
Bel Aire Court	Res. Med./R-1-6	Yes	28	Active	15
Blossom Estates	Res. Med.-Low/R-1-7.5	No	69	Expires 9/12/2015	0
Buratovich Estates	Res. Med.-Low/R-1-7.5	No	90	Expires 5/2/2016	0
Castro Subdivision	Res. Med./R-1-6	No	77	Expires 7/8/2016	0
DeVille Estates	Res. Med./R-1-6	No	26	Expires 2/1/2016	0
Eagle Meadows	Res. Med.-Low/R-1-7.5	No	309	Expires 5/2/2016	0
Euclid Village Apartments	Res. Med-High/RM-2	n/a	57	Constructed in 2011	57
Laurabrook	Res. Med./R-1-6	No	37	Expires 4/5/2016	0
Lincoln-McKinley Estates	Res. Med.-Low/R-1-7.5	Yes	13	Active	13
Marquis Homes*	Res. Med/R-1.5	Yes	41	Active	5
Nehf-Gapen	Res. Med.-Low/R-1-7.5	No	9	Expires 6/23/2017	0
Noroian Estates	Res. Med./R-1-6	Yes	81	Expires 1/27/2017	0
Parkside I	Res. Med./R-1-6	Yes	129	Active	129
Parkside II	Res. Med./R-1-6	No	70	Active	70
Parkside III	Res. Med./R-1-6	No	52	Expires 8/3/2019	0

Quail Run South RCR Residential	Res. Med./R-1-6	No	73	Expires 7/10/2016	0
a) The Village	Res. Med./R-1-6 with PUD Overlay	No	75	Expires 10/10/2016	0
b) The Estates	Res. Med./R-1-6 with PUD Overlay	No	112	Expires 10/24/2018	0
c) The Lakes	Res. Med./R-1-6 with PUD Overlay	No	204	Expires 10/10/2016	0
Terrace Estates	Res. Med./R-1-6	No	61	Expires 9/12/2015	0
Tierra Vista II	Res. Med./R-1-6	Yes	42	Active	0
Villa Mira	Res. Med.-Low/R-1-7.5	No	35	Expires 4/22/2016	0
Vineyard Estates		No	63	Expires 9/7/2016	0
Viscaya I Phase I-IV	Res. Med. and Med-Low/R-1- 6 and R-1-7.5	Yes	280	Active	280
Viscaya II Phase I-III	Res. Med./R-1-6	Yes	81	Inactive	0
TOTAL			2,252		569
TOTAL UNITS REMAINING					1,683

Source: City of Dinuba Development and Engineering Services staff, April 2015. * Although the General Plan designates the RM-1.5 zone district as “High Density” this subdivision was planned as “Medium Density.”

There are 25 vacant lots in the Marquis Homes subdivision that are 0.1 acre or smaller in size. Homes have been constructed on other lots within this subdivision, and infrastructure has been completed throughout. These lots will not be consolidated and are anticipated for single family homes. Lots are in the RM-1.5 zone district, and although this is under the General Plan designation of “High Density,” the subdivision was planned as “Medium density.” Manufactured homes on a permanent foundation and second units are permitted with an administrative site plan in this zone district.

During the approval process, each residential subdivision development proposal is required to connect to either available or readily accessible sanitary sewer, potable water, and storm water drainage facilities. The City requires all development to “pay as you go” as it does not have the resources to provide extensions of the infrastructure noted above. A more detailed explanation of improvements, fees, and other project related requirements is provided in Chapter 7, Constraints.

Also, during the Planning Commission and City Council review/approval process, each of the proposed residential developments was evaluated for and determined to comply with the California Environmental Quality Act (CEQA). Therefore any environmental impacts that were identified during the City’s review and approval process have been assigned appropriate mitigation, where appropriate. The City’s 2007 General Plan contains many policies that encourage walkable communities, pedestrian facilities (such as paseos at cul-de-sacs to minimize walking distances to services), transit and biking facilities. The developments noted in **Table 6-4** were reviewed for consistency with these amenities and all included some, if not all, of these features. One feature that is difficult to accommodate is proximity to large employers. Due to the agricultural and industrial nature of these businesses, most of Dinuba’s largest employers are located in the north or southwest quadrants of the community. However, Dinuba’s transit system provides service to those worksites, bicycling to work is an option, and many newer developments are still within one mile of those worksites.

Development of vacant, bypassed lands within the City’s jurisdiction is encouraged in order to protect against premature conversion of agricultural lands and provide greater utilization of

existing infrastructure. In order to encourage development of bypassed remnant parcels, the City will consider higher densities given certain locational criteria and in circumstances when development will not have significant adverse impacts on adjacent properties. Such criteria may include properties that are contiguous to other higher density residential areas or other intensive non-residential development, or properties that have a size and/or shape that makes it difficult to be developed in a manner similar to other surrounding properties.

It is important to note that within the City core, there are no residential lots that are of sufficient size to subdivide. A major source of increased density could be utilization of a Planning Unit Development (PUD). A PUD requires discretionary approval by the Dinuba Planning Commission which would allow residents an opportunity to participate in the decision-making process for this type of project that has greater density than the existing neighborhood. There is also the potential for developers to purchase vacant properties and construct homes for lower-income households. In these instances, the City can work with the developers to mitigate development and impact fees, possibly through the use of fee credits. As the downtown area further develops, the City will investigate the feasibility of soliciting developers for residential redevelopment to augment the growing commercial aspect of that area.

Additional density may also be accommodated through existing residentially zoned properties by the allowance of secondary residential units. Secondary units are already permitted under the City Municipal Code. Any resident may construct a secondary unit with obtainment of a building permit and compliance with the development standards outlined in Dinuba Municipal Code, Chapter 17.70.024. If all setbacks and floor area ratios are met, which is typical of all development, the only constraint is the ability of the property owner to extend the appropriate utilities (water and sewer service) to the proposed secondary unit. No other entitlements or review by the Planning Commission or City Council is required for a secondary dwelling.

6.2 Mixed-Use in the Central District

Chapter 17.61 of the Dinuba Zoning Ordinance contains provisions for mixed-use (residential over commercial) within the City's C-2 (Downtown Commercial) zoning district. The Mixed-

Use Overlay District permits up to 24.0 dwelling units per acre as second- and third-story uses above downtown businesses. Residents and business owners have not taken advantage of the Overlay District. Much of this may be attributed to the expense of seismic retrofitting of the largely brick-and-mortar structures that dominate the downtown area. No mixed use has occurred since 2009, although the business community has continued to rehabilitate some existing structures for use as restaurants, convenience stores, and similar uses, and an outdoor soccer field has been installed. Although likely to develop gradually, the 32.5 acres of Downtown Commercial could support more than 700 mixed-use residential units, most likely falling within the low- and very low-income ranges. Their central location could reduce residents' dependency on driving to work, thus reducing living expenses and making the units suitable for lower-income or elderly households. In addition, this option would reduce vehicle trips, thus reducing greenhouse gas emissions in support of AB 32 and SB 375. There are very few vacant, non-residential sites that would be considered suitable for residential uses. The City has been very deliberate in designating land uses and zoning commensurate to adjacent planned and existing uses. A careful balance has been achieved by adhering to the land use patterns adopted in previous and existing City's general plan land use maps and zoning maps. If requested, the City

would entertain any proposal that would require a General Plan amendment, change of zone, or conditional use permit to accommodate viable residential development.

6.3 Unincorporated Lands Designated for Residential Development within the Sphere of Influence

In October 2008, the City adopted a comprehensive update to its General Plan, including the Land Use Element, which designated lands within the City’s Sphere of Influence (SOI). These lands, outside the current City Limits, are intended to be annexed by the City as demand warrants. Prior to annexation, parcels are pre-zoned consistent with the General Plan designation.

Between 2003 and 2008, the City of Dinuba responded to developer requests to undertake an extensive annexation process to provide developable lands that were previously outside the City’s limits. Approximately 1,000 acres were annexed into the City exclusively to provide land for commercial and residential development.. Many tentative and/or final subdivision maps were approved during this timeframe resulting in the availability of approximately 2,000 potential new single-residences. Since 2008, no new lands have been annexed to the City; therefore, no new units have been constructed within the previous planning period to lands that were previous in the County that were not previously discussed in the 2009-2013 planning period. Consequently, it is the City’s belief that there is an abundance of developable residentially zoned land that will remain available when the financing and housing markets recover and once again become active in the community.

Development potential can be determined based upon the average allowable density of each residential designation. Low-, Medium-Low-, Medium-, Medium High-, and High-density residential will ultimately translate into densities of approximately 2.0, 6.0, 7.25, 15.0, and up to 24.0 dwelling units per acre; respectively.

Table 6-5 estimates the holding capacity of unincorporated, undeveloped land within the City’s SOI that is designated for residential use by the Dinuba General Plan and the corresponding zoning classification. This table is included for informational purposes only, because the City has sufficient land for development, and therefore does not need to include the areas outside the city limits. As these areas are not within the City’s jurisdiction, the City is using “pre-zoning” to declare its intent upon annexation into the City’s jurisdiction. The “Zoning” column in **Table 6-5** indicates the proposed zoning classification. Since all of these sites are outside of the City’s jurisdiction, water, sewer, and storm water drainage facilities are not available and would have to be installed at the time of construction at the expense of the developer.

Table 6-5
Land Survey – Unincorporated, Undeveloped Land
Planned for Residential Development as of March 1, 2015

General Plan Designation	Density Range in Units/Ac.	No. of Parcels	Acres	Realistic Built Density Units/Ac.	Estimated Realistic Units
Low Density Residential	0 – 2.0	0	0	2.0	0
Medium-Low Density Residential	2.1 – 4.5	2	35.1	3.25	127
Medium Density Residential	4.6 - 7.5	4	71.0	6.00	426
Single-Family Sub-Total		6	106.1		553
Medium High Density Residential	7.6 - 15.0	0	0	0	0
High Density Residential	15.1 - 25.0	1	1.2	19.2	23
Multi-Family Sub-Total		1	1.2		23
TOTAL		7	107.3		576

Source: Tulare County Assessor’s Office, GIS

The estimates contained in **Table 6-5** assume some parcels will be consolidated prior to development to allow the maximum potential of units for the residential designation in which they will be located. Prior to annexation into the City, these areas will receive their specific pre-zone classification and upon annexation will be subject to the particular zone’s requirements. Until such time, there is always the possibility that some land use designations and/or zoning classifications may change. However, as of this writing, the estimates contained in **Table 6-5** are consistent with the Dinuba General Land Use designations and Zoning Map.

6.4 Total Residential Capacities

Table 6-6 shows the total estimated holding capacity for Dinuba based upon vacant residentially-zoned land in the City Limits and land planned for residential development that is outside of the city limits but within the City’s Sphere of Influence (based upon land use and zoning designations contained in the Dinuba General Plan and Zoning Maps). The table shows the development potential for each dwelling type based on existing zoning or anticipated future zoning. Information regarding approved and tentative residential developments can be found in **Table 6-4**.

Table 6-6
Total Undeveloped Land and Holding Capacity
within Dinuba City Limits and Sphere of Influence
by Housing Type

Type	Acres	Realistic* Unit Potential
Single-Family	1,474.3	4,061
Multiple-Family	40.9	687
TOTAL	1,515.2	4,748

Source: City of Dinuba Development and Engineering Services staff estimate using the 2007 General Plan and Zoning Ordinance, Tulare County GIS.

- * “Realistic” is defined as 80% of undeveloped land will accommodate buildings and yards with the remaining 20% dedicated to public rights of way (e.g., streets, curbs gutters, sidewalks, etc.)

At an average household size of 3.72 persons, these units could accommodate an estimated population of 43,345 persons during the 20-year life of the 2007 General Plan. It is noted that although condominium units are considered a basic housing style, a specific zoning district has not been established for their construction. They are permitted, however, within areas zoned for single-family or multifamily residential use.

6.5 Availability of Public Facilities

City policies require that community sewer, water, stormwater, and adequate street facilities be provided by all new development. Government Code also requires that utility services be available for lower income housing. Extension of existing facilities can usually be accommodated, and much of this infrastructure presently exists or is within 600 feet of most vacant lands. Currently, the City’s Wastewater Reclamation Facility (WWRF) has sufficient capacity to meet the City’s needs through 2030. Expansion of treatment capacity of the WWRF by replacing obsolete equipment with modern equipment and improving the way wastewater is treated is planned to serve anticipated growth through 2030. No expansion of the facility occurred in the last planning period.

The Dinuba water system includes two elevated and one ground-level storage tanks, one of 225,000 gallons, one of 1,000,000 gallons, another of 2,000,000 gallons, and a water distribution system. Water is supplied by nine active wells. The system has a capacity of approximately 11,000,000 gallons per day (7,600 GPM), and average daily demand is 4,200,000 gallons per day (or 2,900 GPM). A Safe Drinking Water State Revolving Fund (SDWSRF) Loan was secured in 2005 through the Department of Water Resources in the amount of approximately \$6,200,000, which was used for construction of two additional wells, a 2,000,000 gallon reservoir and booster pump, construction of new and replacement mains, and numerous other water system improvements since 2003.

6.6 Suitability of Sites

With very few exceptions, all of the sites identified are suitable for development. As with many small Valley cities, the most recurring obstacle to development of lands such as these is the presence of agriculture. Within the City limits, most current agriculture consists of vineyards or deciduous fruit trees. With the exception of two properties, the sites identified in the land inventory are not currently within Williamson Act Preserves or Farmland Security Zones. Outside the City Limits and Sphere of Influence, many properties that are on the unincorporated fringe are under Williamson Contracts or in Non-Renewal.

The topography in Dinuba is generally flat, sloping approximately seven feet per mile from northeast to southwest. There are no wetlands or other protected areas within Dinuba, and only historical instances of endangered or threatened species. The nearest natural waterway is the Kings River, which flows northeast-southwest approximately two-and-a-half miles west of Dinuba city limits near the Ridge Creek Dinuba Golf Course. A large portion of the area within

the City’s Sphere of Influence is within a floodplain. To minimize or eliminate potential drainage from flooding, all new development must be elevated above base flood levels. The City participates in the National Flood Insurance Program.

Also, the City of Dinuba jointly constructed a regional stormwater detention and groundwater recharge facility with Alta Irrigation District in the southwest quadrant of the City to provide space for storm water flows to be detained and to replenish groundwater supplies. This facility is approximately 35.0 acres in area and was completed in December 10, 2010.

To a lesser extent, availability and proximity of public utilities are of concern. As mentioned, the City has received loans and grants that help to provide new services and improve existing services. Typically, it is a developer’s responsibility to extend services to the property under development. This works well as a tool to reduce sprawl and leap-frog development, as it is in developers’ best interests to build adjacent to existing development. While many of the vacant properties are of substandard size for their zoning district, variances or minor deviations from code provide modified development standards to facilitate development of otherwise unusable land.

6.7 Quantified Objectives

Based upon past results and anticipated build-out of current proposed and approved projects, the City has determined an approximation of the maximum number of housing units that can be built during the upcoming planning period as illustrated in **Table 6-7**. In the last planning period 561 units were constructed. As noted earlier, the housing construction slump hampered the City’s ability to achieve the 1,086 units then comprising Dinuba’s Fair Share of Regional Housing Needs. The RHNA has identified Dinuba’s Fair Share as 965 new housing units during the 2015-2023 planning period. As noted in **Table 6-4**, the City has land available for construction of up to 4,041 new housing units during the 2015-2023 planning period. As of the drafting of this document, 44 new lower-income, multi-housing units are planned for construction, and 26 permits for single family units had been issued through May 2015. The construction of housing coupled with the potential moderate and above-moderate housing construction allowed within the existing General Plan should provide the City with enough housing to satisfy its Regional Housing Needs Allocation, and sufficient variety to make quality housing available to all segments of the community.

Table 6-7
Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low Income	87	18	0
Very-Low Income	88	18	0
Low Income	122	41	0
Moderate Income	121	0	0
Above Moderate	470	0	0
TOTAL	965	77¹	0

¹ Estimated units that can be rehabilitated during planning period.

6.8 Rehabilitation

The City will continue to seek funding for rehabilitation of both single and multi-family housing through CDBG, HOME and other sources. In May 2015 the City had \$250,000 in CDBG monies set aside for rehabilitation of single family homes.

CHAPTER 7

DEVELOPMENT CONSTRAINTS

Local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare. As part of this update to the Housing Element, the City will examine local ordinances/policies to determine whether, under current conditions, they are accomplishing their intended purpose or if in practice constitute a barrier to the maintenance, improvement or development of housing for all income levels. Such an examination is important as it may reveal that certain policies have a disproportionate or negative impact on the development of particular housing types (e.g., multifamily) or on housing developed for low- or moderate-income households. Ordinances, policies or practices which have the effect of excluding housing affordable to low- and moderate-income households and may also violate state and federal fair housing laws that prohibit land-use requirements that discriminate or have the effect of discriminating against affordable housing. A number of factors affect the ability of the private sector to respond to the demand for housing. Development constraints fall into two basic categories: governmental and non-governmental.

7.1 Governmental Constraints

Governmental constraints are policies, standards, or actions imposed by various levels of government on development. Although federal and state programs and agencies play a role, they are beyond the influence of local government. Conditions applied to residential development in the City of Dinuba focus on public health and safety. Potential local governmental constraints are discussed below.

Land Use Controls

Land use controls are minimum standards within the City’s Zoning and Subdivision Ordinances. Zoning regulations control such features as height and square footage of buildings, lot area, yard setbacks, population density, and building use. If zoning standards are too rigid and do not allow land use flexibility, development costs can increase and/or unintended discrimination can result.

The Subdivision Ordinance governs the process of converting raw land into building sites. For the purpose of this discussion, the emphasis is on residential subdivisions. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, and public utilities will be safe and economical to maintain. Overly restrictive standards result in greater land development costs and/or lack of development interest.

Among the existing residential provisions in the City of Dinuba Zoning Ordinance are:

Density Bonus

Per Government Code Section 65915-65918, a density bonus is an incentive provided to developers who agree to include at least some units for lower-income or senior households. This incentive allows a higher density than is otherwise permitted in a residential zone. Developers may qualify for a density bonus when they agree to construct a housing development for a

minimum of five units that contain at least one of the following: A) 10 percent of the total units are for lower-income households; B) five percent of the units are for very low-income households; C) a senior citizen housing development or mobile home park; or D) 10 percent of the units in a common interest development for moderate-income households, provided that all the units in the development are offered to the public for purchase. A density bonus can range from 20 percent to 35 percent, depending on the number of units included in the development. Additionally, when an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the City, he/she is entitled to a 15 percent density bonus to be added to other density bonus incentives, up to a maximum of 35 percent. The density bonus may also apply when the project is the substantial rehabilitation and conversion of a commercial building to residential use.

RA Residential Acreage Zone

This zone sets a minimum size of one-half acre per lot. Public improvement standards, particularly those relating to street improvements, may vary in the RA zone compared to the other residential zoning districts. Subject to conditional use review, horses are permitted in the RA zone. This zone is intended for “estate” sized residential development and is more suitable in accommodating above average income groups or areas recently annexed into the City that do not meet requirements for development for affordable housing because of a lack of urban services such as sanitary sewer, potable water, and storm water drainage facilities. The RA zone housing density ranges from 0-2.0 units/gross acre.

R Single-Family Zone

Within the zone, lots may vary in size from 6,000 square feet to 10,000 square feet. The minimum size is based upon the sub-zoning of the property, R-1-6, R-1-7.5, or R-1-10. Lots have front setbacks averaging 25 feet, side setbacks of five to ten feet, and rear setbacks of 20 feet. Provided that these requirements can be met, secondary residential units are permitted in all R zones. Typically, the larger the lot, the larger or greater footage each residential unit can be developed. The R-1-6 zone has a minimum lot size of 6,000 square feet with densities ranging from 4.6 to 7.5 units/gross acre. The City encourages all new developers to consider taking advantage of the housing density bonus allowed by the Subdivision Map Act. In the R-1-6 zone, this would allow a minimum lot size of 5,400 square feet. These smaller lots typically accommodate smaller homes thus they are better suited to first time home buyers, lower income groups, “down-sizing” buyers (such as “empty-nesters”), and possibly, special needs groups.

The R-1-7.5 zone has a minimum lot size of 7,500 square feet and similar to the R-1-6 zone, the City encourages all new developers to consider taking advantage of the housing density bonus. This would allow a minimum lot size of 6,750 square feet in the R-1-7.5 zone. Densities in the R-1-7.5 zone range from 2.1 to 7.5 units/gross acre. These lots are suited to first time home buyers with low, moderate, and above moderate incomes, “move-up” buyers, and possibly special needs groups.

The R-1-10 zone has a minimum lot size of 10,000 square feet which can be reduced to 9,000 square feet with a density bonus. These lots are suited for moderate and above moderate incomes groups and “move-up” buyers. Densities in the R-1-10 zone are 2.1 to 4.5 units/gross acre. In

addition to the 10 percent housing density bonus, developers have the option of still greater densities if they receive a conditional use permit for their project to develop under the requirements of the City’s Planned Unit Development (PUD) standards. The following density bonuses are allowed in PUDs:

Percent of Net Site Area In Useable Open Space	Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	20%
Over 25%	25%

Second-Unit Ordinance

Since 1993, the City has had a Second Unit Ordinance in effect and complies with Government Code section 65852.2. This ordinance contains guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, these applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel;
- The second unit may be a manufactured home;
- The total floor area of the second-unit can not exceed the area of the primary residence or 1,200 square feet;
- Second units must conform to yard requirements of the zoning district applicable to primary residence;
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence; and
- One on-street parking space (carport on the minimum) is required for a second unit; the carport may be built on an area normally used as a side or rear yard.

RM Multifamily Zone

Within this zone, densities of up to 24 units per acre are permitted. Again, this zoning district contains sub-categories, RM-1.5, RM-2, and RM-3. Development densities in the RM zones vary between one unit per 1,500 square feet of gross lot size to one unit per 3,000 square feet of lot size. The RM zones require 350 square feet of open or community space per unit, as well as recreation facilities such as a swimming pool, children’s play areas, and outdoor barbeque facilities. Parking requirements vary from 1.5 spaces per unit for a studio apartment (no bedroom), to 2 spaces for a one-bedroom, and 2 spaces for two-bedroom and larger units. Height limits in all RM districts are confined to the shorter of two stories or thirty feet.

Additional pertinent zoning information for the RM districts is as follows, from the Dinuba Zoning Ordinance:

Lot coverage varies by subcategory as follows:

RM-3	50 percent
RM-2	55 percent
RM-1.5	60 percent

All residential districts permit the construction of manufactured homes, provided that they are placed on permanent foundations. The RM districts conditionally permit mobile home parks, subject to development standards that are intended to beautify the park and provide a quality living recreational environment. There are two existing mobile home parks within the City limits: Dinuba Downs Mobile Home Community and Western Sky Mobile Home Park, as well as Alta Trailer Park 370 Whitney with eight units, and one park located just outside the City limits but within the Sphere of Influence (El Monte Mobile Village). The City annexed a mobile home park north of the community in November 2007 (Western Sky Mobile Home Park). Although not planned at this time, any future annexations would allow the City to correct health issues stemming from ground water contamination to eventually provide other urban services such sanitary sewer and storm water drainage.

Mixed Uses

In addition to “traditional” single- and multiple-family zones, the City’s C-2 (Downtown Commercial) zone allows the use of a “Downtown Residential Overlay District” to encourage residential development as part of a mixed use development throughout the downtown area. New residential development and the rehabilitation of existing structures are encouraged to meet housing needs and to provide support for the growth of downtown businesses. Residential uses are allowed on ground floors and second or third stories of buildings, there are no yard requirements, and off-street parking requirements can be relaxed if necessary or off-street parking can be shared.

Off-Street Parking Requirements

Excessive parking standards can pose a significant constraint of housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand. Following is a summary of the City’s parking standards by residential and mixed use zones:

Type of Zone	No. of Spaces
Single Family Residences	2.0
Multi-Family Residences	
One Bedroom	1.5
Two Bedrooms	2.0
Two or more Bedrooms	2.0
Mixed Use	
Studio or One Bedroom	1.0
Two Bedroom	2.0; or with a Variance, ½ the requirement if approved by the Planning Commission; or shared parking

It is the City's belief that parking standards would not impede a developer's ability to achieve maximum densities, and that provisions are in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development. Developers may get reduced parking through Variances, or by benefitting from Downtown parking districts. PUDs and CUPs also allow developers to submit proposals with reduced parking if they can show that the overall proposal accommodates the development and the spirit of the Municipal Code. Self Help Enterprises has indicated that more compact development (higher densities) is an important factor in continuing to build affordable housing. The Affordable Housing and Sustainable Communities program requires a density of at least 20 DU/Ac. In order to meet this requirement, Self Help Enterprises has requested reductions in the total number of parking spaces required in other cities and anticipates needing to do so for future development in the City of Dinuba as well.

Height Limits

Height limits of two stories or fewer in multifamily districts are one example of development standards that may sometimes constrain achieving maximum densities. A Conditional Use Permit can be used to allow higher building heights if the Planning Commission makes certain findings: for example, when the granting of a height variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The City recognizes the need to provide RM zones in order to accommodate higher residential densities, which typically provide housing opportunities for very low- and low-income groups. The City believes there are sufficient lands available to meet all RM-type needs without exceeding the typical height limitation. Although the City believes there are appropriate avenues for requesting a greater height, such as a density bonus, an Action to increase the height to 35 feet or three stories has been included in the next zoning code update for 2015.

For applicable standards, the following is excerpted from Chapter 17.71.030 of the Dinuba Zoning Ordinance:

- A. Height of a building shall be measured along the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof.
- B. Roof structures for housing elevators, stairways, tanks, ventilating fans or similar equipment, and fire or parapet walls, skylights, towers, flagpoles, chimneys, antennas or similar structures may be erected above the height limit but shall not be allowed for the purpose of providing additional floor space.

Building Codes

Building codes regulate the construction of dwellings and include plumbing, electrical, and mechanical divisions. The City complies with the 2013 California Building Codes, California Code of Regulations Title 24.

Site Improvements

Site improvements are regulated by the Zoning and Subdivision Ordinances and by conditions and standards imposed through the City permit process. Site improvements will include off-street parking, landscaping, walls, sewerage, drainage and water systems. It is typically suggested that cities not attempt to require any improvements other than those that are deemed necessary to maintain the public health, safety, and welfare in order to reduce housing costs.

Permit Processing

The City of Dinuba provides the full range of services relating to the development of property within its Sphere of Influence. Subdivision maps, parcel maps, conditional use permits, and building plans are all processed by the City. The City encourages all developers to meet with its development staff prior to the formal submittal of an application as a means to facilitate the timely processing of the application. While building permits are approved ministerially for all single-family dwellings within established subdivisions, site plan approval (specifically for multifamily proposals) or entitlements can lengthen the approval process.

The City initiated a Development Review Committee (DRC) process in 2005 to ensure that all City departments have an opportunity to review and discuss development proposals including all subdivision maps. This process involves staff from public works (e.g., sanitary sewer, potable water, storm water drainage, and streets), parks and community services, the police, and fire departments to meet and discuss any site concerns or issues they may have pertinent to their areas of responsibility. Alta Irrigation District, Dinuba Unified School District, and Pena's Disposal also participate in the DRC as these agencies may be impacted by development. The City believes this process provides an opportunity to give feedback to a developer prior to submittal of a formal application. The developer is given an opportunity to address any issues or concerns prior to investing in design costs of a subdivision. Thus, when the project is ready for consideration by the Planning Commission, any outstanding design issues would have been addressed and resolved at an informal level.

The initiation of a development proposal begins with the filing of an application and payment of appropriate fees. The application is reviewed by City staff and the environmental review process under CEQA is initiated. The project is evaluated for potentially adverse environmental impacts to determine which level of environmental review is necessary. Depending upon potential effect, City staff determines if a categorical exemption, negative declaration, mitigated negative declaration or environmental impact report (EIR) is appropriate. Should the project fit into any of several pre-defined exempt categories, a notice of exemption may be filed which subsequently expedites project clearance of environmental concerns allowing the project to move forward to construction.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. **Table 7-1** identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require EIRs, General Plan Amendments, Rezones, or Variances).

Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. Since the majority of CEQA documents (i.e., EIRs and Negative Declarations) are prepared in response to a General Plan Amendment request, they are typically processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector and could decrease the costs for the developer by as much as 30-50 percent.

**Table 7-1
 Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review/Design Plan Review	4 – 6 weeks	Community Development Dir.
Minor Modifications	1 – 2 week	City Staff
Minor Amendment	4 weeks	Planning Commission (PC)
Major Amendment	4 – 6 weeks	PC
Conditional Use Permit	4 – 8 weeks	PC
Variance	4 – 8 weeks	PC
Zone Change	4 – 5 months	PC and City Council (CC)
General Plan Amendment	4 – 5 months	PC and CC
Architectural/Design Review – Minor	2 – 4 weeks	City Staff Dev. Review Comm.
Architectural/Design Review – Major	4 – 12 weeks	City Staff Dev. Review Comm.
Tentative Subdivision Map	4 – 10 weeks	PC, CC if easements
Final Subdivision Map	4 – 6 weeks	CC
Tentative Parcel Map	4 – 8 weeks	PC, CC if easements
Final Parcel Map	4 – 6 weeks	CC
Negative Declaration	2 months	PC and CC
Environmental Impact Report	4 - 6 months	PC and CC
Single Family Unit/Bldg Permit Review	3 – 4 weeks	Building Official

Source: Dinuba Development and Engineering Department staff

* Depending on entitlement and significance of impact

Depending on the complexity of the project, for example, a single-family project is typically approved in three to four weeks from date of plan submittal if no variances, exceptions, or zone changes are needed. After the project is approved, the building division performs plan checks and issues building permits. Other projects requiring a minor deviation approval are sent to the Development and Engineering Services Director and can be approved within two weeks. Throughout construction, the building division performs building checks to monitor the progress of the project. This process does not appear to put an undue time constraint on most developments because of the close working relationship between City staff contractors/builders, and developers. **Table 7-2** outlines typical approval requirements for one single-family unit infill project, a 60-unit residential subdivision, and a 108-unit multifamily residential project.

**Table 7-2
 Typical Processing Procedures by Project Type**

	One Single-Family Unit	Subdivision	Multifamily Units	Planned Unit Development
	Design Review Site Plan	Design Review Site Plan Review Tentative Map Environmental Assessment Final Map Final Map	Design Review Site Plan Review Conditional Use Permit Environmental Assessment	Design Review Site Plan Review Conditional Use Permit Environmental Assessment
Estimated Total Processing Time	1 week	2-3 months	2 months	3-4 months

Source: Dinuba Development and Engineering Department staff

For multifamily projects, provided that the zoning of the property in question is appropriate for such development, all review is completed at the staff level. Although the Planning Commission and City Council are briefed as to the scope of the project, site plan review is a ministerial process. However, concerns, comments, suggestions, and other insightful suggestions raised by the Commission and Council are considered during site plan review. Multifamily projects with over 24 units per gross acre or Planned Unit Developments (PUD) may take an average of three to four months to process, usually because of variance requests and the requirement for a Conditional Use Permit. We believe this time frame would not pose a constraint to the development of multifamily or PUD projects. **Table 7-2** shows the typical process procedures and time needed to review and approve residential projects.

On- and Off-site Improvements

The typical improvements required by the City for development of property include curb, gutter, sidewalk, and street improvements. Extension of necessary utilities is also generally required as new subdivisions are developed. The City provides and operates water, sanitary sewer, and stormwater drainage services. Electricity, gas, communications and garbage services are provided by outside entities. However, the City requires concurrence from the entities that they can provide these services to new subdivisions. Public improvement standards and approximate values are listed below.

Local Street – 60-foot right-of-way, including 36 feet of pavement with two travel lanes and two parking lanes. 2 inches A.C. over 6 inches compacted aggregate. **Value: range between \$4.00 to \$6.00/sf.**

Curb and Gutter – 30 inches from asphalt pavement to back of curb, 7 ½ inches concrete over compacted native soil. **Value: \$15 to \$25 per linear foot, dependent upon method of construction.**

Sidewalk – 48 inches from back of curb, 4 inches concrete over compacted native soil. **Value: range between \$4.00 to \$5.00/sf.**

Sewer Lateral – 4 inch PVC (dependent upon depth) with minimum slope of ¼-inch per foot. **Value: range between \$3,000 to \$4,000/ea.**

1-inch Water Service – 1 inch CTS polyethylene pipe, meter boxes, bronze saddles, straps, and bolts. **Value: range between \$2,000 to \$4,000/ea.**

Additionally, if services are not available adjacent to the proposed building site, developers are responsible for extension of services across the frontage of their property. This may include construction of water, sewer, and storm water facilities, or the undergrounding (through piping) of open-air ditches/canals operated by Alta Irrigation District, as well as construction of other items. Approximate costs of these facilities ranges as follows:

12-inch Water Main - **\$50-\$100 per lineal foot**

10-inch Sewer Main - **\$40-\$60 per lineal foot**

15-inch Storm Drain Main - **\$50-\$100 per lineal foot**

Manhole - **\$3,000 to \$6,000/ea.**

Fire Hydrant - **\$7,500 to 10,000/ea.**

Street Light - **\$8,000 to \$9,000/ea.**

Wheelchair Ramp - **\$3,500-\$4,500/ea.**

As is indicated in **Table 7-6**, these improvement costs, however necessary, can have a significant, cumulative impact on development. The City is not in a financial position to pay for these improvements and is dependent upon the developer to accommodate his/her project by constructing the necessary infrastructure. It should be noted that once the improvements are completed, they are typically granted to the City which will be responsible for operating, maintaining, repairing, and replacing the improvements in perpetuity.

Zoning Code Enforcement

The City of Dinuba provides code enforcement on a complaint basis. When the City is made aware of violations or health and safety concerns relating to a residence, an inspection will be made and a violation notice issued as appropriate. The City will respond to enforcement issues by utilizing its Building Inspector and Building Official. Where appropriate, the Dinuba Police Department will provide assistance as needed.

As noted earlier, the City complies with the 2013 California Building Codes, California Code of Regulations Title 24. The City adjusts to-modifications whenever they are made to applicable sections of the code.

Fees and Other Exactions

In 1992, the City of Dinuba engaged a consultant to analyze its development fee schedule. The study determined that the City’s fees did not cover the actual costs of the services provided. Since then, the City has continued to modify its development and building fees pursuant to the new fee schedule. The City has insisted on high standards, including the development of parks and other legal requirements, which has resulted in the City’s fees being significantly higher than in neighboring small cities. These modifications typically include annual increases consistent with the Consumer Price Index. With the adoption of SB 975 by the California Legislature, it is no longer possible for the City to waive development fees as a means to expedite the availability of housing for very-low- and low-income housing groups. Participation by the City in activities such as writing down the cost of land, providing gap funds, or construction of necessary public infrastructure may trigger prevailing wage requirements.

The City recently completed a review of its impact fees (summer 2015), and fees for multifamily housing remained about the same or increased in some cases. However, overall fees for single family dwelling units decreased from the previous fee schedule, from \$29,488 to \$26,960 – a decrease of over \$2,500. Although fees have greatly reduced the City’s ability to provide monetary incentives to prospective developers of multi-family housing, impact fees may be paid over a five-year period, with 20 percent down at the time of issuance. In these cases, a lien is required on the property to allow recovery of the fees in the event of a default.

These impact fees have been in place since 2005, and do not apply to older areas of the City, or in the case of infill where existing structures are rehabilitated or converted to residential use. They do apply in cases of infill when a structure is demolished, but only on the square footage in excess of the original building size, when an addition exceeds 500 square feet, or when new construction occurs. Additionally, when CDBG funds are used for new housing construction or reconstruction of existing homes, consideration may be given to use a portion of the funds to “write down” fees, land or infrastructure costs. **Table 7-3** describes some fees associated with both single- and multifamily development.

**Table 7-3
Residential Development Planning Fees (FY2014-2015)**

Fee Title	Amount	Description
Annexation Processing	\$5,242	Review of annexation request, preparation of reports and public noticing for Planning Commission and City Council; compilation of documents for submittal to Local Agency Formation Commission
Tentative Subdivision Map Review	\$1,515 + \$29/lot	Review of tentative subdivision map; preparation of reports and public noticing for Planning Commission and City Council

Fee Title	Amount	Description
Final Subdivision Map Review	\$601 + \$30/lot	Preparation of reports and public noticing for Planning Commission and City Council; City Engineer review
Tentative Parcel Map	\$2,476	Review of tentative map, preparation of reports and public noticing for Planning Commission and City Council
Final Parcel Map	\$1,064 (or costs) +\$693 (CC)	Preparation of reports and public noticing for Planning Commission. City Council action required if acceptance if public dedications are necessary; City Engineer review
Preliminary Plan Review	\$1,632	Review of plans by City’s Development Review Committee prior to formal proposal or application
Site Plan Review – Major	\$1,820	Staff review of site plan for compliance with applicable development standards and codes
General Plan Amendment	\$2,459	Review of proposal for compatibility with surrounding uses, preparation of reports and public noticing for Planning Commission and City Council
Rezoning Review	\$1,601	Review of proposal for compatibility with surrounding uses, preparation of reports and public noticing for Planning Commission and City Council
Negative Declaration	\$2,303	Preparation of Initial Study and Environmental Assessment to identify any potentially significant environmental impacts; circulation of documents to public and private agencies; filing of Notice of Determination and <i>de minimis</i> impact finding
Categorical Exemption	\$240	Finding that a proposal falls within certain categories deemed by the State of California as being exempt from the California Environmental Quality Act
Lighting and Landscape Fee	\$1,515	Formation of a new Lighting and Landscaping District pursuant to §22500 <i>et seq</i> of the California Streets and Highway Code
Conditional Use Permit	\$1,995	Review request of Conditional Use Permit within terms of the code, and prepare documents.

As evidenced by the variety of fees listed above, planning fee impacts on residential development may range from a nominal amount to several thousand dollars. However, particularly in the case of subdivisions, these fees have a very small impact on per-unit/dwelling prices. The bulk of fees associated with residential development originate from System Development Charges (SDC) which apply separately to land and buildings and associated fees. **Table 7-4** illustrates these fees.

Although the City has no influence over the fees exacted by Dinuba Unified School District (DUSD), those fees are discussed to illustrate their potential impact on housing prices. The 2015 fee rates for DUSD are \$7.39/square foot for a typical single-family residence and \$0.54/square foot for an exclusively senior single-family residence, or for commercial development. For a 1,500 square foot home, this would amount to \$11,085 or \$810 additional fee for a typical single-family residence or senior single-family residence, respectively. During the 2009-2013 planning period, DUSD fees for a typical new single-family residence were \$10,890, up from \$3,360 in the 2003-2008 planning period.

**Table 7-4
 System Development Charges (S.D.C.), Building Fees, and Other Fees**

Type	Fee
<u>Land S.D.C.</u>	
Water	\$0.653 per square foot
Sewer	\$0.559 per square foot
Transportation	\$1.061 per square foot
Storm Drainage Master Plan	Varies from \$3,207 per acre to \$14,182 per acre, depending upon location
Park Master Plan	\$55.50 per acre
Park Land Dedication In-Lieu	\$1,749 per unit (Single-Family) \$1,392 per unit (Medium and High Density Apartments) \$1,030 per unit for Manufactured Homes
Fire Protection Facilities	\$1,308 per unit for Duplex-Low Density \$890 per unit (Single-Family) \$758 per unit (Duplex-Low Density)
<u>Building S.D.C.</u>	
Water	\$1.158 per square foot
Sewer	\$1.455 per square foot
Transportation	\$2.258 per square foot
School District Impact Fees	\$7.39 per square foot \$0.54 per square foot (senior housing and commercial)

There are other fees that are associated with the number of water, gas, electrical, and other fixtures. **Table 7-5** provides an example of fees for an average 1,500-square-foot single-family residence in Dinuba’s R-1-6 zoning district. It assumes a 10-acre parcel (gross area of 435,600 square feet or a net area of 360,000 square feet) subdivided into 60 single-family units occupying 360,000 square feet in area (assumes each lot contains 6,000 square feet in area). A single, sixty-foot right-of-way runs east-west, with thirty lots to the north and thirty lots to the south. See **Table 7-5** below.

Table 7-5
Fee Impacts on Single-Family Development (per unit)
FY 2009-2010 Fee Schedule

Fee	Amount
<u>Land S.D.C.</u>	
Water	\$3,918.00
Sewer	\$3,342.00
Transportation	\$6,366.00
Storm Drainage Master Plan	\$535 to \$2,364-will depend upon location
Park Master Plan	\$9.25
Park Land Dedication In-Lieu	\$1,749.00
Fire Protection Facilities	\$890.00
<u>Building S.D.C.</u>	
Water	\$1,737.00
Sewer	\$2,183.00
Transportation	\$3,387.00
<u>Building and Other Fees</u>	
Building Permit	\$1,425.00 and
Strong Motion Instrument Fee	\$13.00
Building Standards	\$4.00
Water Meter Service	\$449.00
Construction Water Payment	\$100.00
General Plan Maintenance	\$60.00
Dinuba Unified School District Fee	\$10,890.00
Total	\$37,059 to \$38,888

Regarding single-family development, these fees have a clear impact on the selling price of the home. Factoring in the cost of public and other improvements further affects this, as shown in **Table 7-6**. This table is based upon the same hypothetical subdivision as the previous section.

**Table 7-6
 Improvement Costs for Single-Family Development**

Improvement Type	Amount/Number	Cost
Local Street	1,860 feet @ \$4.00-6.00/square foot	\$7,440 - \$11,160
Curb and Gutter	3,720 feet @ \$15-\$25/ linear foot	\$55,800 - \$93,000
Sidewalk	3,720 feet @ \$4.00-\$5.00/square foot	\$14,880 - \$18,600
12-Inch Water Main	1,860 feet @ \$50-\$100 per foot	\$93,500 - \$186,000
10-Inch Sewer Main	1,860 feet @ \$40-\$60 per foot	\$74,400 - \$111,600
15-Inch Storm Water Main	1,860 feet @ \$50-\$100 per foot	\$93,000 - \$186,000
Manhole, one each 500 feet	4 @ \$3,000-\$6,000 each	\$12,000 - \$24,000
1-Inch Water Service	60 @ \$2,000-\$4,000 each	\$120,000 - \$240,000
4-Inch Sewer Lateral	60 @ \$3,000-\$4,000 each	\$180,000 - \$240,000
Fire Hydrants, one each 350 feet	6 @ \$7,500-\$10,000 each	\$45,000 – 60,000
Street Lights, one each 300 feet	7 @ \$8,000-\$9,000 each	\$56,000 - 63,000
Total		\$752,020 - \$1,233,360
Total per Unit		\$12,529- \$20,549

When combined with the per-unit fees from the previous table, a total of \$49,588 to \$59,437 is added to the cost of each lot. This represents a significant increase from the 2000-2013 planning period which estimated a cost of \$44,000. In some instances, the costs of improvement can be applied as a credit to reduce development fees, particularly in the event that a developer is willing to provide housing for the low- and very-low income groups. However, fee crediting can not be assumed and may not apply to all projects.

Estimated fees for a 108-unit multifamily development in the RM-2 zoning district are shown in **Table 7-7**. This example includes the following assumptions:

- A five-acre parcel for which all off-site improvements, including street, water, and sewer, are existing.
- Placement of features such as buildings, landscaping, open space, and parking without regard to location within the project.
- 2.2 parking spaces per unit are provided; seventy percent are nine by twenty feet, the remaining spaces are eight by seventeen feet.
- A single thirty-foot-wide travel lane provides access to all parking spaces.
- 350 square feet of open space is provided per unit.
- 109,219 square feet remain for structures – 1,011 square feet per unit.
- All units have two bedrooms.

**Table 7-7
 Fee Impacts on Multifamily Development**

Fee	Amount
<u>Land S.D.C.</u>	
Water	\$142,223
Sewer	\$121,750
Transportation	\$231,086
Storm Drainage Master Plan	\$16,035 – \$70,910 ¹
Park Master Plan	\$278
Park Land Dedication In-Lieu	\$150,336
Fire Protection Facilities	\$81,864
<u>Building S.D.C.</u>	
Water	\$126,475
Sewer	\$158,914
Transportation	\$246,616
<u>Building and Other Fees</u>	
Building Permit	\$92,836
Strong Motion Instrument Fee	\$937
Building Standards	\$289
Water Meter Service	\$449
Construction Water Payment	\$100 ³
General Plan Maintenance	\$4,369
Dinuba Unified School District Fee	\$792,930
Total	\$1,429,432 to \$1,445,467

- Notes: 1. Depends upon area of the City.
 2. Minimum fee, fee will vary depending upon number and size of water lines.
 3. Minimum fee will vary depending upon number of water lines

Building Permit Fees Summary

Prior to 2007, building permit fees for residences were calculated by the types of improvements a residence would have. A fee was given for each individual improvement (fixtures, bathrooms, heaters, etc.). The total of these fees would be the total of the building permit. Commencing in July, 2008 building permit fees for residences are now calculated by square footage. The square footage is multiplied by a flat fee, which itself is determined by various factors (the size of the house, whether it is part of a subdivision, etc.).

The City typically collects all appropriate fees at the time of final map approval or building permit issuance. This process imposes potential financial impacts upon the developer since the developer’s recovery of those costs does not occur until such time as the individual lots are sold. In certain cases, postponement of collection of these fees until a Certificate of Occupancy is issued may help facilitate development of additional housing. Also, the Dinuba Municipal Code allows full payment of fees to be deferred for up to five (5) years for commercial projects. The developer pays 20 percent of the fees each year for 5 years, including interest, which divides

payments into smaller, more manageable amounts. This option is attractive to smaller, local developers that do not have the financial capital to pay development fees at the onset of a project. This provides an opportunity for smaller developers to compete with larger developers thereby allowing competitiveness in the market for new housing location, size, and ultimately, pricing. The City will explore expanding this option to homebuilders during the current planning cycle.

Constraints Affecting Housing for Persons with Disabilities

As noted in the Special Needs section 5.2 of this Housing Element, persons with disabilities and the elderly have a number of housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The City of Dinuba ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The Dinuba Zoning Ordinance currently permits, without a conditional use permit, group homes and similar uses in the RA, R, and RM Residential Zoning Districts and the PO Professional Office District. The City's Zoning Ordinance was amended in the last planning period to comply with State law by allowing, by right, group homes for six or fewer persons in all residential zones.

As with development of lower-income and other special needs projects, the City may be able to accommodate fee credits and similar assistance in exchange for construction and maintenance of care facilities. As an on-going portion of its Capital Investment Program, the City is replacing standard curbed corners with ADA-compliant wheelchair ramps. However, the cost of reconstructing corners precludes the City from a comprehensive City-wide replacement of all curbed corners. Chapter 2 contains a discussion of many public benefit projects including reconstruction of corners with ADA ramps. Within buildings, the City requires that all developers comply with the applicable standards of both the Federal Fair Housing Act and the California Fair Employment and Housing Act, whether within new structures or during remodeling or retrofitting of existing structures.

The City has not adopted a specific process for making reasonable accommodations relating to housing development. However, the Building Division of the Development and Engineering Services Department reviews all applicable projects for compliance with all State and Federal laws relating to the disabled, and requires that developers make modifications to their projects where appropriate to provide compliance with these laws. Following careful review of similar standards adopted by other municipalities, the City will enact a specific process for making reasonable accommodations.

While current code does not apply any standards that serve to hinder the development of housing for any special needs group, the Zoning Ordinance does not provide relief from parking requirements compared to standard residential requirements. However, the Planning Commission may grant relief from parking requirements during hearings for the necessary Variances and Conditional Use Permits. The City will pursue adoption of modified standards that will permit reduced parking requirements under certain circumstances, including development of housing for special needs groups.

Procedures for Ensuring Reasonable Accommodations

To provide zoning and land-use exceptions for housing for persons with disabilities, the City of Dinuba currently utilizes either a minor deviation or encroachment permit processes to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. While both minor deviation and encroachment permit applications may be handled through an administrative procedure, the standard used to evaluate variances conflicts with laws applicable to housing for persons with disabilities. As a result, the element includes an action (see Chapter 9) to establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The City process requests discretion for review of small group homes for persons with disabilities (six or fewer residents) on a ministerial basis. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under the California Building Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, a program is included to amend the zoning code and clarify that retrofitted access ramps are permitted in setback areas.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City of Dinuba implements and enforces the California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of this update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. However, Chapter 9 includes actions to waive, deviate, expedite or other administrative tools to facilitate locating all housing types in all R zones in the City.

The City permits group homes of all sizes in all residential districts. All of the City's commercial zones also allow group homes. The City ministerially processes group home requests of six or fewer people, while still requiring compliance with building code requirements, which are also governed by the State. Group homes with 7 or more people are required to undergo the Conditional Use Permit (CUP) process.

The City does not restrict occupancy of unrelated individuals in group homes and does not restrict the term “family,” or enforce a definition in its zoning ordinance.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special need housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City’s requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. The City is unaware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. No CUP or other special permitting requirements apply to such homes. The City does require a CUP for group homes of more than six persons in all residential and commercial zones that allow for residential uses. The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for any other new residential structure. The City design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the City require the same level of design review; however, the element includes an action to convene a task force with pertinent stakeholders and organizations to evaluate this process and pursue appropriate changes based on the task force’s findings.

Building Codes

The City of Dinuba provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City adopted and implements the 2013 Uniform Building Code (UBC) and 2013 California Code, which incorporates and amends the 1997 UBC. The State has adopted various updates to the California Building Code (Title 24) in every year during the past planning period (2008-2013). The City will implement the provisions of the Code in the near future. Until that time, the 2013 UBC/2013 California Code will be the applicable Code the City is required to enforce under State law. The only additions to the Uniform Code that the City has adopted are (a) requiring multifamily housing to be fire sprinkled; and (b) requiring Class “A” roof materials due to high fire hazard.

Universal Design Element

The City of Dinuba has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The City has added the development of a Universal Design Element as an action during this planning period. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.

HOME and First Time Homebuyer Funds

In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (City of Dinuba) ability to spend FTHB funds in a community with limited affordable housing inventory. The City will include an Action to work with HCD to remove constraints on low-income households' ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

7.2 Non-Governmental Constraints

Non-governmental constraints are those generated by the private sector, and are usually beyond the control of local government. A few of the impacts of non-governmental constraints can be mitigated to a minimal extent by local government actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area.

Availability and Cost of Financing

Until about 2007, getting a mortgage loan was not too difficult, as lenders were willing to work with those with moderate-to-good credit scores. For example, balloon payments and higher interest rates were used by lenders as ways to protect their assets while encouraging larger loans that were unrealistic for some borrowers. These issues, combined with plummeting home values, resulted in a high rate of foreclosures beginning in 2006. Since that time, lenders have gotten stricter about approving loans. To qualify now, a borrower typically must have a credit score of at least 600 – and sometimes as high as 720. The borrower must also have cash as a down payment and proof of an income that will support the amount of the loan.

Interest rates for both construction financing and “take-out” financing (i.e., short-term construction loans) have more impact on the affordability of housing than any other factors. A take-out loan or take-out financing means short-term permanent financing. While a borrower normally secures a commitment from a lender to receive permanent financing following construction of a planned project, the take-out commitment is generally predicated upon specific

conditions, such as a certain percentage of unit sales or leases, for the permanent loan to take-out the construction loan. Most construction lenders require take-out financing before agreeing to finance the construction loan.

Historically, high interest rates, coupled with the limited availability of financing, were responsible to a large extent for an increasing number of households that could not afford home ownership. To lessen the impact of financing as an obstacle, local governments considered options such as subsidizing interest and financing rates for builders and/or home buyers. This was accomplished through the sale of mortgage revenue bonds, but changes in federal law governing the issuance of these bonds makes this alternative more difficult, particularly for the purchase of single-family housing.

During the 2003-2008 planning period, home mortgage interest rates fell dramatically, in some cases to the 4 to 5 percent range. While this appeared to be a boon to both home buyers and home builders, its effects were more far-reaching. Availability of affordable financing prompted more people to qualify for purchasing new single-family dwellings, in many instances builders were unable to meet this unanticipated demand. As with any product based on supply and demand, this inability to keep up with demand in turn drove up the prices of housing. New housing prices soared and lending institutions implemented more liberal lending practices to previously unqualified and minimally qualified applicants. As the economic situation worsened in 2007, jobs losses began in all sectors and many could no longer afford to make their monthly mortgage payments. As new housing demand declined, new housing prices stabilized and also began to decline. However, because developers could not sell new homes, many subdivisions saw sales drop dramatically and in some instances became non-existent. After the economic downturn, interest rates decreased and were sometimes as low as 1.5 percent. In late 2014, they were in the 3.5 to 4.5 percent range. During the period from 2007 through 2011, home values dropped significantly, which created a high foreclosure rate on homes where lenders were “upside-down” on their mortgages. The economy began to recover in 2011, so although interest rates remained low, unemployment rates remained high and relatively few people could afford to purchase homes. By 2013, developers were only starting to begin to construct new homes.

Accomplishing the housing needs allocation was not possible until the economic downturn began to reverse. Although the economy has stabilized, unemployment rates in Dinuba and the surrounding area have decreased but remain high. Consumer confidence is beginning to recover and financing is only slightly more readily available to new home builders and buyers than in the past several years. The new housing market is slowly returning to more robust sales.

Price of Land

According to the California Building Association, the cost of land represents a high proportion of total housing development cost. Small communities such as Dinuba still have reasonably-priced land with typical single-family land prices in the \$10,000 to \$20,000 range. There are two prices of land associated with new homebuilding: the price paid by the developer for unimproved land and the price of developed (improved) land. During the last planning period, unimproved land values were between \$30,000 and \$40,000 per acre, and decreased by 200 to 300 percent since that time. Because of land value fluctuations, staff determined an average cost of \$15,000 per acre divided by 5.8 lots per acre or about \$2,586 per lot. The Land (Improved Lot) column in

Table 7-8 includes the average cost per lot and almost \$50,000 in impact fees and improvement costs. The price of land, though, is usually taken as the finished cost per lot, which includes off-site improvements and development fees. In 2010, this improved lot cost represented an average of 24 percent of the cost of new homes in Dinuba, and in 2014, improved lot costs are about 25 percent of the cost of a new home, as shown below.

Table 7-8
Average New Residence Development Costs

Item	Amount	Percent
Land (Improved Lot)	\$52,586	20
Facilities, Services, On-Site Improvements	\$14,375	5
Construction	\$162,074	62
Sales and Marketing	\$8525	3
Profit and Overhead	\$25,448	10
TOTAL	\$263,008	100

Source: City of Dinuba, Development and Engineering Services Department, 2015

It is of great importance to note that the cost of a new home as listed above is an estimation based upon a single active subdivision in Dinuba. Within recent years, other subdivisions have been completed in which the average price was significantly less.

Cost of Construction

Rising costs of labor and materials have contributed to non-governmental constraints on housing development. These costs were a substantial part of the increased housing costs during the 1980's. Builders passed those increases along to the home buyer or renter.

Additionally, one of the most important results of Proposition 13, passed by the voters of California in 1978, was the severe limitation imposed on the development of infrastructure. These costs can no longer be passed on to the taxpayer by the local jurisdiction. They must be borne by the developer, who then must pass them on by increasing the cost of housing.

The City can take additional positive steps to reduce the impact of rising construction costs on housing prices. Several examples are shown in **Table 7-9**.

**Table 7-9
Mitigation of Construction Costs**

Item	Potential Mitigation
1. Land	Allow smaller lot through the Density Bonus Ordinance or Planned Unit Development Process
2. Improvements	Consider alternate, less costly improvements
3. Fees	Reduce fees, grant fee credits for off-site improvements
4. Labor	Encourage non-profit housing, such as Self-Help Enterprises or the Central Valley Coalition for Affordable Housing
5. Administration and Profit	Reduced if available by non-profit agency; consider density bonus incentives

While the implementation of the above measures could increase the housing stock within the City, some measures might not produce the desired results. The reduction in lot size could create unsafe street conditions due to the reduction in front yard and play area. It may be necessary to consider providing additional park space or requiring developers to make up for the loss of recreational area.

Utilization of Self Help and other non-profit entities can provide substantial savings in the cost of developing new housing. Through the use of these organizations, not only is the actual cost of development reduced, but the “pride of ownership” is increased through “sweat equity” provided by the household. In addition, non-profit housing entities are typically quite adept at identifying and utilizing alternative funding sources and result in more households qualifying for housing.

Lifestyle

Part of the increase in housing costs during the 1970’s and 1980’s was due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and other services included in the housing package changed, such as lot size, amenities, and number of bedrooms. All of these choices have costs associated with them. The trends emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single-family detached dwelling.

Over 50 percent of the questionnaire responses indicated that residents would prefer to live in single family homes, and another 21 percent preferred a gated community. Although this may not fully reflect the preferences of the community as a whole, it is realistic to conclude that the consumer preference is for single family homes. However, households are now more willing to accept alternatives to that lifestyle mostly out of necessity, including apartments and mobile homes. Local government can assist this change by permitting higher densities, and innovative approaches such as zero lot-line housing, smaller lots, and “smart growth” policies.

Drought

The region and the State as a whole are in the fourth year of the worst drought in history. Although the current drought conditions are not generated by the private sector, as are other non-governmental constraints, the drought conditions will almost certainly impact the City. As surface water has become less available, farmers have had to resort to the use of groundwater. Many places in the Central Valley have groundwater considered to be in overdraft, so that the water levels continue to drop. This forces all groundwater users, including cities, farmers, and commercial operations, to drill deeper wells which lower the groundwater levels further and eventually cause subsidence. Water in the City is supplied by nine active wells that currently provide more than enough capacity for residents and businesses. The system has a capacity of approximately 11,000,000 gallons per day (7,600 GPM), and average daily demand is 4,200,000 gallons per day (or 2,900 GPM).

An Executive Order by Governor Brown in April 2015 required that all residents reduce their water usage, with a statewide goal of 25 percent reduction. The City has been ordered to reduce water consumption by 35 percent from 2012 usage in 2015. The City will implement “Stage 3” Water Restrictions in June 2015, which will restrict water usage for residents. With this reduction in water use and the City’s capacity for water storage, the City does not anticipate further water use restrictions that will affect the rate of residential development. However, residents will continue to be affected by the drought in other ways. For example, because so many residents are dependent in some way on local agricultural production, these conditions will affect their ability to earn an income. Additionally, the price of food (including fruits, vegetable, grains/breads, dairy products, eggs, and meat) will increase. The cost of water and wastewater services may increase. All of these factors will impact residents’ ability to afford housing rents or mortgages.

CHAPTER 8

GOALS, OBJECTIVES AND POLICIES

Housing goals, objectives, and policies serve as general policy guidelines for Dinuba. Consistent with state and national housing objectives, these goals, objectives, and policies reflect a commitment to provide a decent home and suitable living environment for every individual and family.

Actions are numbered with the Goal and Policy each is intended to support, so that, for example, number 1.3.5 is Action number 5, intended to support Goal number 1, Policy number 3.

8.1 Goal 1:

Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households.

Objectives:

- 1.1 Facilitate the construction of both market and non-market rate dwellings by 2023 to meet the City's 2023 RHNA.
- 1.2 Work as team members with our partners to find and utilize funding sources that will result in meeting the housing needs of the lower and moderate income residents of the City.

Policies:

- 1.1.1 Wherever appropriate, facilitate the use of federal or state programs that can assist in the development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.
- 1.1.2 Advocate and support proposed federal and state actions that will create a positive and stable climate for housing production.
- 1.2.1 Work closely with Self Help Enterprises and other partners to identify and apply for funding and locate appropriate lands for development of a variety of housing.

8.2 Goal 2:

Address and remove governmental constraints that limit the access to fair, affordable, and appropriate housing, including housing for those with disabilities.

Objectives:

- 2.1 Reduce government barriers to production of special needs housing.
- 2.2 Review City policies, ordinances, and fees that may limit access to appropriate housing and other facilities and services.

Policies:

- 2.1.1 Review General Plan and zoning ordinances that restrict some types of development (e.g., second units, use of modular/mobile units, density bonus).
- 2.1.2 Review the City's current process for ensuring reasonable accommodations for housing for those with disabilities.
- 2.2.1 Review and revise fee schedule for City services and Impact fees, and consider long-term fee deferrals for development of lower income housing by our partners.
- 2.2.2 Review processing times for reviews, maps, permits, and other approvals.
- 2.2.3 Promote infill housing development in areas annexed prior to 1988, which would be exempt from most impact fees

8.3 Goal 3:

Identify a variety of adequate sites for all income levels through appropriate zoning and development standards to meet the City of Dinuba's 2023 RHNA.

Objectives:

- 3.1 Continuously maintain at least a 10-year supply of residential-zoned land at a variety of densities within the City limits.
- 3.2 Encourage housing located near employment centers, services, and schools.

Policies:

- 3.1.1 Maintain an inventory of lands available for infill and other residential development.
- 3.2.1 Establish, review, and maintain zoning ordinances, General Plan policies, and development standards on a regular basis that reinforce the City's goals of meeting the 2023 RHNA for all groups.

8.4 Goal 4:

Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods.

Objectives:

- 4.1 Encourage rehabilitation and conservation of housing units for households of all income levels to maintain and improve neighborhoods for the long term.
- 4.2 Encourage and facilitate the participation of Self Help Enterprises and other non-profit developers and partners to assist in the rehabilitation and conservation of housing within the City of Dinuba.

Policies:

- 4.1.1 Support actions that foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.

- 4.1.2 Facilitate maximum utilization assistance programs where such action is needed to ensure preservation of the living environment
- 4.2.1 Support public and private awareness and efforts to rehabilitate and improve the existing housing stock and neighborhood conservation

8.5 Goal 5:

Conserve assisted housing developments at-risk of conversion to market rate.

Objectives

- 5.1 Ensure that the City maintains records on the locations of all assisted housing, and is involved in discussions/negotiations for avoiding at-risk conversions to market rate.

Policies

- 5.1.1 Maintain records of assisted housing within the City, and assist in the preservation of these units
- 5.1.2 Encourage existing managers of low-income housing projects and prospective buyers to continue to conserve these units.

8.6 Goal 6:

Promote equal housing opportunities for all persons, including those in special needs groups.

Objectives:

- 6.1 Maintain programs and processes that discourage and address discrimination.
- 6.2 Support programs and processes that encourage accommodation for all/any special needs groups.

Policies:

- 6.1.1 Encourage enforcement of fair housing laws throughout the City
- 6.2.1 Support the development of housing plans and programs, including new government subsidized housing that maximize housing choices for minorities and other special needs, lower-income households commensurate with need.
- 6.2.2. Review zoning ordinances and other City policies and fees that may expressly discriminate against a group protected by the fair housing laws or have the effect of discriminating against a protected group.

8.7 Goal 7:

Promote energy conservation in all residential neighborhoods.

Objectives:

- 7.1 Maintain local ordinances, and support federal and state regulations to promote energy conservation.
- 7.2 Utilize regional, state and federal opportunities to provide funding for energy conservation.

7.3 Promote energy conservation through educational programs.

Policies:

- 7.1.1 Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- 7.2.1 Encourage maximum utilization of federal, state, and utility company programs that assist homeowners and renters in providing energy conservation measures.
- 7.3.1 Provide information to the public about available programs on the City's website and social media sites

CHAPTER 9

EIGHT-YEAR ACTION PLAN

This chapter sets forth an eight-year program of actions necessary to achieve the stated goals, objectives and policies required by State HCD, as they specifically pertain to the housing needs in the City of Dinuba. Many of these actions can be accomplished at the local level, while others require state and federal government action, including the funding of various housing programs.

The following sections present the individual actions and programs necessary to achieve plan goals. Each goal contains an overview, and identification of existing and potential objectives, policies, and actions to meet state goals, an eight-year action plan, and identification of responsible agencies and funding sources. Actions are numbered with the Goal and Policy each is intended to support, so that, for example, number 1.3.5 is Action number 5, intended to support Goal number 1, Policy number 3.

Goal 1:

Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households.

In the past 50 years, private industry has encountered various obstacles in producing affordable housing for extremely and very-low-income families. Although wages have remained flat over the last several years, the costs of rental units has not increased significantly, and rents remain affordable to many residents within the last planning period. Housing costs were highest in 2007, and have been on the rise slowly since 2012. However, those with the lowest incomes, and those with larger households continue to struggle to find safe, affordable housing.

As housing costs rise without an appreciable increase in wages, future housing needs will increasingly be translated into a greater demand for less-costly housing types like multiple-family units, second units, mixed use, and mobile homes. While existing community land use plans provide for a full range of housing types and densities, future decisions regarding public improvements, zoning, and development standards will determine the extent to which multiple-family housing, mixed use, mobile homes and other lower cost housing and higher density alternatives will be successfully utilized in meeting anticipated housing needs.

Housing assistance provided by federal and state programs falls into two categories: assistance to homeowners and assistance to renters. Within each of these categories, programs address either construction of new housing units or use (including rental costs) of existing units. Some programs assist the individual or family, while others assist the owner or developer.

It is the City's intent to use its limited resources to provide housing opportunities for all income groups. This can be accomplished by encouraging development of additional housing for all lower income groups, by allowing a greater variety of housing throughout all residential zones, and by making efforts to maintain and recondition older housing. Priority, however, will be given to extremely low- and very-low income groups as these groups face the most difficult challenges in securing housing to meet their needs using one or combination of resources

identified below. If other funding or program opportunities arise that are not identified in this Housing Element, the City will also consider said opportunities as part of its efforts to assist in the provision of housing.

Objectives:

- 1.1 Facilitate the construction of both market and non-market rate dwellings by 2023 to meet the City's 2023 RHNA.
- 1.2 Work as team members with our partners to find and utilize funding sources that will result in meeting the housing needs of the lower and moderate income residents of the City.

Policies:

- 1.1.1 Wherever appropriate, facilitate the use of federal or state programs that can assist in the development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.
- 1.1.2 Advocate and support proposed federal and state actions that will create a positive and stable climate for housing production
- 1.2.1 Work closely with Self Help Enterprises and other partners to identify and apply for funding and locate appropriate lands for development of a variety of housing.

Actions:

- 1.1.1 The City will facilitate developers making application from FmHA Interest Subsidy programs, and will work with and assist those developers. The City will facilitate this by providing the necessary information for the application on the City's website or in pamphlets, noticing and holding the required public hearing, and preparing a staff report to the City Council. The City also takes all actions necessary to expedite processing and approvals for such projects, and will make available fee credits and density bonuses for developers agreeing to provide lower-income housing.

Year: Throughout the planning period on an annual basis.

Responsible Agency: City of Dinuba, Public Works Services Department & Private Developers

Funding Source: Farmers Home Administration

This program provides direct loans to individuals of extremely-low, very-low, and low-income for the purchase of newly-constructed homes. The interest rate varies according to the applicant's adjusted family income and may be from as low as 1 percent to market rate. The ability to achieve this is contingent upon the market conditions during the plan period, interested developers, and congressional authorization to issue such bonds. Although no individuals participated in this program during the 2009-2014 planning period, the City will continue to keep this loan option available.

- 1.1.2 The City will facilitate developers making application for HUD Housing Choice Voucher Program – New Construction allocations and assist those developers with gathering information. When a proposal for a new rental project is accepted, HUD enters a Housing Assistance Payment (HAP) contract with the owner, which guarantees rent assistance payments to qualified renters for a specified period of time up to 20 years.

Year: On-going

Responsible Agency: City of Dinuba and Private Developers

Funding Source: Federal Department of Housing and Urban Development

- 1.1.3 The City will continue to facilitate developers making application to the California Tax Credit Allocation Committee, which issues bonds and provides tax credits to help fund development of multifamily development and rehabilitation. Developers are eligible to receive density bonuses if developers agree to provide certain levels of housing for special needs or lower-income groups. The City will facilitate developers by providing information needed for the application, noticing and holding the required public hearing, and preparing a staff report to the City Council.

Year: Annually, On-Going

Responsible Agency: City of Dinuba and Private Developers

Funding Source: California Tax Credit Allocation Committee

- 1.1.4 The City will continue to support and participate in any additional rental housing programs that are intended to provide non-market-rate housing in market rate rental projects. This project is seeking funding in part by bond monies from the California Tax Credit Allocation Committee. Further, this project will consist of 100 percent low-income units.

Year: On-going

Responsible Agency: City of Dinuba, Public Works Services Department and Private Developers

Funding Source: HOME MF funds

- 1.1.5 The City will revise its permitting and recordkeeping process to better track the types of housing for which permits are sought. In particular, the City will record requests for permits for second units and other housing that will assist lower income groups, those in need of temporary housing, those with disabilities, and other special needs groups.

Year: Implementation in FY 2015-2016

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: No Additional Funding Needed

- 1.1.6 The City currently has no single-room occupancy (SRO) facilities, although the Zoning Ordinance permits boarding or renting rooms which are considered the

equivalent of SRO units. SRO units are allowed in the RA, R and RM zoning districts. The City will prioritize appropriate funding sources to encourage the development of at least one SRO development within the planning period.

Year: Throughout the planning period or until successful

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: Emergency Solutions Grant, California Tax Credit Allocation Committee

1.2.1 Work closely with Self Help Enterprises and other partners to identify and apply for funding and locate appropriate lands identified in the Land Inventory for development of a variety of housing. Currently, the City and Self Help are coordinating on the Sierra Village project. In the past, the City has worked with Self Help Enterprises on the Viscaya Gardens and Lincoln-McKinley Estates affordable housing projects.

Year: On-going. Land Inventory to be completed by January 2016.

Responsible Agency: City of Dinuba, Self-Help Enterprises or other affordable housing developer

Funding Source: Tax Increment Financing, private non-profit funds

1.2.2 The City has a close working relationship with Self-Help Enterprises (SHE) in Visalia, CA, which administrates the City's HOME and CDBG Rehabilitation programs. If opportunities present themselves, the City will make efforts to secure reasonably priced land to purchase it, thereby lowering housing costs within grasp of affordable housing pricing. In the event opportunities present themselves, the City will engage SHE to construct a subdivision.

Year: Quarterly review with maps to be updated annually by December 31 of each year

Responsible Agency: City of Dinuba, Self-Help Enterprises or other affordable housing developer

Funding Source: General Fund, Tax Increment Financing

Year: On-going throughout the planning period on a biannual basis.

Responsible Agency: City of Dinuba

Funding Source: Tax Increment Financing, private non-profit funds

1.2.4 The City will coordinate with HCD to remove the restrictions of the HOME first-time homebuyer assistance program that currently do not allow homebuyers participating in a development program (i.e., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. The City will work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.

Year: 2016

Responsible Agency: City of Dinuba and interested private non-profit developers, HCD
Funding Source: None Needed

Goal 2:

Address and remove governmental and non-governmental constraints that limit the access to fair, affordable, and appropriate housing, including housing for those with disabilities.

Many factors affect the ultimate cost of housing to the consumer, be it rental or home ownership. Some of these constraints are the result of government actions, regulations and standards, and some are the results of non-governmental factors. However, governmental and non-governmental constraints are interrelated and each affects the other, so that action programs that affect one group can affect the other. To address governmental constraints, the City needs to carefully analyze fees, land use controls, building codes and site improvement standards.

Non-governmental constraints are beyond the control of local government and generally cannot be impacted by any action of the City or County. However, certain actions of local government can mitigate some of the adverse impacts of market constraints on a very localized basis.

Objectives:

- 2.1 Reduce government and non-government barriers to production of special needs housing
- 2.2 Review City policies, ordinances, and fees that may limit access to appropriate housing and other facilities and services

Policies:

- 2.1.1 Review General Plan and zoning ordinances that restrict some types of development (e.g., second units, use of modular/mobile units, density bonus)
- 2.1.2 Review the City's current process for ensuring reasonable accommodations for housing for those with disabilities
- 2.2.1 Review and revise fee schedule for City services and Impact fees, and consider long-term fee deferrals for development of lower income housing by our partners
- 2.2.2 Review processing times for reviews, maps, permits, and other approvals
- 2.2.3 Promote infill housing development in areas annexed prior to 1988, which would be exempt from most impact fees

Actions:

- 2.1.1 "Smart growth" generally refers to development and planning standards that promote consolidation of services, convenient location of recreation and commercial facilities ("walk-ability"), and "new-urbanism," which is essentially a return to planning principles from the mid-20th century. These principles include narrow residential streets that may or may not provide on-street parking, reduced front setbacks, parking at the rear of buildings (primarily off of alleys), shared parks or common areas, wide sidewalks, and traditional architecture. The City

will consider revising its Zoning Ordinance to provide for “smart growth,” including housing density bonuses, reduced setbacks, and smaller lots located close to services, schools, and jobs. The City will allow at least one site zoned either R-M 2 or R-M 1.5 with a minimum 6,300 square feet site (which represents a 10 percent site area reduction as stated in the Zoning Ordinance Section 17.24.050) to accommodate new multiple-family residential development to meet the Low Income housing needs determined in the RHNA.

Year: Consider and adopt within one year of certification of the 2015-2023 Housing Element

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund

2.1.2 The City will research alternative methods of financing for extremely-low, very-low, and low-income and special needs households home ownership opportunities.

Year: On-going throughout the planning period, on a biannual basis.

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund & Tax Increment Funds

2.1.2 The City will review its development standards in order to identify those areas that could result in impediments to the development of new housing opportunities.

Year: Twice during the planning period, first time by January 2017.

Responsible Agency: City of Dinuba, Development Services Department

Funding Source: General Fund

2.1.3 The City will monitor site improvement standards, such as setbacks and square-footage requirements, and formulate appropriate modifications, if required, that remove unnecessary constraints to development of affordable housing.

Year: Annually for the duration of the planning period.

Responsible Agency: City of Dinuba, Development Services Department

Funding Source: General Fund

2.1.4 To encourage development of affordable housing in multifamily housing with units available to rent by lower income families, the City shall amend the Zoning Ordinance by reducing front, rear, and side setbacks, minimum distance between buildings for multistory units, and increasing total site area covered by roofed structures for multifamily dwelling units when a minimum of 10 percent of units developed to housing for households who earn 60 percent or less of the AMI. If a development proposal is adjacent to existing or future single-family residential uses, adequate and permanent screening in the form of landscaping shall be installed and maintained to ensure the privacy of single-family residents. Priority

will be given to extremely low-income households. The zoning changes will be reviewed and adopted by the City.

Year: Within one year of certification of the 2015-2023 Housing Element
Responsible Agency: City of Dinuba, Development Services Department
Funding Source: General Fund

2.2.1 The City demonstrated its willingness to work with and assist developers for both homeowners and renters during the last planning period. The City will provide developers who are willing to construct extremely low-, very low-, and low-income rental housing with expedited processing and approvals for such projects. The City will also continue to endorse the use of bonds such as those issued in conjunction with the California Tax Credit Allocation Committee. Developers of low-, very low-, and extremely low-income units will also be eligible for the City's density bonus, which will permit construction of additional units beyond code-specified maximums in exchange for providing those units at costs targeting lower- income households.

Year: On-going, as applicable
Responsible Agency: City of Dinuba, Public Works Services Department & Private Developers
Funding Source: General Fund:

2.2.2 The City has recently reviewed and will continue to review its development impact fees to ensure that they are not unintentional constraints to construction of lower income housing within the City. In addition, the City will consider and adopt the use of a portion of its CDBG allocation and/or tax increment to write down infrastructure improvements and/or land costs, and will continue to use fee crediting to reduce development fees.

Year: 2016-2017, and annually thereafter
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: General Fund & Tax Increment Funds

2.2.3 The City will continue to grant density bonuses, which can amount to a 35 percent increase in the number of units permitted, and additional incentives for projects providing extremely-low, very-low and low-income and other special needs housing.

Year: On-going, as appropriate
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: Application Fees

2.2.4 The City will revise the definition of "Family" to be in compliance with State Fair Housing Law. The intent of this Action is to ensure that those seeking rental housing are not discriminated against because they are not related by blood or marriage to others living in a unit, and that household size is not limited. This

includes the elimination of the “limit of six unrelated persons in a household” and instead, defining “family” as a “household unit of at least two persons. Family shall also not be limited to those persons related by blood or marriage.”

Year: Adopted by City on September 8, 2015
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: No Additional Funding Needed

2.2.5 The City will develop a Universal Design Element that will govern construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.

Year: Within two years of certification of the 2015-2023 Housing Element
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: No Additional Funding Needed

2.2.6 To reduce impact fees, especially System Development Charges (SDC), for the development of lower income housing, the City will promote infill housing development in areas annexed prior to 1990. SDCs were not applied to land before this date, and were applied only to buildings when 1) new construction occurred, 2) building additions exceeded 500 square feet, or 3) a structure was demolished, in which case the fee applied only to the square footage that exceeded that of the original building. These 61 parcels are indentified in the land inventory (Appendix C), and this information will be made available to interested parties.

Year: On-going
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: No Additional Funding Needed

Goal 3:

Identify a variety of adequate sites for all income levels through appropriate zoning and development standards to meet the City of Dinuba’s 2023 RHNA.

The City annexed land during the last planning period, and has more than sufficient land available to meet the needs of the RHNA during the current planning period. However, particularly with the passage of SB 375 and its goal of reducing greenhouse gas emissions through higher density residential development, some of this land must be considered for construction at a higher density to provide opportunities for lower-income housing. Zoning and development standards must also be reviewed to ensure that needs for second units, modular homes, emergency housing, and housing for other special needs groups can be accommodated. Additionally SB 375 places additional requirements on jurisdictions to provide housing in close proximity to services, employment, and schools, as well as encouraging alternative transportation

which can be accomplished in part with infill, mixed use zoning, and construction within areas already within the city limits.

Objectives:

- 3.1 Continuously maintain at least a 10-year supply of residential-zoned land at a variety of densities within the City limits
- 3.2 Encourage housing located near employment centers, services, and schools

Policies:

- 3.1.1 Maintain an inventory of lands available for infill and other residential development
- 3.2.1 Establish, review, and maintain zoning ordinances, General Plan policies, and development standards on a regular basis that reinforce the City's goals of meeting the 2023 RHNA for all groups

Actions

- 3.1.1 Dinuba will update its 2007 General Plan as needed to account for changes in land use designations, General Plan amendments, and to be consistent with adopted Specific Plans. The 2007 General Plan, a 25-year plan, was adopted in October, 2008, with the intention to review it periodically during that time.

More specifically, in order for the City of have a consistent range in density for residential development within the RM-2 zoning density and the Medium High Density Residential (MHR) General Plan designation, the City will amend the General Plan MHR designation to allow 7.6 – 20.0 units/gross acre, and will include all lands zoned as RM-2 under this MHR designation. This amendment will allow the zoning and general plan designations to have the same range of density for development, and will allow the City to meet State density requirements for residential development.

Year: General Plan MHR amendment within 12 months of adoption of the Housing Element update. Annual review thereafter.

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund

- 3.1.2 The City will continue to annually update an inventory that details the amount type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City will develop and implement a formal ongoing (project-by-project) evaluation procedure by January 31, 2017 pursuant to GC Section 65863. Should an

approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Year: One year from certification of the 2015-2023 housing element: on-going for project-by-project review

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund

3.1.3 The City will continue to identify government-owned land within the City and its SOI for possible housing development. If appropriate sites are identified, the City will approach potential developers and funding agencies to facilitate development of the sites with assisted housing.

Year: 2015-2023, continuous

Responsible Agency: City of Dinuba, Public Works Service Department

Funding Source: General Fund

3.2.1 The City will continue to maintain and update its reference maps including zoning, infrastructure, and other thematic maps to provide information for review and analysis of proposed development and to assist developers in locating appropriate sites for housing.

Year: 2015-2023, continuous as needed

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund

3.2.2 The City will continue to provide site information and incentives for developers on urban infill projects that will provide extremely-low, very-low, low- and moderate-income housing opportunities. Almost all necessary infrastructure is accounted for on infill projects, greatly reducing the cost of development, subsequently resulting in a reduction of home prices. Further, the City can coordinate private development in conjunction with projects identified in the City's Capital Investment Program, also potentially reducing the cost of housing development. The Development Services Department will continually update its maps showing all vacant land with the potential to accommodate infill housing. The maps will depict those sites with a minimum lot size that can accommodate at least one single family home.

Year: Working with developers and coordinating private development in conjunction with the City's CIP will be on-going during the 2015-2023 planning period. The City reviewed its available infill lands in spring 2015, and will continue to do so, including updating applicable maps, at least annually for the duration of the planning period.

Responsible Agency: City of Dinuba

Funding Source: General Fund

- 3.3.1 The City shall consider and adopt a use permit for residential uses in future projects developed in the PO districts to further encourage mixed use in the downtown and neighborhood commercial areas, provide opportunities for residents to have immediate access to services, and encourage less automobile traffic in neighborhoods and the downtown areas.

Year: 2015-2016

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund **Goal 4**

Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods.

Although the assessment of current housing needs indicates that the majority of Dinuba's population is adequately housed, it also clearly illustrates that a certain segment of households are currently experiencing housing quality (that is, upkeep and maintenance) difficulties. Based on the inventory of housing quality contained in Chapter 4, greater than 2,030 households within Dinuba are currently living in housing that needs some repair or rehabilitation. Part of this problem stems from the fact that many dwellings were built prior to local building code and planning regulation. Special needs groups that may be particularly affected by older housing includes the elderly and large families, who are most likely to live in aging, single family homes. The extremely low-income and farm worker groups may also live in unsafe or unsanitary housing conditions because of a lack of available affordable housing. These groups include both the very young and the elderly, who are most at risk of health problems that occur more frequently in older housing as the result of aged plumbing, electrical, and heating/cooling systems, leaking roofs, and similar problems.

Housing conservation is necessary to not only improve health and safety conditions, but also to protect the existing housing stock and to enhance and maintain existing neighborhood quality. The City has a very aggressive housing rehabilitation program funded by CDBG monies. Since 2003, the City has secured eight grants and allocated no-interest or low-interest loans for the rehabilitation of nine units. Active grants total \$4,591,541. Current applications are expected to provide financing for the rehabilitation and construction of additional units. Additionally, the City's SDCs were put in place in 2005, so that dwellings built before then are not usually subject to these fees.

Objectives:

- 4.1 Encourage rehabilitation and conservation of housing units for households of all income levels to maintain and improve neighborhoods for the long term.
- 4.2 Encourage and facilitate the participation of Self Help Enterprises and other non-profit developers and partners to assist in the rehabilitation and conservation of housing within the City of Dinuba.

Policies:

- 4.1.1 Support actions that foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.
- 4.1.2 Facilitate maximum utilization assistance programs where such action is needed to ensure preservation of the living environment
- 4.2.1 Support public and private awareness and efforts to rehabilitate and improve the existing housing stock and neighborhood conservation

Actions:

4.1.1 As a non-entitlement City, Dinuba will continue to apply for CDBG and HOME funds for housing rehabilitation and to actively participate in outreach efforts to inform city residents that these programs are available. Self-Help Enterprises (SHE) administers the City's marketing and outreach for these programs. SHE receives administrative funds (grant start-up, environmental reviews, public hearings, guideline management, marketing, draw requests, reporting and closeout) through CDBG and HOME program grants; while the City provides funding to support the administration of the Cal-Home program. In addition, each program provides activity delivery funds as a part of the grant to the City that covers SHE's time for program implementation (eligibility determination, verifications, loan processing, initial inspections, work write-ups, construction monitoring, pay releases, etc.) The City uses CDBG funding to provide grants up to \$15,000 to assist homeowners with repairs such as roofing, windows, doors, electrical, and plumbing to meet the health and safety of the family and/or the community. These funds used to be utilized for "emergency" repairs, but are now usually designated for first-time homebuyers and rehabilitation of homes. During the HE planning period, the City will target a total of 25-30 units, depending upon the availability of funding and costs per unit.

Year: Annually, continuing throughout the planning period

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: Community Development Block Grants & HOME funds

4.1.2 The City has an existing Housing Rehabilitation Program through HUD, and will continue to support rehabilitation of housing through this program. The City will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the City will work with property owners to have the rehabilitation project funded.

Year: Review annually

Responsible Agency: Tulare County Housing Authority

Funding Source: Federal Department of Housing and Urban Development

4.1.3 The City will continue to review its policies relating to housing conservation and will adopt new policies and procedures where appropriate. This will include, but will not be limited to, new standards for apartment and mobile home park

construction as well as conversions of apartments and mobile home parks into condominiums.

Year: Review annually throughout the planning period
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: General Fund

4.1.4 The City will revise its recordkeeping process to better maintain an inventory of those units in need of repair or demolition. Whenever possible, the City will provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.

Year: Review recordkeeping process within 12 months of adoption of the Housing Element update, with annual review thereafter
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: General Fund

4.2.1 The City of Dinuba and Tulare County will continue to enforce the Housing Code, which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that are suitable for human habitation. The Tulare County Health and Human Services Agency has the authority to enforce housing violations. Due to limited resources, the enforcement of the Housing Code is handled on a passive, complaint-response basis.

Year: Update information on the website within six months of certification of the 2015-2023 Housing Element. On-going on a continuous basis
Responsible Agency: City of Dinuba, Development Services Department & Tulare County Health and Human Services Agency
Funding Source: General Fund

4.2.2 The City of Dinuba will ensure that utilities can be provided by the developers to areas recently annexed, as housing or other development projects are initiated. In compliance with SB 244, the City seek to identify the infrastructure and service needs of unincorporated legacy communities in their general plans during the planning period (none were identified in 2015 when the housing element update occurred). An unincorporated legacy community is defined as a place meeting the following criteria:

- Contains 10 or greater dwelling units in close proximity to one another;
- Is within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for greater than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

Year: On-going on a continuous basis. Also, participate in MSR process with LAFCo every 5 years to review the SOI and identify the location(s) of these communities.

Responsible Agency: City of Dinuba, Development Services Department, and LAFCo
Funding Source: None needed

Goal 5:

Conserve assisted housing developments at-risk of conversion to market rate.

According to HCD, “One of California’s foremost housing problems is the potential loss of affordability restrictions on a substantial portion of the government-assisted rental housing stock. Much of this stock is ‘at-risk’ of conversion from affordable housing stock reserved predominantly for lower-income households, to market-rate housing.” Fortunately, in the City of Dinuba, contracts for government assisted rental housing are renewed as scheduled, and none of this housing was lost to market rate housing in the last planning period. The City will continue to maintain records, and otherwise encourage the development and continued availability of this housing.

Objectives

- 5.1 Ensure that the City maintains records on the locations of all assisted housing, and is involved in discussions/negotiations for avoiding at-risk conversions to market rate.

Policies

- 5.1.1 Maintain records of assisted housing within the City, and assist in the preservation of these units

Actions:

- 5.1.1 The City will continue to work with Self Help Enterprises and the Central Valley Coalition for Affordable Housing to address at-risk units should they become a concern, the City will communicate with HCD and managers of affordable housing, so that they will be informed when a property owner is considering converting housing to market risks.

Year: Initiate in Fiscal Year 2015-2016, with annual updates thereafter

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: City of Dinuba

- 5.1.2 The City will proactively seek funding resources and partnerships with non-profit organizations to preserve units in danger of converting to market rates at their current levels. The City will also directly contact tenants of these developments and provide information regarding potential conversion dates, rental subsidies, and other assistance available through City of Dinuba and County of Tulare agencies as well as non-profit organizations. See discussion in Chapter 5, At Risk Units.

Year: Initiate in Fiscal Year 2015-2016, with annual review thereafter

Responsible Agency: City of Dinuba, Public Works Services Department, and Tulare County agencies and non-profit orgs.

Funding Source: City of Dinuba

5.1.3 When at-risk units and/or projects are identified through the monitoring program, the City, with assistance from Tulare County Housing Authority, will assist in the securing of grants or other sources of funding that can be used to maintain the low-rent status of the units and/or projects. The City participates in the HOME and CDBG programs annually, and can use funds from these sources to provide security from conversion. See discussion in Chapter 5, At Risk Units.

Year: Program established by December 31, 2016, with updates as appropriate.

Responsible Agency: City of Dinuba

Funding Source: HOME and CDBG funding, LTM Set-Aside

Goal 6:

Promote equal housing opportunities for all persons, including those in special needs groups.

This goal, and the associated objectives, policies, and actions are intended to ensure housing for all special needs groups, including the elderly and those with disabilities, large families, farm workers, those with the lowest incomes, single heads of household, and those who either are homeless or may become homeless. It also addresses housing to avoid discrimination based on age, race, religion, or other groups covered by law. Although inadequate distribution of affordable housing within a community or region is an important constraint to choice, discrimination due to race, religion, or ethnic background is an equally significant factor affecting the rental or sale of housing. Discrimination violates State and Federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing.

Individuals and households with “special needs” are those whose housing requirements go beyond just a safe and sanitary dwelling at an affordable price, and may include unique physical or sociological requirements, or both. Included in this category are:

- Senior citizens living on fixed incomes
- Persons with Disabilities, especially those who need accommodation(s)
- Large families, who may need four, five, or more bedrooms in a dwelling
- Farm workers, who move from one location to another for all or part of the year
- Families with female heads of household, who suffer a unique form of discrimination as well as having needs relating to location and size of unit.
- Families and Persons in Need of Emergency, Supportive, or Transitional Housing

Large households living in overcrowded conditions must be considered a group with special needs. Although there is limited information regarding the extent of overcrowding, the average number of persons per household did increase during the last planning period. This indicates that the birth rate may be increasing, or that fewer people can afford to live apart. In either case, the

result is that more housing is needed with three, four, or more bedrooms to accommodate these households.

Statistics from the 2010 U.S. Census indicate that farm workers, seniors (and especially seniors with disabilities), large families, and female heads of households are the special needs groups most in need of equal housing opportunities in the community. The questionnaire distributed to residents throughout the community indicate that affordable housing for seniors, and large families were the groups that community members believed needed the most assistance with housing.

Not all persons and households with “special needs” are in the lower-income groups, but it can be safely assumed that with sufficient income available, these special needs can be accommodated. Special needs groups with low or limited incomes are those targeted by this action plan. All programs listed in the prior section also assist those individuals and households with special needs.

Objectives:

- 6.1 Maintain programs and processes that discourage and address discrimination
- 6.2 Support programs and processes that encourage accommodation for all/any special needs groups.

Policies:

- 6.1.1 Encourage enforcement of fair housing laws throughout the City
- 6.2.1 Support the development of housing plans and programs, including new government subsidized housing that maximize housing choices for minorities and other special needs, lower-income households commensurate with need.
- 6.2.2. Review zoning ordinances and other City policies and fees that may expressly discriminate against a group protected by the fair housing laws or have the effect of discriminating against a protected group.

Actions:

- 6.1.1 The City will assist renters seeking affordable housing by providing written information (in the form of brochures or flyers in English and Spanish) about rental programs available through the Tulare County Housing Authority and other non-profit organizations. Information will be available at the City Hall and the Development and Engineering counter.

Year: On-going

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: General Fund and agency and non-profit sources

- 6.1.2 The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing (FEH). Commencing in 2015, the City will began active advertisement of fair housing policy. This includes

reference to such policies on the City's website, <http://www.dinuba.ca.gov>, posting of information at City Hall, the Parks and Community Services Recreation Center, the Dinuba Police Department, and other public locales. The City will also make available at City Hall pamphlets describing the mandates of FEH.

Year: To be implemented within six months of certification of the 2015-2023 Housing Element.

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: None needed

6.1.3 The City will consider reducing appropriate development impact fees for affordable housing development in the parts of the City where this housing is most needed to avoid or reduce discrimination and/or better integrate the City's diverse populations. In most cases, development or redevelopment of property in older parts of the City is exempt from most impact fees, especially SDCs. SDCs typically apply only on the additional square footage in excess of the original building when a demolition occurs, or on building additions greater than 500 square feet.

Year: 2016-2017

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: None needed

6.2.1 The City will continue to support the Housing Authority's implementation of the conventional Public Housing Rental Program and Housing Choice Voucher Program, which provide rent subsidies directly to participants' landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.

Year: On-going

Responsible Agency: Tulare County Housing Authority

Funding Source: Federal Department of Housing and Urban Development

6.2.2 The City will continue to work with the Housing Authority and seek an Article 34 approval within the City of Dinuba to facilitate the funding of housing for extremely low-, very low- and low-income families.

Year: The City will continue to seek Application for Article 34 approval, submitted by July 1, 2016

Responsible Agency: City of Dinuba

Funding Source: General Fund

6.2.3 To further encourage housing for its extremely low- and very-low income households, the City will analyze recent changes in the General Plan and the Zoning Ordinance that allow manufactured homes (e.g., either mobile or manufactured home on permanent foundation) on single-family lots and continue

to provide density bonuses for very low-, low- and moderate-income housing, allow secondary residential units on single- and multifamily lots; identify the impacts these changes may have on lower- and moderate- income housing availability and affordability; identify problems that limit these programs; and formulate proposed changes that would remove barriers that adversely affect the ability to meet housing needs. Priority will be given to extremely low-income households.

Year: Fiscal Year 2016-2017, with review of Zoning Ordinance in 2015
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: General Fund

6.2.4 The City will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and those with disabilities by identifying available sites in the Site Inventory and communicating the information to the sponsors. The City will take all actions necessary to expedite processing and approval of such projects. In addition, should funding become available, the City will facilitate the project by assisting in locating appropriate sites and will consider the use of available resources to either write down the cost of the site or fund infrastructure improvements.

Year: Complete locating exercise within one year of certification of the 2015-2023 Housing Element, with the goal of two applications completed in the planning period
Responsible Agency: Non-profit sponsor, City of Dinuba, Public Works Services Department
Funding Source: Federal Department of Housing and Urban Development

6.2.5 The City, in cooperation with Tulare County, will apply to the State Department of Housing and Community Development for an HCD Farm Worker Housing Grant. Houses, to be funded with CDBG and with State HCD Farm Worker Housing Grant, will be sold at a subsidized cost to eligible farm workers.

Year: Fiscal year 2016-2017
Responsible Agency: City of Dinuba, Public Works Services Department
Funding Source: CDBG and State Farm Worker Housing Grant

6.2.6 The City will seek funding through the Federal Emergency Shelter Grant (ESG) program to assist service providers to expand available emergency shelter capacity in order to broaden the range of services available to clients who are either homeless or at risk of losing their permanent housing. ESG could fund activities such as conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG-funded entities may be either shelter or non-shelter providers. Non-shelter facilities and services can include sponsored health care and substance abuse treatment centers, served meals, or counseling. Grantees, such as the City, are authorized to reallocate funds to either government or nonprofit agencies that may

deliver services directly. While states are required to distribute their entire allotment to local government, local governments receiving entitlement funds may distribute all or a portion of their ESG funds to nonprofit homeless provider organizations.

Year: Fiscal Year 2016-2017

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: Federal Emergency Shelter Grant

6.2.7 In compliance with SB 1802 and Health and Safety Code 17021.6, farm worker housing (farm employee housing), up to 36 beds in a group quarters or 12 units or spaces designated for use by a single family or household would be “an agricultural land use,” and this use must be permitted by right. The current Zoning Ordinance allows farm worker housing by right for a maximum of six employees in the RA, R, and RM districts, and with a use permit in the AN district. Additionally, current zoning allows farm worker housing for seven or more farm workers with a use permit only in the AN, RA, R, and RM districts. Farm employee housing incidental to a permitted or conditional use is permitted in the AN district.

Year: Adopted by City Council September 8, 2015

Responsible Agency: City of Dinuba, Engineering and Planning Department

Funding Source: No additional funding required: General Fund

6.2.8 The City will seek grant funding from sources such as SB 104, and will work with qualified nonprofit organizations, as appropriate, for providing housing rental-related subsidies to persons who have become homeless or are at risk of becoming homeless due to unemployment, underemployment, or other economic hardship resulting from the drought conditions. Additionally, the City will consider applying for any available funds for the improvement of infrastructure, water supply, and water and energy efficiency when appropriate.

Year: Fiscal Year 2016-2017

Responsible Agency: City of Dinuba, Public Works Services Department

Funding Source: SB 104

6.2.9 The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to a) define “supportive housing” and b) permit supportive housing and transitional housing within residential zone districts. In compliance with Government Code Section 65583(D)(5) and (6), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City shall identify the RM zone as one where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. Lot size may range from 2,000 square feet to 8,000 square feet. There is an estimated need for up to 6 persons per

night. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB2:

- *The maximum number of beds/persons permitted to be served nightly*
- *Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone*
- *The size/location of exterior and interior onsite waiting and client intake areas*
- *The provision of onsite management*
- *The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart*
- *The length of stay*
- *Lighting*
- *Security during hours that the emergency shelter is in operation.*

Year: Adopted by City Council September 8, 2015

Responsible Agency: City of Dinuba, Engineering and Planning Department

Funding Source: No additional funding required

6.2.10 In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities. Any references to “handicapped” will be removed or changed to disabled.

The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. The City will establish a written program for reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by-right use, without a conditional use permit or other restriction. The City will adopt a Reasonable Accommodations ordinance that will provide for not only strict compliance with all State and Federal statutes relating to the disabled, but that will outline standards for simplifying the process for developers and offering the disabled fair opportunity

for housing of their choice. All necessary forms and applications will be made available at the Building and Planning counter.

Year: Review of the Zoning Ordinance definitions completed with amendments to the Zoning Ordinance on September 8, 2015, all other revisions and new programs/ordinances in fiscal Year 2015-2016

Responsible Agency: City of Dinuba, Engineering and Planning Services Department & Public Works Department

Funding Source: General Fund

6.2.11 The City will continue its efforts to install wheelchair ramps at all curb radii and complete the installation of sidewalks, curb, and gutters in older parts of the community that lack such facilities.

Year: On-going

Responsible Agency: City of Dinuba, Engineering and Planning Services Department & Public Works Department

Funding Source: Tax Increment, Assessment District Financing, Private Development, Various State and Federal Grant programs

6.2.12 The City will amend its off-street parking requirements as specified in the Zoning Ordinance and will reduce off-street parking requirements for certain developments, including those designed and intended for special needs groups such as persons with disabilities, the elderly, or families with 4 or more persons, from 1.0 to 0.75 off-street parking spaces per dwelling unit.

Year: Within one year of Housing Element update adoption

Responsible Agency: City of Dinuba

Funding Source: No additional funding required

Goal 7:

Promote energy and water conservation in all residential neighborhoods.

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City plans to support educational programs that promote residential energy conservation for both new construction and existing residences in Dinuba.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). These building codes provide a great deal of flexibility for individual builders to achieve a minimum “energy budget” through the use of various performance standards. These requirements now apply to all new residential construction as well as all remodeling and rehabilitation construction. Subdivision and site plan review regulations or policies that required compliance with specific energy conservation standards have not been adopted by the City.

Establishment and enforcement of energy and water conservation standards and continuing programs aimed at efficiency awareness are key factors in reducing energy and water consumption. In addition to required compliance with the Building Code and Title 24 of the California Code of Regulations (C.C.R.) relating to energy conservation, the City sets forth goals and policies which encourage the conservation of nonrenewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. Some conservation measures require a higher up-front cost, but result in net savings, over the life of the measures, from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through design incorporating energy conservation features. Energy conservation is, in effect, a resource to enhance the affordability of dwelling units.

Objectives:

- 7.1 Maintain local ordinances, and support federal and state regulations to promote energy and water conservation.
- 7.2 Utilize regional, state and federal opportunities to provide funding for energy and water conservation
- 7.3 Promote energy and water conservation through educational programs

Policies:

- 7.1.1 Promote development of public policies and regulations that achieve a high level of energy and water conservation in all new and rehabilitated housing units.
- 7.2.1 Encourage maximum utilization of federal, state, and utility company programs that assist homeowners and renters in providing energy conservation measures.
- 7.3.1 Provide information to the public about available programs on the City's website and social media page
- 7.4.1 The City will continue to enforce building code regulations (Title 24, California Administrative Code) that require compliance with residential energy conservation measures for all new construction, remodeling, and rehabilitation.

Year: On-going

Responsible Agency: City of Dinuba, Public Works Department and Engineering and Planning Services Department

Funding Source: Application Fees

- 7.1.1 The City will strongly encourage the use of U.S. Green Building Council (USGBC) LEED® Programs and Services to promote residential development that is environmentally responsible, profitable and healthy places to live. Among the techniques used to achieve energy efficiency and conservation are window glazing, landscaping, building design, cooling and heating systems, weatherization techniques (such as insulation, caulking, and weather-stripping), energy efficient appliances, and efficient use of lighting through the use of fluorescent bulb fixtures instead of incandescent bulbs in average fixtures. Projects containing LEED compliant components will receive expedited review to provide as quick turnaround/approval as possible.

Year: On-going

Responsible Agency: City of Dinuba, Engineering and Planning Services Department
Funding Source: Application Fees

7.1.2 Better placement of and access to natural shading would benefit City residents of affordable, multifamily units. Shade trees in common areas allows tenants of affordable housing to conserve air conditioning usage by providing an option of spending time outdoors in a cool, shaded environment. This alternative to keeping cool would reduce household cooling costs by providing a minor cost reduction in the form of reduced energy consumption and subsequent energy use charges. The City shall consider alternative landscaping designs that allow more trees and shrubs in common areas, and fewer trees in parking areas and adjacent to streets, as is currently required by section 17.24.160 of the Zoning Ordinance. Landscaping coverage of less than ten percent shall also be considered if the cost to landscape is proven to be a financial constraint to an otherwise affordable housing project. This does not preclude compliance with all new landscaping requirements of the State mandated Water Efficient Landscaping Ordinance adopted by the City and effective January 1, 2010, or with Executive Order directing statewide mandatory water reductions, as issued by Governor Brown on April 1, 2015.

Year: The City will review its landscaping standards within one year of adoption of the 2015-2023 Housing Element.

Responsible Agency: City of Dinuba, Engineering and Planning Services Department
Funding Source: Application Fees

7.1.3 The City, in accordance with the Executive Order signed by Governor Brown in April 2015, will explore ways in which to reduce water use throughout the City. For example, the Governor has directed the creation of a rebate program to replace old appliances with more water and energy efficient models, and has prohibited new homes and developments from irrigating with potable water unless water-efficient drip irrigation systems are used. The City's efforts may include, but would not be limited to, reduction in water use for landscaping for existing, new, and rehabilitated housing; installation of low-flow toilets, shower heads, and appliances as required by revised State Building Code; better utilization of recycle water as appropriate; and encouraging retention of rainwater for residential use.

Year: The City will review its standards within six months of adoption of the 2015-2023 Housing Element. Additional efforts will be on-going.

Responsible Agency: City of Dinuba, Engineering and Planning Services Department
Funding Source: General Funds

7.2.1 The City will encourage energy savings through a number of means with new construction, including encouraging infill, promoting construction that incorporates Energy Star appliances, and providing information on tax breaks, credits and other incentives for developers (for both low income and moderate/above moderate income levels). In addition, programs are available to

encourage upgrades, weatherization, and replacement of high-energy consuming appliances in existing homes. The City will provide builders interested in construction of affordable housing a copy of the “Go Solar California: A Tool Kit for Affordable Home Developers,” as provided by the California Energy Commission’s New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the “housing burden” (rent + utility costs), that cannot exceed 30 percent of each renter’s income. This will allow developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems.

Year: The City will make information available within six months of adoption of the 2015-2023 Housing Element: completed July 20, 2015. Efforts will be on-going

Responsible Agency: City of Dinuba, Public Works Department

Funding Source: None needed

7.2.2 The City will encourage all who apply for a building permit, including affordable housing developers, as well as other developers, construction managers, and individuals to apply for incentives for photovoltaic systems from utility companies and others by providing a list of potential sources for rebates, tax credits, reduced prices and installation costs, and other incentives.

Year: The City will make information available within 6 months of adoption of the 2015-2023 Housing Element: completed July 20, 2015. Efforts will be on-going

Responsible Agency: City of Dinuba, Public Works Department

Funding Source: None needed

7.3.1 The City will support programs that promote residential energy conservation and public awareness by providing information at the Public Works Services Department and on the City’s website.

Year: The City will update information on its website within 6 months of adoption of the 2015-2023 Housing Element: completed July 20, 2015. Efforts will be On-going

Responsible Agency: City of Dinuba, Engineering and Planning Services Department

Funding Source: None needed

7.3.2 The City will continue to provide information to residents regarding the availability of free or low-cost programs for weatherizing homes (including P&E program for free weatherization to eligible low-income home owners). Information will be posted at appropriate locations (e.g., at City Hall, at the City Public Works Services Department, on the City’s website, etc.)

Year: The City will update information on its website and in other locations within 6 months of adoption of the 2015-2023 Housing Element: completed July 20, 2015. Efforts will be On-going

Responsible Agency: City of Dinuba, Engineering and Planning Services Department

Funding Source: None needed

7.3.3 The City will encourage developers and individuals applying for building permits to consider electric appliances and windows with Energy Star ratings by providing website locations for Energy Star ratings, as well as utility companies offering rebates. The City will also encourage outside sources to contribute to the list (e.g., developers, energy providers, State agencies, etc.)

Year: The City will update information on its website within six months of adoption of the 2015-2023 Housing Element. Completed July 20, 2015. Efforts will be on-going

Responsible Agency: City of Dinuba, Engineering and Planning Services Department

Funding Source: None needed

Appendix A

Housing Element and General Plan Consistency Matrix

City of Dinuba Housing Element and General Plan Consistency Matrix							
Housing Element Goals and Policies	Land Use	Circulation	Open Space, Conservation, and Recreation	Urban Boundary	Urban Design	Noise	Safety
3. Review and revise fee schedule for City services and Impact fees, and consider long-term fee deferrals for development of lower income housing by our partners	Sect. 1.0						
4. Review processing times for reviews, maps, permits, and other approvals	Sect. 1.0						
GOAL 3: Identify a variety of adequate sites for all income levels through appropriate zoning and development standards to meet the City of Dinuba's 2023 RHNA.							
Objectives:							
1. Continuously maintain at least a 10-year supply of residential-zoned land at a variety of densities within the City limits							
2. Encourage housing located near employment centers, services, and schools							
Policies 1-2:							
1. Maintain an inventory of lands available for infill and other residential development	Sect. 1.2						
2. Establish, review, and maintain zoning ordinances, General Plan policies, and development standards on a regular basis that reinforce the City's goals of meeting the 2023 RHNA for all groups	Sect. 1.4						
GOAL 4: Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods.							
Objectives:							
1. Encourage rehabilitation and conservation of housing units for households of all income levels to maintain and improve neighborhoods for the long term.							
2. Encourage and facilitate the participation of Self Help Enterprises and other non-profit developers and partners to assist in the rehabilitation and conservation of housing within the City of Dinuba.							
Policies 1-3:							
1. Support actions that foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.	Sect. 1.2						
2. Facilitate maximum utilization assistance programs where such action is needed to ensure preservation of the living environment	Sect. 1.2						

City of Dinuba Housing Element and General Plan Consistency Matrix							
Housing Element Goals and Policies	Land Use	Circulation	Open Space, Conservation, and Recreation	Urban Boundary	Urban Design	Noise	Safety
3. Support public and private awareness and efforts to rehabilitate and improve the existing housing stock and neighborhood conservation							Sect. 8.1 Sect. 8.2, 8.3, 8.5, 8.6
GOAL 5: Conserve assisted housing developments at-risk of conversion to market rate.							
Objectives:							
1. Ensure that the City maintains records on the locations of all assisted housing, and is involved in discussions/negotiations for avoiding at-risk conversions to market rate.							
Policies 1-2:							
1. Maintain records of assisted housing within the City, and assist in the preservation of these units	Sect. 1.0						
2. Encourage managers of existing low-income housing projects and prospective buyers to continue to conserve these units.	Sect. 1.2						
GOAL 6: Promote equal housing opportunities for all persons, including those in special needs groups.							
Objectives:							
1. Maintain programs and processes that discourage and address discrimination							
2. Support programs and processes that encourage accommodation for all/any special needs groups							
Policies 1-2:							
1. Encourage enforcement of fair housing laws throughout the City							Sect. 8.5
2. Support the development of housing plans and programs, including new government subsidized housing that maximize housing choices for minorities and other special needs, lower-income households commensurate with need.	Sect. 1.2						
3. Review zoning ordinances and other City policies and fees that may expressly discriminate against a group protected by the fair housing laws or have the effect of discriminating against a protected group.	Sect. 1.4						

City of Dinuba Housing Element and General Plan Consistency Matrix							
Housing Element Goals and Policies	Land Use	Circulation	Open Space, Conservation, and Recreation	Urban Boundary	Urban Design	Noise	Safety
GOAL7: Promote energy conservation in all residential neighborhoods.							
Objectives:							
1. Maintain local ordinances, and support federal and state regulations to promote energy conservation.							
2. Utilize regional, state and federal opportunities to provide funding for energy conservation							
3. Promote energy conservation through educational programs							
Policies 1-3:							
1. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.			Sect. 3.4 @ 3.46		Sect. 4.2		
2. Encourage maximum utilization of federal, state, and utility company programs that assist homeowners and renters in providing energy conservation measures.			Sect. 3.4 @ 3.46		Sect. 4.2		
3. Provide information to the public about available programs on the City’s website and Facebook page			Sect. 3.4 @ 3.46		Sect. 4.2		

Appendix B

Minutes of Task Force, Questionnaire, and
Results of Questionnaire



Quad Knopf

City of Dinuba Housing Element

Task Force Meeting 1: February 26, 2015

Meeting Minutes

Attendees:

Steve Brandt, Quad Knopf
Ginger White, Quad Knopf
Annalisa Perea, Quad Knopf
Dean Uota, City of Dinuba
Dan Meinert, City of Dinuba
Jayne Anderson, City of Dinuba
Cristobal Carrillo, City of Dinuba

Roy Ramirez, City of Dinuba
Sandy Sills, Dinuba Chamber
Trinidad Rodriguez, Proteus
Mike Lane, BIATCK
Susan Atkins, Self Help Enterprises
Ed Abair, Senior Center
Peggy Garispe, Dinuba USD

The meeting was called to order at approximately 8:10 AM

- I. Introductions
- II. Ginger gave a brief overview of the Housing Element and its relationship to the City's General Plan and other planning documents. She went through the current housing element table of contents to give the task force an idea of what's contained in a housing element.
- III. Ginger mentioned the relationship to AB 375 and discussed the timeline for completion of the housing element update. She discussed the benefit of completing the housing element by the specified deadline and the disadvantage if that deadline isn't met.
 - a. Advantages include the opportunity for qualifying for grants with a HE certified by HCD (State Housing and Community Development Department), and the need to update the HE every 8 years, as opposed to every 4 years.
- IV. Discussed the potential reasons for the increase in Persons per Household. Currently have 3.87 persons per household. Possible reasons could be:
 - a. More minor children per household (higher birthrate),
 - b. Multi-generational households (that include grandparents and other relatives),
 - c. Children staying at home longer because they can't afford to go away for college, and

- d. Individuals being unemployed and needing to move in with other family members
- V. Ginger discussed the role of the Task Force as well as the following items:
- a. Ginger White and Steve Brandt discussed the Population, Housing, and Land Availability parts of the housing element
 - b. Discussed the need for input from Special Needs Groups
 - c. Discussed the current progress with Cristobal reviewing and making revisions to Goals, Objectives, and Programs
 - d. Discussed the variance of the City's medium income between American FactFinder and Tulare County Housing Authority. QK concluded that \$54,700 would be the median income used for this housing element update, as it is the figure determined by Tulare County to be used to determine eligibility for housing assistance. There was consensus among the task force that they agreed with that.
- VI. Ginger discussed the status report on work completed to date. This included information about Constraints, which could include zoning, burdensome fees, or other issues outside the City's control. Dean U. also mentioned that the City's Sphere of Influence (SOI) had actually decreased after conversations with the LAFCo revealed that the City had "more than enough" land available for residential development in the next 10 years.
- VII. Options for community outreach were discussed. Some potential opportunities could be:
- a. Open up task force meetings to the public
 - b. Hold a separate meeting at the Senior Center or other venues
 - c. Provide a questionnaire to be distributed at the Spring Fling, Rummage Sale, or other community events, and be available at the Senior Center or other locations
 - d. Post the on-line survey through Facebook or the City's website
- VIII. Tentative Schedule of future Task Force meetings, all to begin at 8:00 a.m.:
- a. Tuesday, March 17th at City Council Chambers
 - b. Tuesday, April 7th at TBD
 - c. Tuesday April 21st at TBD

Meeting ended at approximately 9:40 AM



Quad Knopf

City of Dinuba Housing Element

Task Force Meeting 1: March 17, 2015

Meeting Minutes

Attendees:

Ginger White, Quad Knopf
Annalisa Perea, Quad Knopf
Dean K. Uota, City of Dinuba
Dan Meinert, City of Dinuba
Jayne Anderson, City of Dinuba
Roy Ramirez, City of Dinuba

Sandy Sills, Dinuba Chamber
Trinidad Rodriguez, Proteus
Mike Lane, BIATCK
Susan Atkins, Self Help Enterprises
Ed Abair, Senior Center
Peggy Garispe, Dinuba USD

The meeting was called to order at approximately 8:00 AM

- I. Welcome and Introductions
- II. Public Comment period (to allow members of the public to comments to the Task Force on issues related to the City's Housing Element update)
- III. Review and Approval of Previous Meeting Minutes
- IV. Update on Status
 - a. Data Needs outstanding (housing, and special needs groups)
 1. Self Help Enterprises discussed homeless in Dinuba and quantifying this population
 - b. Additional data sources Task Force members are aware of
- V. Discussion of Draft Questionnaire
 - a. Request to have the questionnaire in an electronic format
 - b. Add a section for additional comments that people can write in
 - c. Make sure to underline "check all that apply" where application.

- d. Self Help Enterprises asked what the plan was for reaching out to homeless population. They suggested to reach out to Open Gate Ministries
- e. Add a box on the questionnaire for “homeless”
- f. There was debate on the question “What is your housing preference?” Ginger to revise.

VI. Constraints

a. Constraints the City can improve:

1. Representatives from Self Help Enterprises discussed the desire for the City to consider a fee deferral or fee waiver programs for low-income housing. They stated that rent payments don't even cover operational costs. They recommended that deferral program be changed from 5 year to a 30 year deferral program. Self Help Enterprises to send Ginger White more information on fee deferral programs that are adopted in other jurisdictions.
2. Self Help Enterprises indicated that Impact Fees are significantly higher in Dinuba than surrounding towns. Armondo asked why the cost difference between impact fees in the City of Dinuba vs. other small city jurisdictions.
3. Dean explained how the nexus study depicts the costs of the impact fees and how the nexus study is currently being updated.
4. Impact fees include fire and park fees but not fees for police. This is being considered during this impact fee nexus study.
5. Building requirements

b. Other constraints outside the City's ability to control

1. Housings units doesn't determine the need for more schools. Even with no increasing in number of housing units, schools have experienced an increase in student enrollment.
2. Drought could impact housing. This wasn't a constraint during the last H.E. cycle.
3. Discussed the effects of the real estate market crash. It was noted that price for land went up drastically once the school district started buying up land in a given area.
4. SB75

5. Lenders being more flexible – the Housing Element Update needs to address the changes in the market over the next 8 years, since they are bound to change within this longer planning period.

VII. Schedule of tasks:

- a. Development of revised and new programs: April 7
 1. Ginger discussed strategy for condensing goals/objectives/actions within excel spreadsheet.
- b. Approval by Task Force and stakeholders, and recommendation to Planning Commission to send document to HCD: April 21

VIII. Additional Comments:

- a. Representative from Self Help Enterprises suggested that there be a goal added regarding Consolidated plans and the benefits of this type of funding. They will help to draft this goal.
- b. Sandy agreed to pass out the surveys at church.
- c. Over 400 people on Self Help Enterprise waiting list

Meeting ended at approximately 9:40 AM



Quad Knopf

City of Dinuba Housing Element

Task Force Meeting 3: April 7, 2015

Meeting Minutes

Attendees:

Ginger White (GW), Quad Knopf
Annalisa Perea, Quad Knopf
Dean K. Uota, City of Dinuba
Dan Meinert, City of Dinuba
Jayne Anderson, City of Dinuba
Roy Ramirez, City of Dinuba
Cristobal Carrillo, City of Dinuba

Sandy Sills, Dinuba Chamber
Trinidad Rodriguez, Proteus
Mike Lane, BIATCK
Susan Atkins, Self Help Enterprises
Ed Abair, Senior Center
Armondo Apodaca, Tulare Kings Hispanic
Chamber of Commerce

The meeting was called to order at approximately 8:05 AM

- I. Welcome
- II. Public Comment period (to allow members of the public to comments to the Task Force on issues related to the City's Housing Element update)
 - a. No public comment
- III. Special Needs Groups information sheet
 - a. Schools have a broader definition of homelessness
 - b. Disabilities – physical vs. mental/cognitive
 - c. Homeless (1) day survey is not representative of total Dinuba population
- IV. Update on Goals, Objectives, Policies and Actions
 - a. Ginger W handed out Chapter 2 and went over it
 - b. Ginger W pointed out that zoning amendments, as specified as action items to get done per the last HE round, should be completed this year to show HCD that the City has taken action on meeting HE goals from the last round

- c. Discussed the importance of being realistic in the goals that are set so that they are attainable and to make sure that the goals, objectives and actions are specific to Dinuba and are not too general
- d. Ginger W asked if anyone had experience reviewing goals, objectives. Jayne Anderson stated that Dinuba staff has experience from previous HE round.
- e. Ginger W handed out a condensed version of Chapter 8 and stated that she had changed wording within the chapter to better match HCD language
- f. Ginger W will be reviewing the chapters with Cristobal within the upcoming weeks.
- g. Ginger W discussed potential action items from the last HE round that can be completed now, instead of carried through to later in the planning period.
- h. Ginger W discussed the importance of giving HCD a very thorough document so that there is not a lot of back-and-forth with the document like last time. She explained timing obstacles/constraints with the last HE for the City
- i. Ginger W explained how the HE update will address the senior population. For example, with 50% of the senior population having at least one disability, the HE should provide for additional one-story units versus two-story, and require fewer parking stalls since it is less common for senior citizens to be own more than one car per unit.

V. Ginger W explained discrepancies with actions not corresponding with goals from the last HE cycle. Goals and actions will be adjusted to better meet the recommendations of HCD, and to better align Goals, Objectives, and Policies with the Actions needed.

VI. Additional Comments

- a. Jayne Anderson set up a meeting with Kings/Tulare Homeless Alliance to discuss Homeless needs/statistics
- b. Susan Atkins mentioned an upcoming conference in Sacramento regarding homelessness
- c. Ed Abair asked how Dinuba was going to recoup businesses and housing units that were lost by the recession
- d. Discussion on current water restrictions and how that will affect current city zoning requirements and HE text
- e. Armondo Apodaca mentioned that the Visalia City Council recently discussed possible incentives for residents who remove grass turf in their city and replace with drought-tolerant landscaping
- f. Ginger W will be picking up questionnaires on Friday, April 10th from Cristobal

- g. Sandy Sills volunteered to send the online questionnaire out to her Chamber, church and service clubs network

Meeting ended at approximately 9:10 AM

Next Meeting: April 28, 2015, 8:00 AM and Dinuba City Hall Council Chambers



Quad Knopf

City of Dinuba Housing Element **Task Force Meeting 4: April 28, 2015** *Meeting Minutes*

Attendees:

Ginger White (GW), Quad Knopf
Annalisa Perea, Quad Knopf
Dean K. Uota, City of Dinuba
Dan Meinert, City of Dinuba
Jayne Anderson, City of Dinuba
Roy Ramirez, City of Dinuba
Cristobal Carrillo, City of Dinuba

Sandy Sills, Dinuba Chamber
Trinidad Rodriguez, Proteus
Mike Lane, BIATCK
Susan Atkins, Self Help Enterprises
Armondo Apodaca, Tulare Kings Hispanic
Chamber of Commerce

The meeting was called to order at approximately 8:05 AM

- I. Welcome
- II. Public Comment period (to allow members of the public to comments to the Task Force on issues related to the City's Housing Element update)
 - a. No public comment
- III. Review and Approval of Previous Meeting Minutes
- IV. Update on Goals, Objectives, Policies and Actions
 - a. GW gave a status update on the condition of the chapters
 - b. GW noted that one action has the potential of supporting many goals
 - c. GW reiterated that many actions did not get accomplished during the last planning period due to reasons such as lack of funding or availability of City staff
 - d. GW stated that there are approximately 6-8 actions related to zoning text amendments carried over from the last planning period that can be considered in August when the City completes its annual Zoning Ordinance review. It is reasonable to think that at least some of these can be incorporated into the revised document this year before the Housing Element is approved by the City Council

- e. GW discussed new goals and actions to possibly be included in this updated Housing Element. Mentioned the language will need to be reviewed by the City, and for the City to provide any necessary feedback, and make any adjustments or additions.
- f. Mike Lane discussed impact fee calculations he did to show an impact fees comparison between the City of Dinuba and similar surrounding cities. He reiterated that Dinuba has some of the higher impact fees and that this should be discussed in the Constraints Chapter.

Dan Meinert, Interim City Manager discussed the City's impact fees and how they were calculated. The fees are collected to pay for the necessary improvements to existing infrastructure and for new infrastructure. He mentioned they are currently updating the impact fees and that the Park fee will be close to tripling in order to meet the needed park space quota for the next 20 years. Single-Family Development impact fees will be decreasing but Multi-Family Development will be increasing. There is a 5-year payment plan for developers to pay the impact fees, and in some situations fees can be deferred for 10 years.

- g. Trinidad Rodriguez asked if there would be an issue with re-using the old goals?

GW stated that it's important to include the goals and actions that weren't accomplished during the last planning period and to show that they will be re-visited during this upcoming planning period. Each goal and action is reviewed and summarized in Chapter 2, and describes why/how the City will be accomplishing the actions this time around.

- h. GW explained that there's a new goal added to address the Governor's most recent Executive Order relating to water-reduction. Dinuba has a 32% required water reduction rate
- i. GW explained a goal regarding parking reduction for multi-family developments. Requested again that the City will need to review all of the new goal/action language and provide any feedback as necessary

V. Discussion on Questionnaire Results

- a. GW went over the survey results for surveys received via hard copy and on-line. Mentioned those that responded are a fairly representative sample of the City's population
- b. Made note that there were twice as many respondents than the last housing element cycle.
- c. A majority of those respondents said that the most important things to them were: healthy/safe neighborhoods, and maintaining neighborhood character

- d. Discussed some of the comments received on the questionnaires such as the want for more mobile housing availability and the wish for no more affordable housing units in the city because they thought it attracted an undesired population.

VI. Overall Document and Next Steps

- a. GW mentioned the chapters that still have holes and that QK is working with staff and other agencies to close those gaps.
- b. GW went over project schedule
 - 1. May 12 – Draft to City staff for review
 - 2. June 2 – Document goes to Planning Commission
- c. It's important that the document is adequately reviewed now and not after it has gone to HCD or local approving bodies
- d. Brief discussion on larger household sizes
 - 1. No new census data until 2020 but American Community Survey updates their data more frequently.

- VII. GW thanks the members of the Task Force for their participation. Various members with expertise in their areas provided information for the Housing Element, such as data regarding homelessness, numbers of units constructed or rehabilitated, and background research on impact fees, and growth rates of various groups.

Meeting ended at approximately 8:50 AM

CITY OF DINUBA
Housing Element Update
Survey and Comment Sheet

The City of Dinuba is asking for your input on the most important housing issues the City faces.

I AM OFFERING MY COMMENTS AS EITHER AN INDIVIDUAL OR A GROUP REPRESENTATIVE:

- An Individual.** I belong to the groups below (check all that apply):
 - Seniors** (65 years old and older)
 - Single person or couple** – not living with children, parents, or other dependents
 - Agricultural workers**
 - Large household** (at least 5 people)
 - Single parent** with children younger than 18 years old at home
 - Have a **disability:** visual or hearing impairment or physical, mental, or emotional condition of at least six months in duration that prevented me from performing essential tasks.

- A Representative** of (check all that apply):
 - Local Business** (Owner/Manager)
 - Faith-based Organization**
 - Affordable housing Org/agency**
 - A special needs group:**
 - Seniors
 - Agricultural workers
 - Those with disabilities
 - Medical, health, or mental health organization/profession
 - Those in need of temporary, emergency, or otherwise suitable housing
 - Other _____
 - Building Industry**
 - Service/civic group**
 - Neighborhood association**
 - Public Schools**

MY HOUSEHOLD EARNS (choose one):

- Less than \$16,410 year
- Between \$16,411 and \$27,350 per year
- Between \$27,351 and \$43,760 per year
- More than \$43,760 per year

CURRENT HOUSING (choose one). I:

- Rent a house
- Own a house or condo
- Rent an apartment, duplex or triplex
- Rent or own a mobile home in a community
- Am homeless
- Live in substandard housing

I WOULD PREFER TO LIVE IN (choose one):

- A single family home
- A condo that I own
- A duplex, triplex or mother-in-law quarters
- An apartment that I rent
- A retirement or other community that offers medical, meals, and/or other services on site
- A mobile home in a community
- Gated community with private security

ON A SCALE OF 1 TO 3, RANK THE FOLLOWING ISSUES IN ORDER OF IMPORTANCE TO YOU PERSONALLY.

1= least important

2= somewhat important

3= very important

- ___ Maintaining neighbor character
- ___ Public transportation
- ___ Access to services/shopping/schools close to home
- ___ Safety (lighting, sidewalks, and protection from violence and crime) and Privacy
- ___ Healthy home: electricity, appliances, and water/sewer function properly, no lead paint
- ___ Emergency and temporary housing to prevent homelessness
- ___ Affordable housing, particularly for (circle appropriate groups):
 - Seniors Disabled Single parents with minor children Large Families
 - Veterans Single individuals Agricultural workers Other _____

Please provide any comments that will assist the City in planning for housing for its residents.

CITY OF DINUBA

Housing Element Update Information Sheet

General Plan: Every city and county in California is required by law to have a general plan, which includes goals, policies and related programs that act as a guide for future land use.

Housing Element: The general plan must include at least seven elements, one of which is the Housing Element. The Housing Element is updated every five years, using information provided by the Tulare Council of Governments, the U.S. Census Bureau, and other sources.

RHNA Plan: The Tulare County Council of Governments prepares a report that evaluates expected growth in each of the cities, and determines the number of homes that will be needed in each of five income levels to meet the needs of that city in the next planning period (2015 – 2023). This is called the Regional Housing Needs Allocation Plan (RHNA Plan).

Median Income: The 2014 median household income for the City of Dinuba was \$54,700. Income levels are:

Extremely low income:	<30% of median	< \$16,410
Very low income:	30 – 50% of median	\$16,411 to \$27,350
Low income:	50-80% of median	\$27,351 to \$43,760
Moderate income:	80-120% of median	\$43,760 to \$65,640
Above moderate:	> 120% of median	> \$65,641

Land for Affordable Homes: The RHNA Plan determined that the City will need to have sufficient land available to build a total of 965 homes (dwelling units), with 374 homes affordable by those with lower incomes by 2023. Specifically, they will need:

- 105 dwelling units for those with Extremely Low Income
- 106 dwelling units for those with Very Low Income
- 163 dwelling units for those with Low Income
- 121 dwelling units for those with Moderate Income

Housing Element Update: The City of Dinuba is currently updating its Housing Element. The update will consist of:

- A review of the City's current and expected population from 2015 through 2023, including those with special housing needs (i.e., seniors, large families, agricultural workers)
- A review of the City's employment trends: the median income and cost of living, largest employers and typical wage ranges for jobs
- A review of the City's current housing and housing values: vacancy rates, rent and sales prices, ages of homes, numbers and sizes of apartments
- An assessment of the goals, policies, and programs from the current Housing Element
- An evaluation of City land available and suitable for affordable housing
- A review of constraints that may prohibit/delay/not encourage housing affordable to those earning less than 80% of the median wage
- New/revised goals, policies, and programs to encourage planned growth and access to affordable housing

What the Housing Element Update Means for the City of Dinuba

- The City of Dinuba is expected to grow 18.1% in the next eight years
- Approximately 38.8% of the housing needed by 2023 will be for the City's low income residents (earn less than \$43,760 in 2014 dollars)
- Many of the City's residents have special housing needs. These include:
 - Seniors
 - Agricultural workers
 - Those with disabilities
 - Large households (with at least 5 people in the home)
 - Single parent households
- The City will need available land for at least 374 new affordable homes
 - Land must have water and other utilities available
 - Land should be close to services, businesses, and schools
 - Typically, the more dwelling units (apartments or homes) built on a parcel of land, the lower the cost of land per unit. If two homes are built on an acre of land, the land is valued at \$50,000 per unit: if 20 homes are built on that land, the land value is \$5000 per unit.

Why Does This Matter to Me?

Housing for the City's residents directly effect:

- ◆ Quality of life and the character of neighborhoods
- ◆ Number and location of schools
- ◆ Types of businesses and services offered
- ◆ Locations for parks and recreational facilities
- ◆ Ability of the City to support productive, gainful employment
- ◆ Safety/crime/health

This process is an opportunity to provide your input on topics such as:

- ◆ Options for affordable housing, including:
 - Rehabilitation of existing homes/apartments
 - Manufactured homes
 - Second units (Granny Flats or In-law quarters)
 - New, higher density homes/apartments on land close to services
- ◆ The need for housing for groups with special housing needs:
 - Seniors
 - Those with disabilities
 - Agricultural workers
 - Large households
 - Single parent households
 - Those who need emergency or temporary housing

CIUDAD DE DINUBA
Actualización de la Vivienda de Elemento
Enquesta Y Comentario

La Ciudad de Dinuba esta pidiendo su opinion sobre las cuestiones de vivienda mas importantes que enfrenta la Ciudad.

ESTOY OFRECIENDO MIS COMENTARIOS COMO UN INDIVIDUO O UN REPRESENTANTE DE GRUPO:

- Un Individuo.** Yo pertenesco a estos grupos por debajo(marque todos las que apliquen):
 - Mayores** (65 años y mas)
 - Persona sola o pareja** – que no vive con hijos, padres, o otras personas dependientes
 - Los Trabajadores de Campo y Agricultura**
 - Casa grande** (por lo menos 5 personas)
 - Madres Solteras o Mujer cabeza de hogar** con hijos menores de 18 años de edad en su casa
 - Tener una **discapacidad**: la discapacidad visual o auditiva o condición física, mental o emocional de por lo menos seis meses de duración que me impedían realizar tareas esenciales.

 - Un Representante de** (marque todas las que apliquen):
 - Negocio Local** (Propietario / Administrador) **Industria de Construcción**
 - Organización basada en la fe** **Servicio / grupo cívico**
 - Organización/Agencia de hogares en bajos ingresos** **Asociación de Vecindario**
 - Un grupo de necesidades especiales:**
 - Mayores (65 años y más)
 - Los Trabajadores de Campo y Agricultura
 - Personas con discapacidades
 - Organización / profesión médica, de la salud o la salud mental
 - Los necesitados de seguridad, vivienda temporal o de emergencia
 - Otro _____
-

MI FAMILIA GANA (escoger una):

- Menos de \$ 16,410 por año Entre \$ 16,411 y \$ 27,350 al año
- Entre \$ 27,351 y \$ 43,760 al año Mas de \$43,760 per year

ACTUAL DE LA VIVIENDA (escojer una):

- Rentan una casa Dueño de una casa o condominio
- Rentan un apartamento, duplex o triplex Rentan o comprar una casa móvil en una comunidad
- Sin hogar Vive en viviendas deficientes

YO PREFERIA VIVIR EN (escojer una):

- Un familia solamente Un condiminio que soy propietario
- Un dúplex, triplex o madre-en-ley cuartos Un Apartamento que yo rento
- Un retiro u otra comunidad que ofrece médicos, comidas, y / u otros servicios en el sitio
- Comunidad cerrada con seguridad privada Una casa móvil en una comunidad

EN UNA ESCALA DE 1 A 3, PONEN LAS SIGUIENTES CUESTIONES EN ORDEN DE IMPORTANCIA PARA USTED PERSONALMENTE..

1= menos importante

2= algo importante

3= muy importante

- ___ Mantener caracter vecino
- ___ El transporte publico
- ___ El acceso a los servicios/comercial/escuelas cerca de su casa
- ___ Seguridad (iluminación, aceras, y la protección contra la violencia y la delincuencia) y Privacidad
- ___ Hogar saludable: electricidad, electrodomésticos, y la función del agua / alcantarillado correctamente, sin pintura con plomo
- ___ Emergencia y alojamiento temporal para evitar sin hogar
- ___ Casas a precios razonables, especialmente para (escojer grupos apropiados):
 - Mayores (65 años y mas) Dicapacitado Padres solteros con hijos menores de edad
 - LargeFamilie Veteranos Personas solteras
 - Trabajadores de campo y agricultura

Por favor, incluya cualquier comentario que ayudarán a la Ciudad en la planificación de la vivienda para sus residentes.

CIUDAD DE DINUBA

Actualización de la Vivienda de Elemento Hoja de Información

Plan General: Cada Ciudad y Condado de California requiere por ley un plan general, que incluya objetivos, políticas y programas relacionados que actúan como una guía para futurofraccionamiento de terrenos.

Elemento de la Vivienda: El plan general debe incluir por lo menos siete elementos, uno de los cuales es Elemento de la Vivienda. Elemento de la Vivienda se actualiza cada cinco años, utilizando la información adquirida de el Consejo de Gobiernos del Condado de Tulare, la Oficina del Censo de los EE.UU., y otras fuentes.

Plan RHNA: El Consejo del Condado de Tulare de los gobiernos prepara un informe que evalúa el crecimiento esperado en cada una de las ciudades, y determina el número de hogares que serán requeridos en cada uno de los cinco niveles de ingresos para satisfacer las necesidades de esa ciudad en los próximos siete y medio años. Esto se llama el Plan de Asignación Regional de las Necesidades de Viviendas (Plan de RHNA).

Ingreso Medio: La mediana de los ingresos de los hogares 2014 en la Ciudad de Dinuba fue \$54,700. Los niveles de ingresos son:

Extremadamente bajos ingresos:	<30% de la mediana	< \$16,410
Muy Bajos ingresos:	30 - 50% de la mediana	\$16,411 a \$27,350
Bajos ingresos:	50-80% de la mediana	\$27,351 a \$43,760
Moderados ingresos:	80-120% de la mediana	\$43,760 a \$65,640
Mas de moderados ingresos:	> 120% de la mediana	\$65,641

Terreno para viviendas de bajos ingresos:

El Plan de RHNA determinó que la Ciudad necesita tener suficiente terreno disponible para construir 965 casas (viviendas), con 374 casas para para personas con ingresos mas bajos en 2023. Específicamente, se necesitan;

- 105 unidades de vivienda para las personas con extremadamente bajos ingresos
- 106 unidades de vivienda para las personas con muy bajos ingresos
- 163 unidades de vivienda para las personas con bajos ingresos
- 121 unidades de vivienda para las personas con moderados ingresos

Actualización de la Vivienda de Elemento:

La Ciudad de Dinuba está actualizando su vivienda de elemento. La actualización consistirá en:

- Una revisión de la población actual y prevista a partir desde 2015 hasta el año 2023, incluyendo las personas con necesidades especiales de vivienda (es decir, personas ancianas, familias grandes, los trabajadores agrícolas)
- Una revisión de la ciudad de las tendencias del empleo: la mediana de los ingresos y costo de la vida, típica de los grandes empleadores con rangos de salarios para sus puestos de trabajo
- Una revisión de Ciudad de vivienda los valores de la vivienda: las tasas de vacantes, los alquileres y los precios de venta, actuales con las edades de los hogares, los números y tamaños de apartamentos
- Una evaluación de los objetivos, políticas y programas actuales de vivienda de elemento

- Una evaluación de la Ciudad de los terrenos disponibles y aptas para la vivienda asequible
- Un estudio de las limitaciones que puedan prohibir o retrasar o no fomentar la vivienda asequible para los que ganan menos del 80% del salario medio
- Nuevos o revisados objetivos, políticas y programas para fomentar el crecimiento previsto y el acceso a la vivienda asequible

Que significa el Elemento de la Vivienda para la Ciudad de Dinuba

- La Ciudad de Dinuba espera crecer 18.1% en ocho años
- Aproximadamente 38.8% de los residentes de la ciudad son considerados de bajos ingresos (sus ingresos fueron menos de \$43,760 en el 2014)
- Muchos de los residentes de la Ciudad tienen necesidades especiales de vivienda. Estos incluye:
 - Mayores (65 años y mas)
 - Los Trabajadores de Campo y Agricultura
 - Las personas con discapacidades
 - Familias numerosas (con al menos 5 personas en el hogar)
 - Hogares de Padres solteros
- La Ciudad tendrá disponible terrenos para al menos 374 nuevas viviendas asequibles
 - El terreno debe tener agua y otros servicios públicos disponibles
 - El terreno debe estar cerca de los servicios, negocios y escuelas
 - Típicamente, el más unidades de vivienda (casas o apartamentos) construidos en una parcela reduce el costo por unidad en el terreno. Si dos casas se construyen sobre un acre, El terreno tiene un valor de 50,000 dólares por unidad: 20 hogares son construidos, el valor del terreno es de \$ 5000 por unidad.

¿Por qué es importante esto para mí?

Viviendas para los residentes de la ciudad directamente afecta:

- ◆ Calidad de vida y el carácter de las viviendas
- ◆ Número y la ubicación de las escuelas
- ◆ Tipos de empresas y servicios ofrecidos
- ◆ Lugares para parques y instalaciones recreativas
- ◆ Capacidad de la Ciudad para apoyar la producción, y el empleo remunerativo
- ◆ Seguridad/Crimen/Salud

Este proceso es una oportunidad para dar su aporte en temas tales como:

- ◆ Opciones para la vivienda asequible, incluyendo:
 - Rehabilitación de las viviendas o apartamentos
 - Casas manufacturadas
 - Segunda unidades (para huéspedes terrenos)
 - Nueva y más alta densidad de viviendas o apartamentos en terrenos cerca de los servicios
- ◆ La necesidad de vivienda para grupos con necesidades especiales de vivienda:
 - Mayores (65 años y mas)
 - Personas con discapacitados
 - Los trabajadores agrícolas
 - Hogares de padres solteros
 - Aquellas personas que necesitan alojamiento temporal o de emergencia

Q5: On a scale of 1 to 3, rank the following issues in order of importance to you personally.

1= least important 2= somewhat important
3= very important

Answered: 35 Skipped: 1

	1= least important	2= somewhat important	3= very important	Total	Weighted Average
Maintaining neighbor character	3.03% 1	21.21% 7	75.76% 25	33	2.73
Public transportation	20.59% 7	44.12% 15	35.29% 12	34	2.15
Access to services/shopping/schools close to home	9.09% 3	15.15% 5	75.76% 25	33	2.67
Safety (lighting, sidewalks, and protection from violence and crime) and Privacy	2.86% 1	8.57% 3	88.57% 31	35	2.86
Healthy home: electricity, appliances, and water/sewer function properly, no lead paint	3.03% 1	12.12% 4	84.85% 28	33	2.82
Emergency and temporary housing to prevent homelessness	6.06% 2	48.48% 16	45.45% 15	33	2.39
Affordable housing, particularly for Seniors	6.25% 2	25.00% 8	68.75% 22	32	2.63
Affordable housing, particularly for Disabled	7.69% 2	26.92% 7	65.38% 17	26	2.58
Affordable housing, particularly for Single parents iwth minor children	13.04% 3	21.74% 5	65.22% 15	23	2.52
Affordable housing, particularly for Veterans	16.67% 4	20.83% 5	62.50% 15	24	2.46
Affordable housing, particularly for Single Individuals	17.39% 4	26.09% 6	56.52% 13	23	2.39
Affordable housing, particularly for Agricultural workers	28.57% 5	9.52% 2	61.90% 13	21	2.33
Other	0.00% 0	14.29% 1	85.71% 6	7	2.86

Q5: En una escala de 1 a 3, ponen las siguientes cuestiones en orden de importancia para usted personalmente.

Answered: 14 Skipped: 0

	1= menos importante	2= algo importante	3= muy importante	Total	Weighted Average
Mantener caracter vecino	7.69% 1	23.08% 3	69.23% 9	13	2.62
El transporte público	16.67% 2	16.67% 2	66.67% 8	12	2.50
El acceso a los servicios/comercial/escuelas cerca de su casa	23.08% 3	23.08% 3	53.85% 7	13	2.31
Seguridad (iluminación, aceras, y la protección contra la violencia y la delincuencia) y Privacidad	0.00% 0	15.38% 2	84.62% 11	13	2.85
Hogar saludable: electricidad, electrodomésticos, y la función del agua / alcantarillado correctamente, sin pintura con plomo	0.00% 0	7.14% 1	92.86% 13	14	2.93
Emergencia y alojamiento temporal para evitar sin hogar	0.00% 0	18.18% 2	81.82% 9	11	2.62
Casas a precios razonables, especialmente para Mayores (65 años y mas)	0.00% 0	8.33% 1	91.67% 13	12	2.92
Casas a precios razonables, especialmente para Dicapacitado Padres solteros con hijos menores de edad	0.00% 0	0.00% 0	100.00% 5	5	3.00
Casas a precios razonables, especialmente para Grande Familia	0.00% 0	0.00% 0	100.00% 5	5	3.00
Casas a precios razonables, especialmente para Veteranos	0.00% 0	12.50% 1	87.50% 7	8	2.88
Casas a precios razonables, especialmente para Personas solteras	0.00% 0	20.00% 1	80.00% 4	5	2.80
Casas a precios razonables, especialmente para Trabajadores de campo y agricultura	0.00% 0	12.50% 1	87.50% 7	8	2.88
Otro	0.00% 0	0.00% 0	0.00% 0	0	0.00

Appendix C

Maps of Available Vacant Land Inventory within Redevelopment Areas and City Limits

City of Dinuba
Housing Element (2014-2023)
Land Inventory Index

Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
1	012230048	R-1-6PUD	Yes	MR	15.9	4.6	7.5	6.0	95	No
2	012240033	R-1-6PUD	Yes	MR	34.0	4.6	7.5	6.0	204	No
3	012240035	R-1-6PUD	Yes	MR	6.8	4.6	7.5	6.0	41	No
4	012240039	R-1-6PUD	Yes	MR	1.6	4.6	7.5	6.0	10	No
5	012272013		No	MR	28.0	4.6	7.5	6.0	168	No
6	012281019		No	MR	15.6	4.6	7.5	6.0	94	No
7	012282027	R-1-6	Yes	MR	18.5	4.6	7.5	6.0	111	No
8	012282038	R-1-6	Yes	MR	7.3	4.6	7.5	6.0	44	No
9	012290049	R-1-6PUD	Yes	MR	55.7	4.6	7.5	6.0	334	No
10	012320010		No	MLR	9.6	2.1	4.5	3.6	35	No
11	012320024		No	MLR	25.5	2.1	4.5	3.6	92	No
12	012330003		No	HR	1.2	15.1	24.0	19.2	23	No
13	013020023	R-1-10	Yes	MLR	36.9	2.1	4.5	3.6	133	No
14	013040010	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
15	013040015	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
16	013040035	R-1-7.5	Yes	MLR	0.1	2.1	7.5	6.0	1	No
17	013040048	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
18	013040052	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
19	013040053	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
20	013050013	R-1-10	Yes	MLR	19.7	2.1	4.5	3.6	71	No
21	013050028	R-1-10	Yes	MLR	1.3	2.1	4.5	3.6	5	No
22	013050064	R-1-10	Yes	MLR	38.2	2.1	4.5	3.6	138	No
23	013080023		No	MR	17.4	4.6	7.5	6.0	104	No
24	013090008		No	MR	10.0	4.6	7.5	6.0	60	No
25	013090068	R-1-6	Yes	MR	9.4	4.6	7.5	6.0	56	Yes
26	013110002	R-1-6	Yes	MR	3.4	4.6	7.5	6.0	20	Yes
27	013120033	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
28	013120038	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
29	013120041	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
30	013140007	RM-2	Yes	MHR	0.6	7.6	15.0	12.0	7	No
31	014011039	R-1-6	Yes	MR	10.1	4.6	7.5	6.0	61	No
32	014012002	R-1-7.5	Yes	MR	3.6	2.1	7.5	6.0	22	No
33	014012015	R-1-10	Yes	MLR	2.1	2.1	4.5	3.6	8	No
34	014033038	RM-2	Yes	MHR	1.6	7.6	15.0	12.0	19	No
35	014045031	R-1-6	Yes	MR	0.9	4.6	7.5	6.0	5	No
36	014063009	R-1-6	Yes	CC	0.2	0.0	0.0	6.0	0	No
37	014063029	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
38	014063034	RM-3	Yes	MR	0.1	4.6	7.5	6.0	1	No
39	014063035	RM-3	Yes	MR	0.1	4.6	7.5	6.0	1	No
40	014072002	R-A	Yes	LR	0.2	0.0	2.0	1.6	0	No
41	014072003	R-A	Yes	LR	0.4	0.0	2.0	1.6	1	No
42	014080091	RM-2	Yes	MHR	5.4	7.6	15.0	12.0	65	No
43	014101016	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
44	014101017	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
45	014113011	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
46	014204014	R-1-7.5	Yes	MLR	0.5	2.1	7.5	6.0	3	No
47	014204017	R-1-7.5	Yes	MLR	1.1	2.1	7.5	6.0	7	No
48	014204019	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
49	014204021	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
50	014263018	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
51	014311015	R-1-6	Yes	MR	8.0	4.6	7.5	6.0	48	Yes
52	014390044	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
53	014390045	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
54	014390046	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
55	014390047	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
56	014390048	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
57	014390049	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
58	014390050	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
59	014390051	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
60	014390052	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes

City of Dinuba
Housing Element (2014-2023)
Land Inventory Index

Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
61	014390053	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
62	014390054	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
63	014390055	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
64	014420086	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
65	014420087	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
66	014420088	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
67	014420089	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
68	014420090	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
69	014420091	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
70	014450003	RM-1.5	Yes	HR	2.6	15.1	24.0	19.2	50	No
71	014450006	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
72	014450007	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
73	014450008	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
74	014450009	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
75	014450012	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
76	014450014	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
77	014450015	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
78	014450016	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
79	014450017	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
80	014450019	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
81	014450024	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
82	014450026	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
83	014450027	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
84	014450029	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
85	014450032	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
86	014450033	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
87	014470059	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
88	014470060	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
89	014470061	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
90	014470069	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
91	014470073	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
92	014470074	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
93	014470075	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
94	014470076	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
95	014470077	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
96	014470078	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
97	014470079	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
98	014470080	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
99	014470081	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
100	014470082	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
101	014470083	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
102	014470084	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
103	014470085	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
104	014470086	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
105	014470087	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
106	014470088	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
107	014470089	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
108	014470090	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
109	014470091	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
110	014470092	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
111	014470093	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
112	014470094	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
113	014470095	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
114	014470096	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
115	014470097	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
116	014470098	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
117	014470099	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
118	014480005	R-1-10	Yes	MLR	0.5	2.1	4.5	3.6	2	No
119	014510001	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
120	014510002	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes

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Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
121	014510003	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
122	014510004	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
123	014510005	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
124	014510006	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
125	014510007	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
126	014510008	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
127	014510009	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
128	014510010	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
129	014510011	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
130	014510012	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
131	014510013	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes
132	014510014	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
133	014510015	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
134	014510016	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
135	014510017	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
136	014510018	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
137	014510019	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
138	014510020	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
139	014510021	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
140	014510022	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
141	014510023	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
142	014510024	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
143	014510026	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
144	014510027	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
145	014510028	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
146	014510030	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
147	014510031	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
148	014510032	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
149	014510033	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
150	014510034	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
151	014510035	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
152	014510036	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
153	014510037	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
154	014510038	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
155	014510039	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
156	014510040	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
157	014510041	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
158	014510042	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
159	014510043	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
160	014510044	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
161	014510045	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
162	014510046	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
163	014510047	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
164	014510048	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
165	014510049	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
166	014510050	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
167	014510051	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
168	014510052	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
169	014510053	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
170	014510054	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
171	014510055	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
172	014510056	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
173	014510057	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
174	014510058	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
175	014510059	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
176	014510060	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
177	014510061	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
178	014510062	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
179	014510063	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
180	014510064	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes

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Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
181	014510065	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
182	014510066	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
183	014510067	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
184	014510068	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
185	014510069	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
186	014510070	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
187	014510071	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
188	014510072	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
189	014510073	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
190	014510074	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
191	014510075	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
192	014510076	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
193	014510077	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
194	014570001	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
195	014570002	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
196	014570003	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
197	014570004	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes
198	014570067	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
199	017074005	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
200	017153001	RM-3	Yes	MR	0.2	4.6	7.5	6.0	1	No
201	017171009	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
202	017173004	RM-2	Yes	MHR	0.7	7.6	15.0	12.0	8	No
203	017182016	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
204	017192004	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
205	017192008	RM-3	Yes	MHR	0.1	7.6	15.0	12.0	1	No
206	017210017	RM-2	Yes	MHR	3.1	7.6	15.0	12.0	37	No
207	018061015	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
208	018063013	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	2	No
209	018065007	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
210	018065009	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
211	018072023	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
212	018075007	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
213	018082018	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
214	018122024	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
215	018123020	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
216	018126020	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
217	018130007	R-1-6	Yes	MR	0.5	4.6	7.5	6.0	3	Yes
218	018130011	R-1-6	Yes	MR	27.2	4.6	7.5	6.0	163	Yes
219	018180031	R-1-6	Yes	MR	15.8	4.6	7.5	6.0	95	No
220	018200027	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
221	018200028	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
222	018200055	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
223	018210059	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
224	018210060	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
225	030120077	R-1-7.5	Yes	MLR	5.4	2.1	7.5	6.0	32	No
226	030120089	R-1-7.5	Yes	MLR	9.7	2.1	7.5	6.0	58	No
227	030120097	R-1-6	Yes	MR	13.7	4.6	7.5	6.0	82	No
228	030250093	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
229	030260053	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
230	030260054	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
231	030260055	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
232	030260056	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
233	013020009	R-1-10	Yes	MLR	21.4	2.1	4.5	3.6	77	No
234	013050012	R-1-10	Yes	MLR	38.7	2.1	4.5	3.6	139	No
235	013050029	R-1-10	Yes	MLR	9.0	2.1	4.5	3.6	32	No
236	013050038	R-1-10	Yes	MLR	21.6	2.1	4.5	3.6	78	No
237	013050039	R-1-10	Yes	MLR	25.6	2.1	4.5	3.6	92	No
238	013050071	R-1-10	Yes	MLR	23.2	2.1	4.5	3.6	84	No
239	014063029	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
240	012282003	R-1-6	Yes	MR	3.0	4.6	7.5	6.0	18	No

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Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
241	012282017	R-1-6	Yes	MR	20.0	4.6	7.5	6.0	120	No
242	012282035	R-1-6	Yes	MR	9.5	4.6	7.5	6.0	57	No
243	012282036	R-1-6	Yes	MR	18.4	4.6	7.5	6.0	110	No
244	013020022	R-1-10	Yes	MLR	9.8	2.1	4.5	3.6	35	No
245	013030042	RM-2	Yes	MHR	9.0	7.6	15.0	12.0	108	No
246	013090037	R-1-6	Yes	MR	27.8	4.6	7.5	6.0	167	Yes
247	013100001	R-1-10	Yes	MLR	10.1	2.1	4.5	3.6	36	No
248	013140001	R-1-6	Yes	MR	9.5	4.6	7.5	6.0	57	No
249	014011003	R-1-10	Yes	MLR	14.6	2.1	4.5	3.6	53	No
250	014011004	R-1-10	Yes	MLR	18.4	2.1	4.5	3.6	66	No
251	014011005	R-1-7.5	Yes	MR	13.6	2.1	7.5	6.0	82	No
252	014011029	R-1-10	Yes	MLR	8.5	2.1	4.5	3.6	31	No
253	014011040	RM-3	Yes	MHR	12.5	7.6	15.0	12.0	150	No
254	014480015	R-1-10	Yes	MLR	3.9	2.1	4.5	3.6	14	No
255	014012003	R-1-7.5	Yes	MR	4.7	2.1	7.5	6.0	28	Yes

Appendix C

Maps of Available Vacant Land Inventory Within Redevelopment Areas and City Limits

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Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
1	012230048	R-1-6PUD	Yes	MR	15.9	4.6	7.5	6.0	95	No
2	012240033	R-1-6PUD	Yes	MR	34.0	4.6	7.5	6.0	204	No
3	012240035	R-1-6PUD	Yes	MR	6.8	4.6	7.5	6.0	41	No
4	012240039	R-1-6PUD	Yes	MR	1.6	4.6	7.5	6.0	10	No
5	012272013		No	MR	28.0	4.6	7.5	6.0	168	No
6	012281019		No	MR	15.6	4.6	7.5	6.0	94	No
7	012282027	R-1-6	Yes	MR	18.5	4.6	7.5	6.0	111	No
8	012282038	R-1-6	Yes	MR	7.3	4.6	7.5	6.0	44	No
9	012290049	R-1-6PUD	Yes	MR	55.7	4.6	7.5	6.0	334	No
10	012320010		No	MLR	9.6	2.1	4.5	3.6	35	No
11	012320024		No	MLR	25.5	2.1	4.5	3.6	92	No
12	012330003		No	HR	1.2	15.1	24.0	19.2	23	No
13	013020023	R-1-10	Yes	MLR	36.9	2.1	4.5	3.6	133	No
14	013040010	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
15	013040015	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
16	013040035	R-1-7.5	Yes	MLR	0.1	2.1	7.5	6.0	1	No
17	013040048	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
18	013040052	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
19	013040053	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
20	013050013	R-1-10	Yes	MLR	19.7	2.1	4.5	3.6	71	No
21	013050028	R-1-10	Yes	MLR	1.3	2.1	4.5	3.6	5	No
22	013050064	R-1-10	Yes	MLR	38.2	2.1	4.5	3.6	138	No
23	013080023		No	MR	17.4	4.6	7.5	6.0	104	No
24	013090008		No	MR	10.0	4.6	7.5	6.0	60	No
25	013090068	R-1-6	Yes	MR	9.4	4.6	7.5	6.0	56	Yes
26	013110002	R-1-6	Yes	MR	3.4	4.6	7.5	6.0	20	Yes
27	013120033	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
28	013120038	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
29	013120041	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
30	013140007	RM-2	Yes	MHR	0.6	7.6	15.0	12.0	7	No
31	014011039	R-1-6	Yes	MR	10.1	4.6	7.5	6.0	61	No
32	014012002	R-1-7.5	Yes	MR	3.6	2.1	7.5	6.0	22	No
33	014012015	R-1-10	Yes	MLR	2.1	2.1	4.5	3.6	8	No
34	014033038	RM-2	Yes	MHR	1.6	7.6	15.0	12.0	19	No
35	014045031	R-1-6	Yes	MR	0.9	4.6	7.5	6.0	5	No
36	014063009	R-1-6	Yes	CC	0.2	0.0	0.0	6.0	0	No
37	014063029	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
38	014063034	RM-3	Yes	MR	0.1	4.6	7.5	6.0	1	No
39	014063035	RM-3	Yes	MR	0.1	4.6	7.5	6.0	1	No
40	014072002	R-A	Yes	LR	0.2	0.0	2.0	1.6	0	No
41	014072003	R-A	Yes	LR	0.4	0.0	2.0	1.6	1	No
42	014080091	RM-2	Yes	MHR	5.4	7.6	15.0	12.0	65	No
43	014101016	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
44	014101017	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
45	014113011	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
46	014204014	R-1-7.5	Yes	MLR	0.5	2.1	7.5	6.0	3	No
47	014204017	R-1-7.5	Yes	MLR	1.1	2.1	7.5	6.0	7	No
48	014204019	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
49	014204021	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
50	014263018	R-1-7.5	Yes	MLR	0.3	2.1	7.5	6.0	2	No
51	014311015	R-1-6	Yes	MR	8.0	4.6	7.5	6.0	48	Yes
52	014390044	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
53	014390045	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
54	014390046	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
55	014390047	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
56	014390048	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
57	014390049	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
58	014390050	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
59	014390051	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
60	014390052	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes

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Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
61	014390053	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
62	014390054	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
63	014390055	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
64	014420086	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
65	014420087	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
66	014420088	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
67	014420089	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
68	014420090	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
69	014420091	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
70	014450003	RM-1.5	Yes	HR	2.6	15.1	24.0	19.2	50	No
71	014450006	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
72	014450007	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
73	014450008	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
74	014450009	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
75	014450012	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
76	014450014	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
77	014450015	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
78	014450016	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
79	014450017	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
80	014450019	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
81	014450024	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
82	014450026	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
83	014450027	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
84	014450029	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
85	014450032	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
86	014450033	R-1-6P	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
87	014470059	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
88	014470060	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
89	014470061	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
90	014470069	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
91	014470073	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
92	014470074	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
93	014470075	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
94	014470076	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
95	014470077	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
96	014470078	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
97	014470079	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
98	014470080	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
99	014470081	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
100	014470082	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
101	014470083	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
102	014470084	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
103	014470085	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
104	014470086	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
105	014470087	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
106	014470088	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
107	014470089	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
108	014470090	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
109	014470091	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
110	014470092	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
111	014470093	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
112	014470094	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
113	014470095	RM-1.5	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
114	014470096	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
115	014470097	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
116	014470098	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
117	014470099	RM-1.5	Yes	HR	0.1	15.1	24.0	19.2	1	Yes
118	014480005	R-1-10	Yes	MLR	0.5	2.1	4.5	3.6	2	No
119	014510001	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
120	014510002	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes

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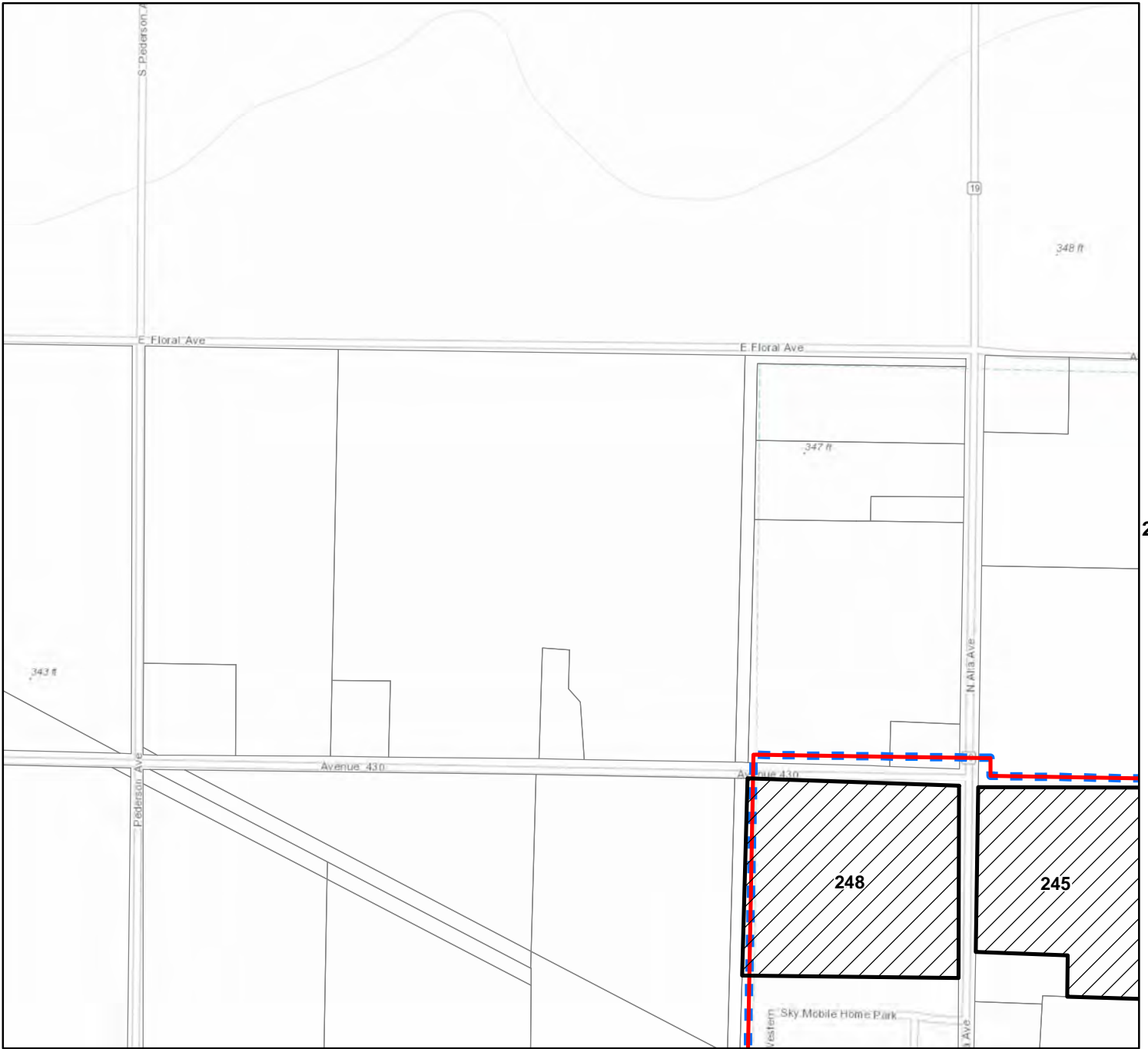
Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
121	014510003	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
122	014510004	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
123	014510005	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
124	014510006	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
125	014510007	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
126	014510008	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
127	014510009	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
128	014510010	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
129	014510011	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
130	014510012	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
131	014510013	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes
132	014510014	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
133	014510015	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
134	014510016	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
135	014510017	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
136	014510018	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
137	014510019	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
138	014510020	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
139	014510021	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
140	014510022	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
141	014510023	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
142	014510024	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
143	014510026	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
144	014510027	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
145	014510028	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
146	014510030	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
147	014510031	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
148	014510032	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
149	014510033	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
150	014510034	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
151	014510035	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
152	014510036	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
153	014510037	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
154	014510038	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
155	014510039	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
156	014510040	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
157	014510041	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
158	014510042	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
159	014510043	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
160	014510044	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
161	014510045	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
162	014510046	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
163	014510047	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
164	014510048	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
165	014510049	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
166	014510050	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
167	014510051	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
168	014510052	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
169	014510053	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
170	014510054	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
171	014510055	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
172	014510056	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
173	014510057	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
174	014510058	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
175	014510059	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
176	014510060	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
177	014510061	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
178	014510062	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
179	014510063	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
180	014510064	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes

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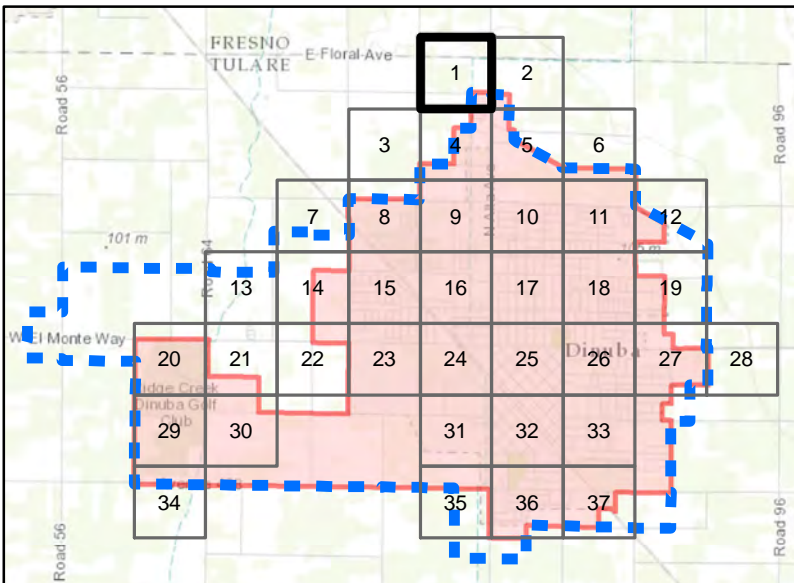
Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
181	014510065	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
182	014510066	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
183	014510067	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
184	014510068	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
185	014510069	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
186	014510070	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
187	014510071	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
188	014510072	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
189	014510073	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
190	014510074	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
191	014510075	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
192	014510076	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
193	014510077	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
194	014570001	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
195	014570002	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
196	014570003	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
197	014570004	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	1	Yes
198	014570067	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	Yes
199	017074005	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
200	017153001	RM-3	Yes	MR	0.2	4.6	7.5	6.0	1	No
201	017171009	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
202	017173004	RM-2	Yes	MHR	0.7	7.6	15.0	12.0	8	No
203	017182016	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
204	017192004	RM-3	Yes	MHR	0.2	7.6	15.0	12.0	2	No
205	017192008	RM-3	Yes	MHR	0.1	7.6	15.0	12.0	1	No
206	017210017	RM-2	Yes	MHR	3.1	7.6	15.0	12.0	37	No
207	018061015	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
208	018063013	R-1-6	Yes	MR	0.3	4.6	7.5	6.0	2	No
209	018065007	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
210	018065009	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
211	018072023	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
212	018075007	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
213	018082018	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
214	018122024	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
215	018123020	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	No
216	018126020	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
217	018130007	R-1-6	Yes	MR	0.5	4.6	7.5	6.0	3	Yes
218	018130011	R-1-6	Yes	MR	27.2	4.6	7.5	6.0	163	Yes
219	018180031	R-1-6	Yes	MR	15.8	4.6	7.5	6.0	95	No
220	018200027	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
221	018200028	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
222	018200055	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
223	018210059	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
224	018210060	R-1-6	Yes	MR	0.1	4.6	7.5	6.0	1	Yes
225	030120077	R-1-7.5	Yes	MLR	5.4	2.1	7.5	6.0	32	No
226	030120089	R-1-7.5	Yes	MLR	9.7	2.1	7.5	6.0	58	No
227	030120097	R-1-6	Yes	MR	13.7	4.6	7.5	6.0	82	No
228	030250093	R-1-7.5	Yes	MLR	0.2	2.1	7.5	6.0	1	No
229	030260053	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
230	030260054	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
231	030260055	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
232	030260056	R-1-6	Yes	GC	0.1	0.0	0.0	6.0	0	No
233	013020009	R-1-10	Yes	MLR	21.4	2.1	4.5	3.6	77	No
234	013050012	R-1-10	Yes	MLR	38.7	2.1	4.5	3.6	139	No
235	013050029	R-1-10	Yes	MLR	9.0	2.1	4.5	3.6	32	No
236	013050038	R-1-10	Yes	MLR	21.6	2.1	4.5	3.6	78	No
237	013050039	R-1-10	Yes	MLR	25.6	2.1	4.5	3.6	92	No
238	013050071	R-1-10	Yes	MLR	23.2	2.1	4.5	3.6	84	No
239	014063029	R-1-6	Yes	MR	0.2	4.6	7.5	6.0	1	No
240	012282003	R-1-6	Yes	MR	3.0	4.6	7.5	6.0	18	No

**City of Dinuba
Housing Element (2014-2023)
Land Inventory Index**





Parcel ID No.	Assessor's Parcel Number	Zone District	In City Limits	General Plan Designation	Acreage	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	In a Proposed Subdivision
241	012282017	R-1-6	Yes	MR	20.0	4.6	7.5	6.0	120	No
242	012282035	R-1-6	Yes	MR	9.5	4.6	7.5	6.0	57	No
243	012282036	R-1-6	Yes	MR	18.4	4.6	7.5	6.0	110	No
244	013020022	R-1-10	Yes	MLR	9.8	2.1	4.5	3.6	35	No
245	013030042	RM-2	Yes	MHR	9.0	7.6	15.0	12.0	108	No
246	013090037	R-1-6	Yes	MR	27.8	4.6	7.5	6.0	167	Yes
247	013100001	R-1-10	Yes	MLR	10.1	2.1	4.5	3.6	36	No
248	013140001	R-1-6	Yes	MR	9.5	4.6	7.5	6.0	57	No
249	014011003	R-1-10	Yes	MLR	14.6	2.1	4.5	3.6	53	No
250	014011004	R-1-10	Yes	MLR	18.4	2.1	4.5	3.6	66	No
251	014011005	R-1-7.5	Yes	MR	13.6	2.1	7.5	6.0	82	No
252	014011029	R-1-10	Yes	MLR	8.5	2.1	4.5	3.6	31	No
253	014011040	RM-3	Yes	MHR	12.5	7.6	15.0	12.0	150	No
254	014480015	R-1-10	Yes	MLR	3.9	2.1	4.5	3.6	14	No
255	014012003	R-1-7.5	Yes	MR	4.7	2.1	7.5	6.0	28	Yes

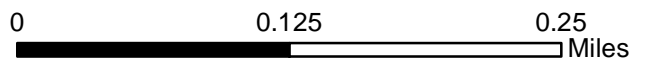


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City of Dinuba Housing Element (2015-2018) Land Inventory Map Book, Page 1

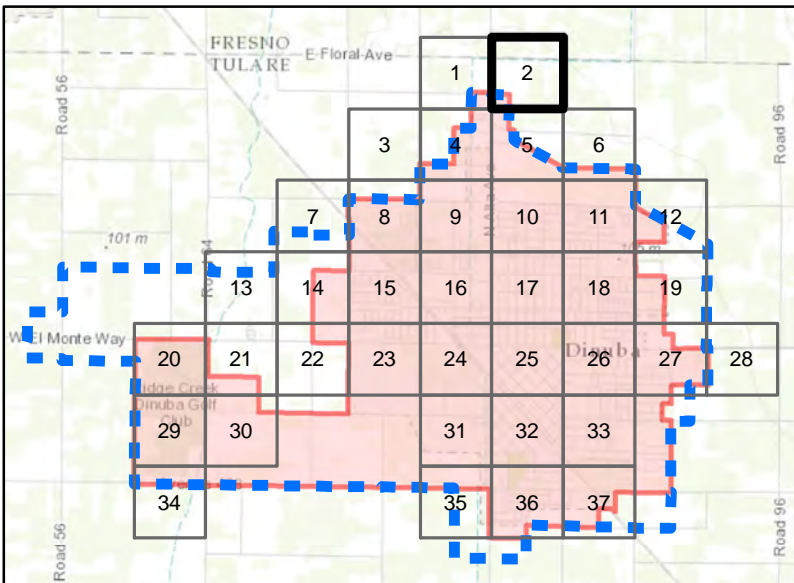
-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels







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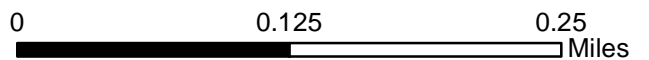


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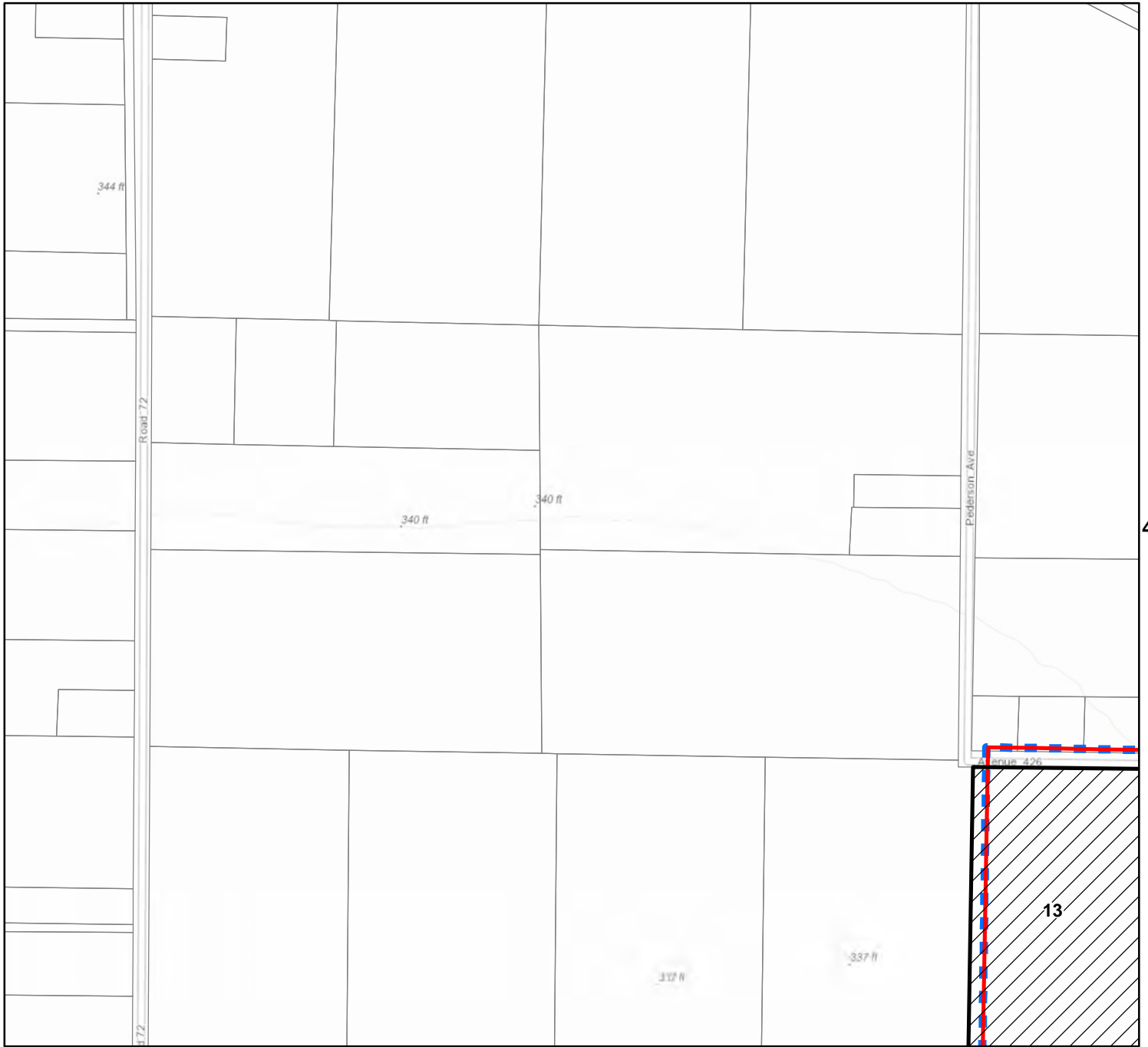


City of Dinuba Housing Element (2015-2018) Land Inventory Map Book, Page 2

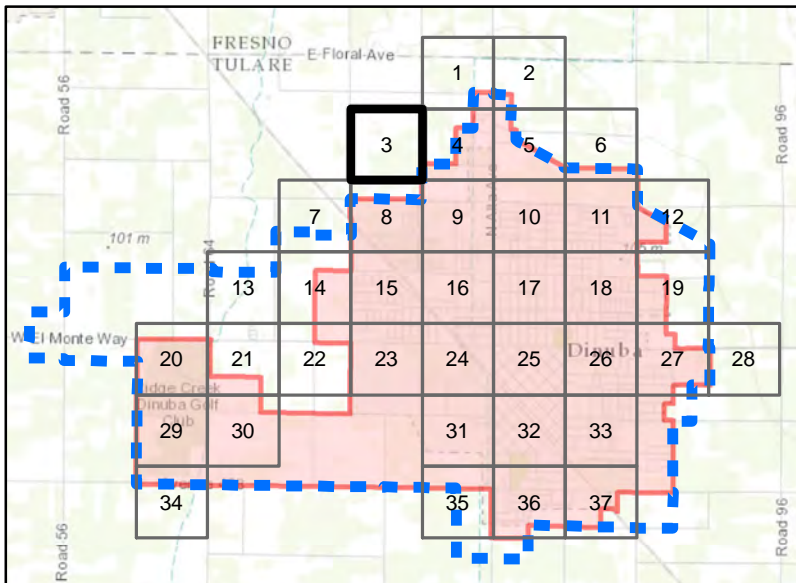
-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels







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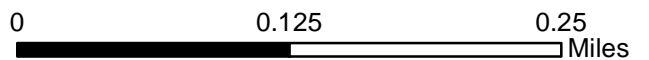


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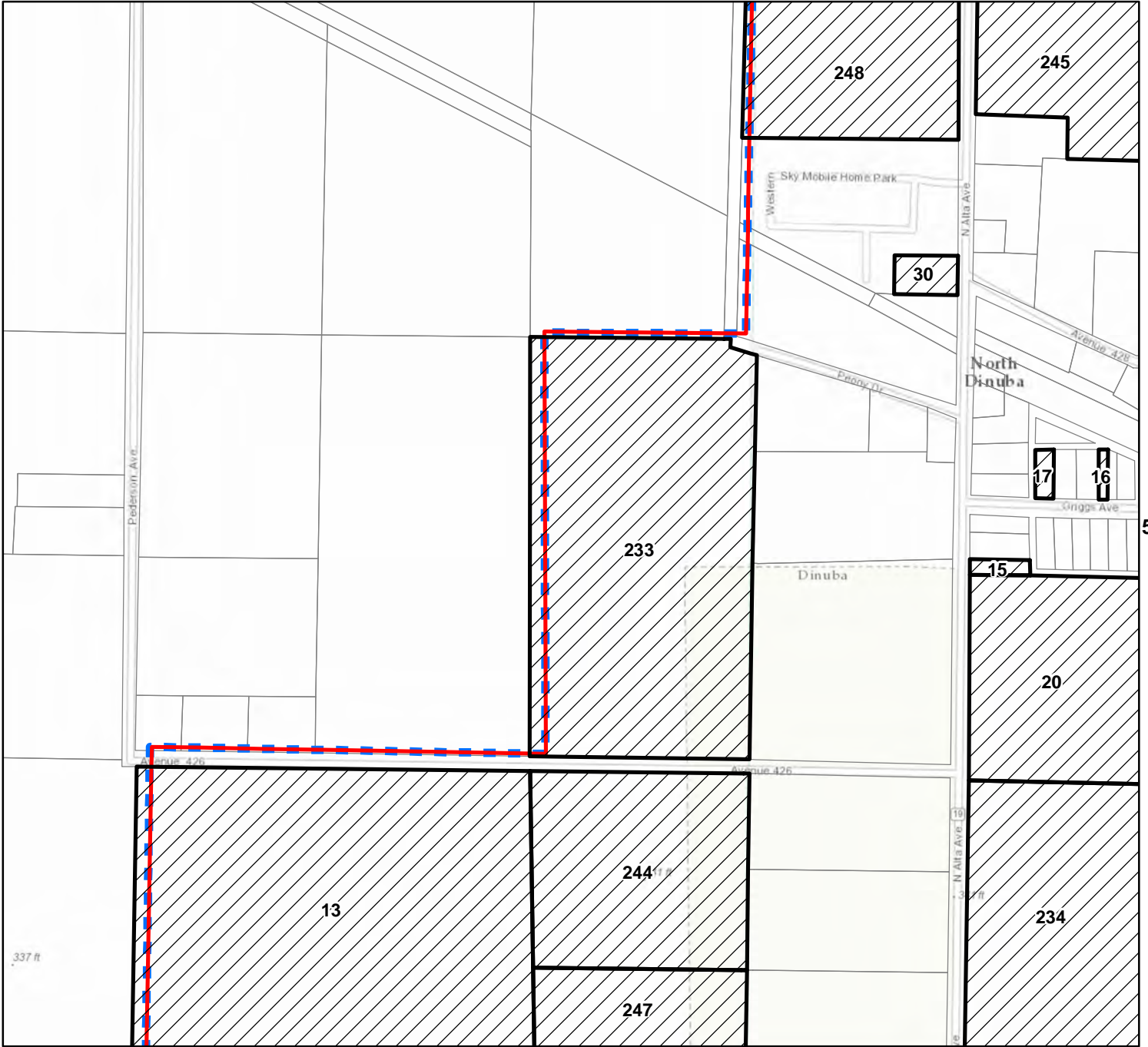
City of Dinuba Housing Element (2015-2018) Land Inventory Map Book, Page 3

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



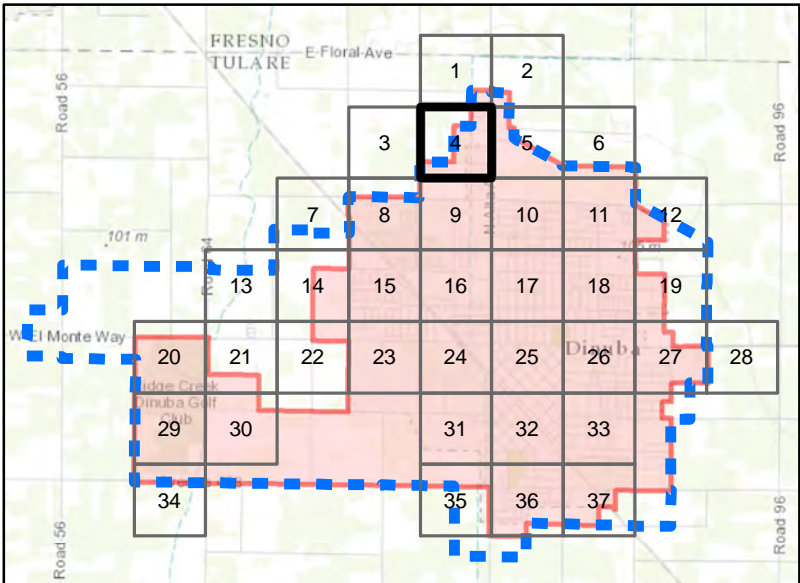
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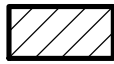





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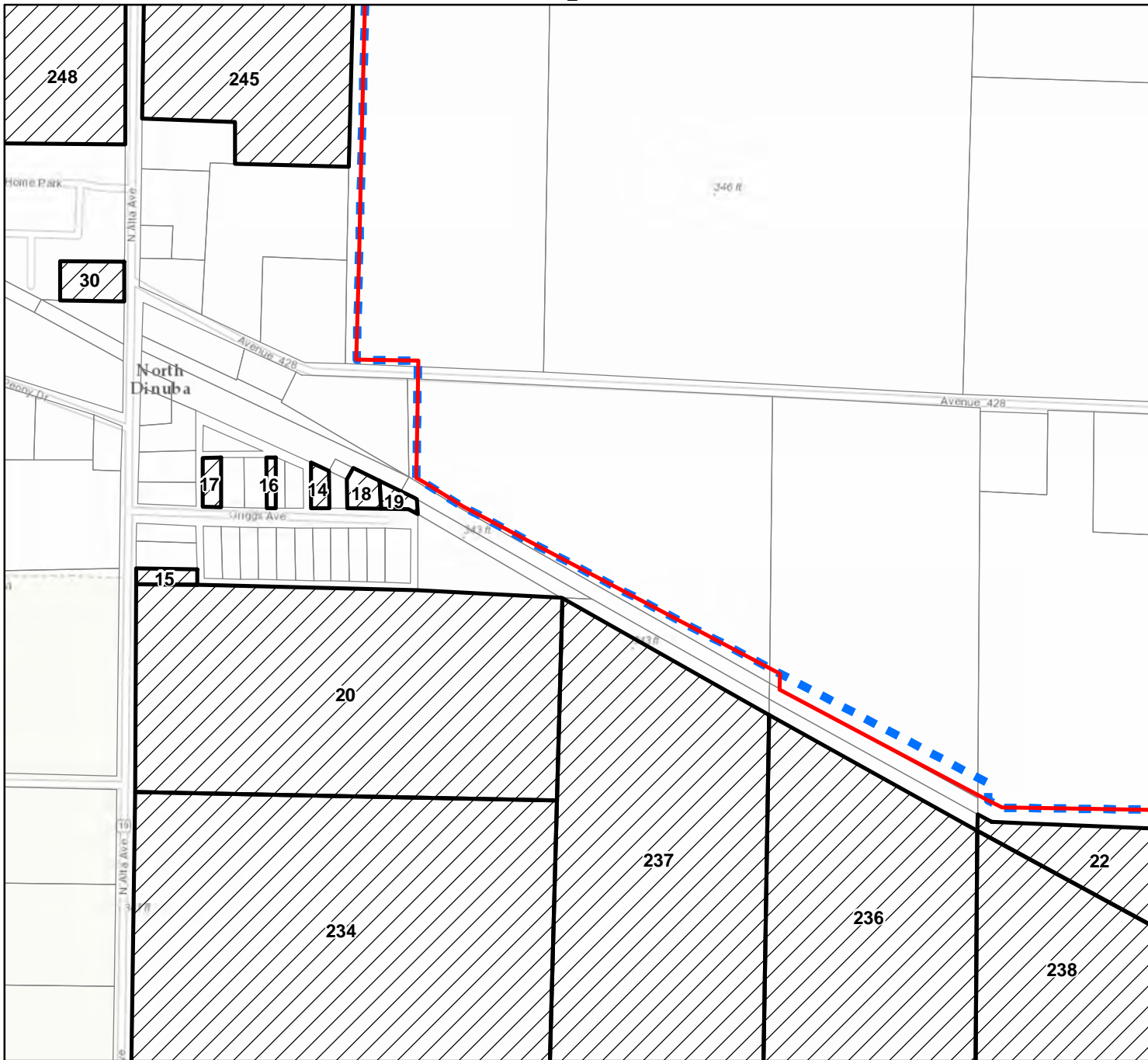
**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 4**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

0 0.125 0.25 Miles



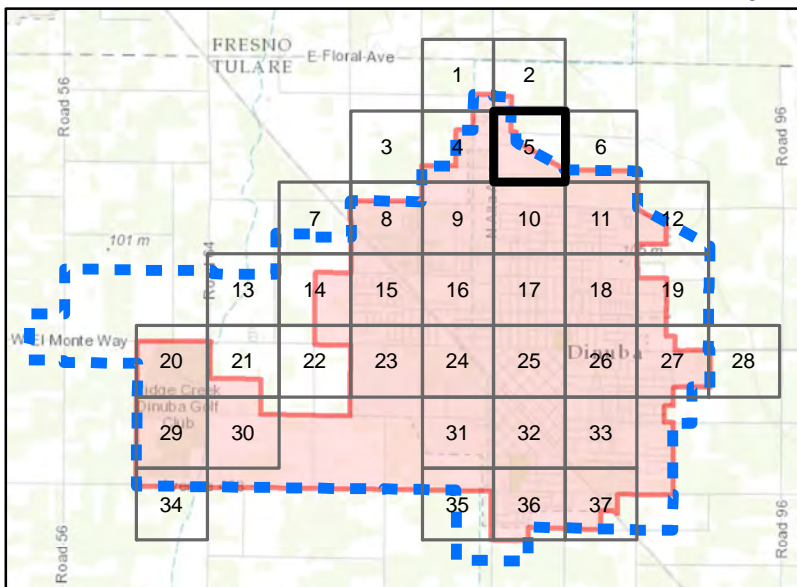
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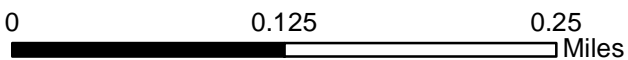
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**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 5**

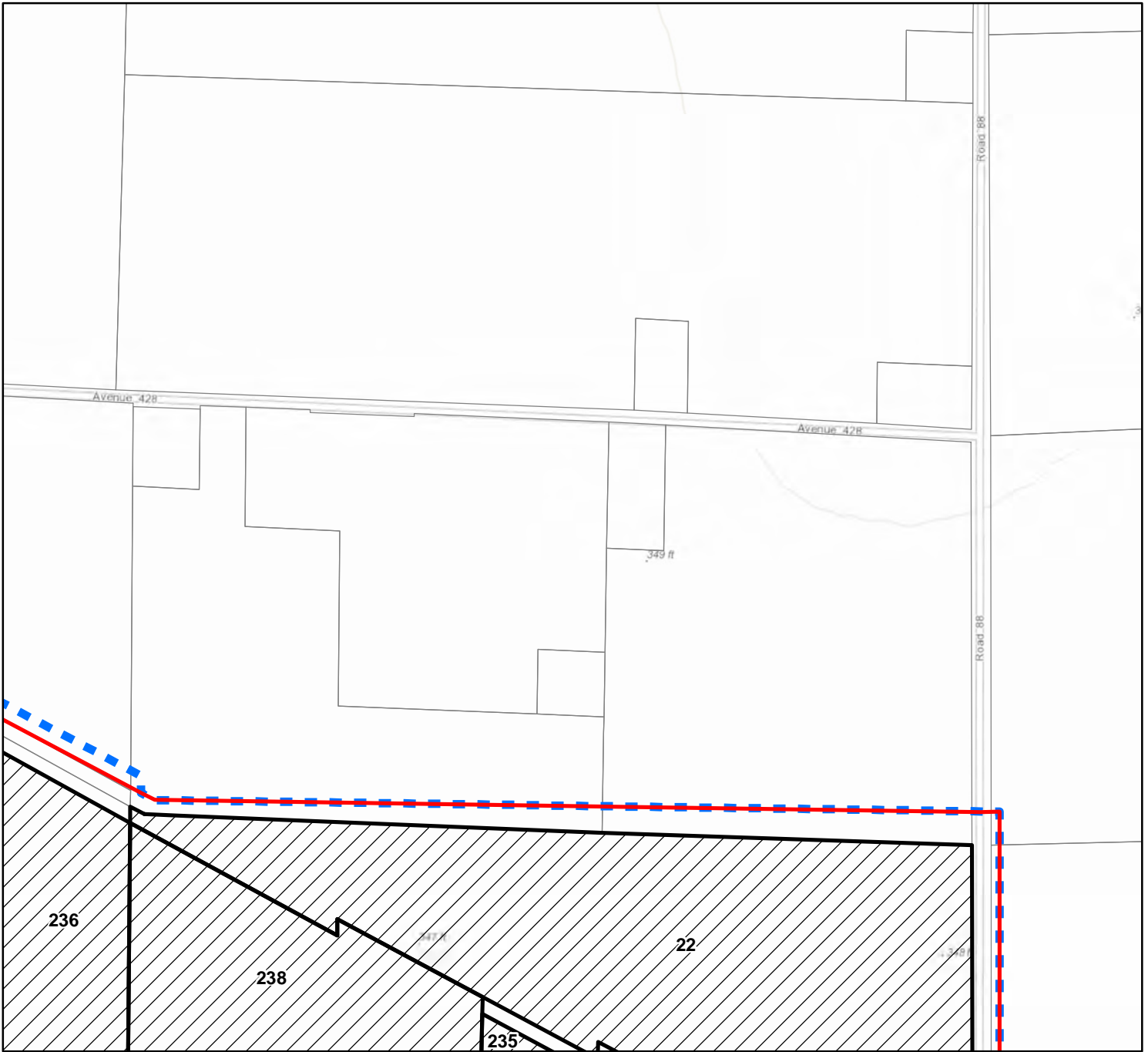


-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



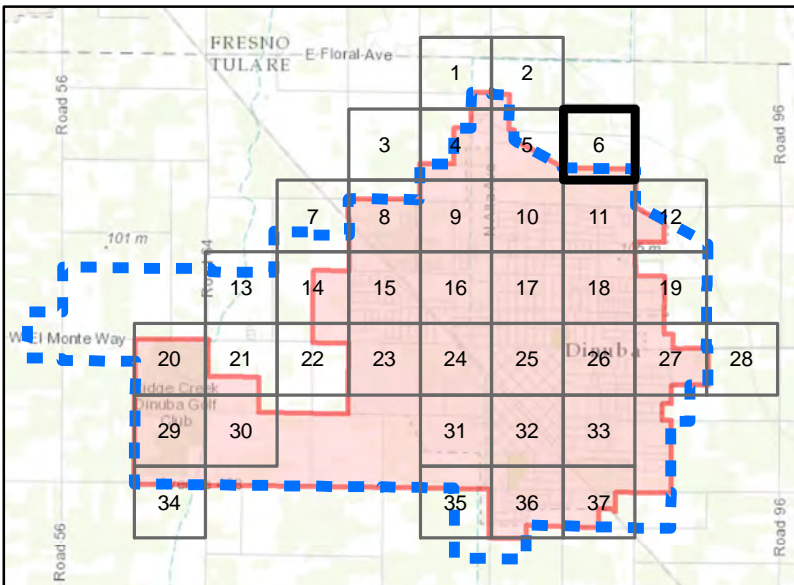
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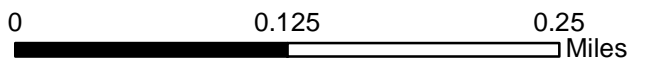


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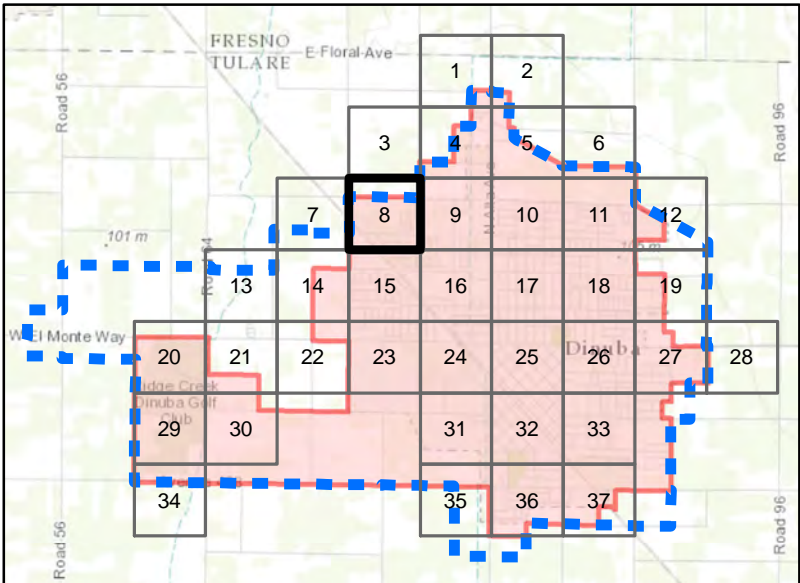
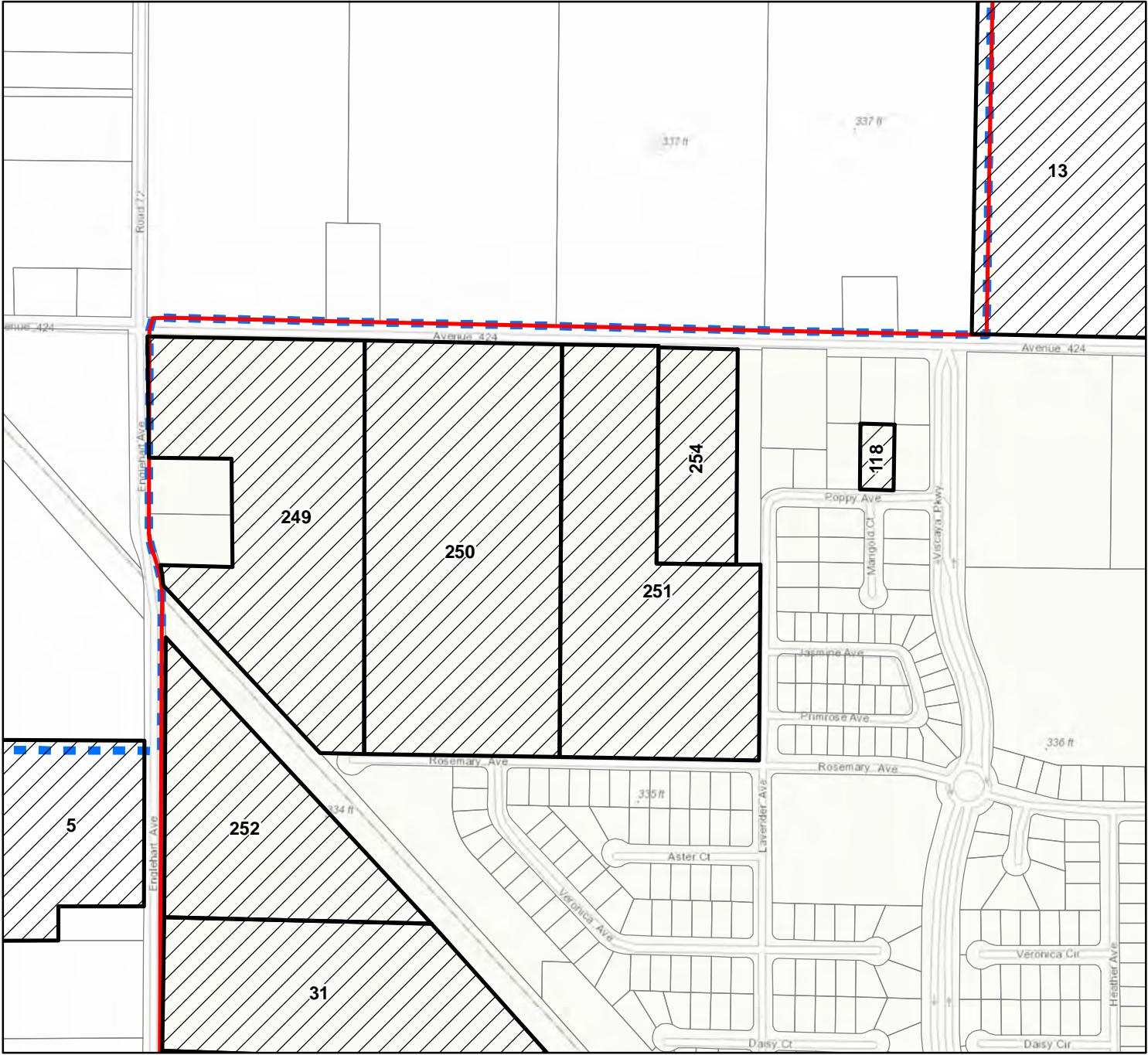
**City of Dinuba
Housing Element (2015-2018)
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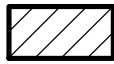



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

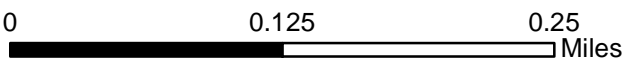


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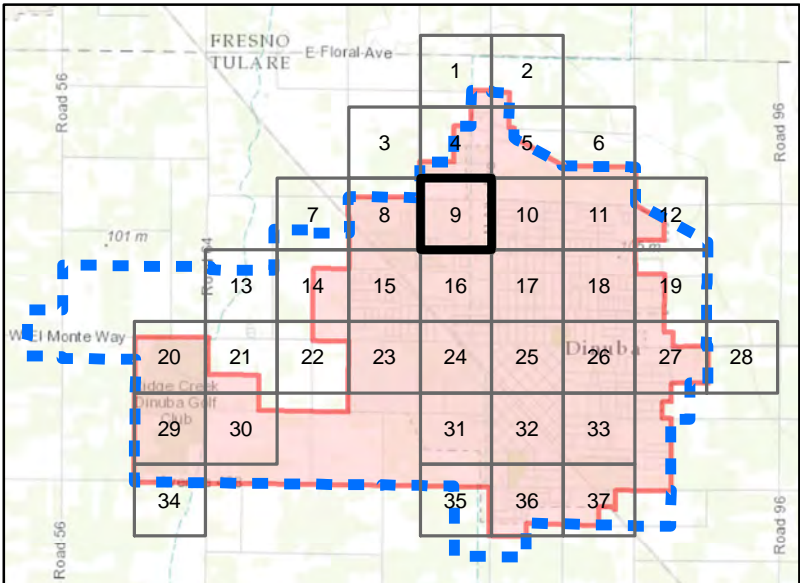
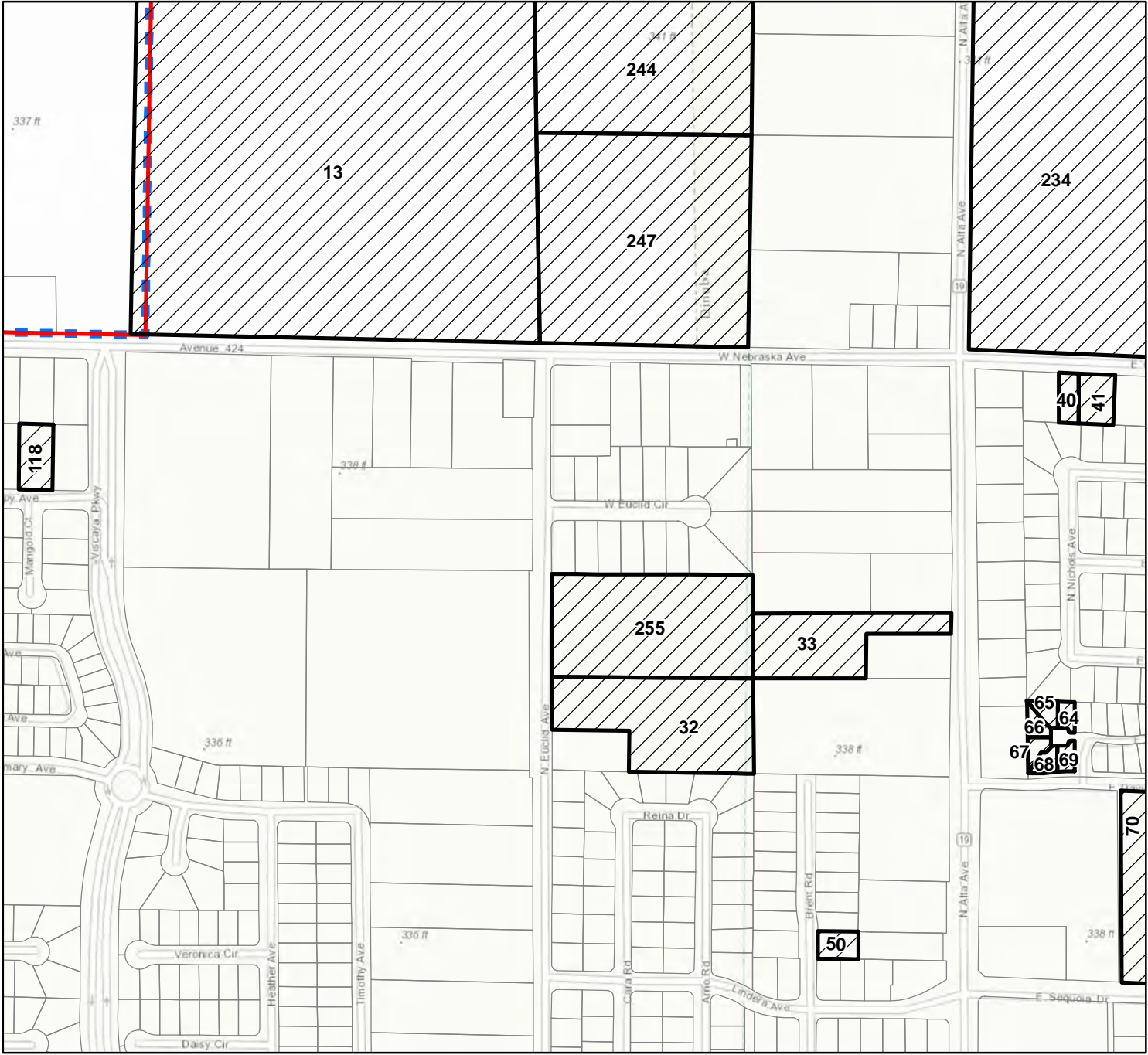


**City of Dinuba
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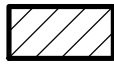



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

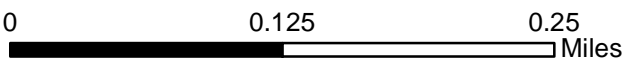


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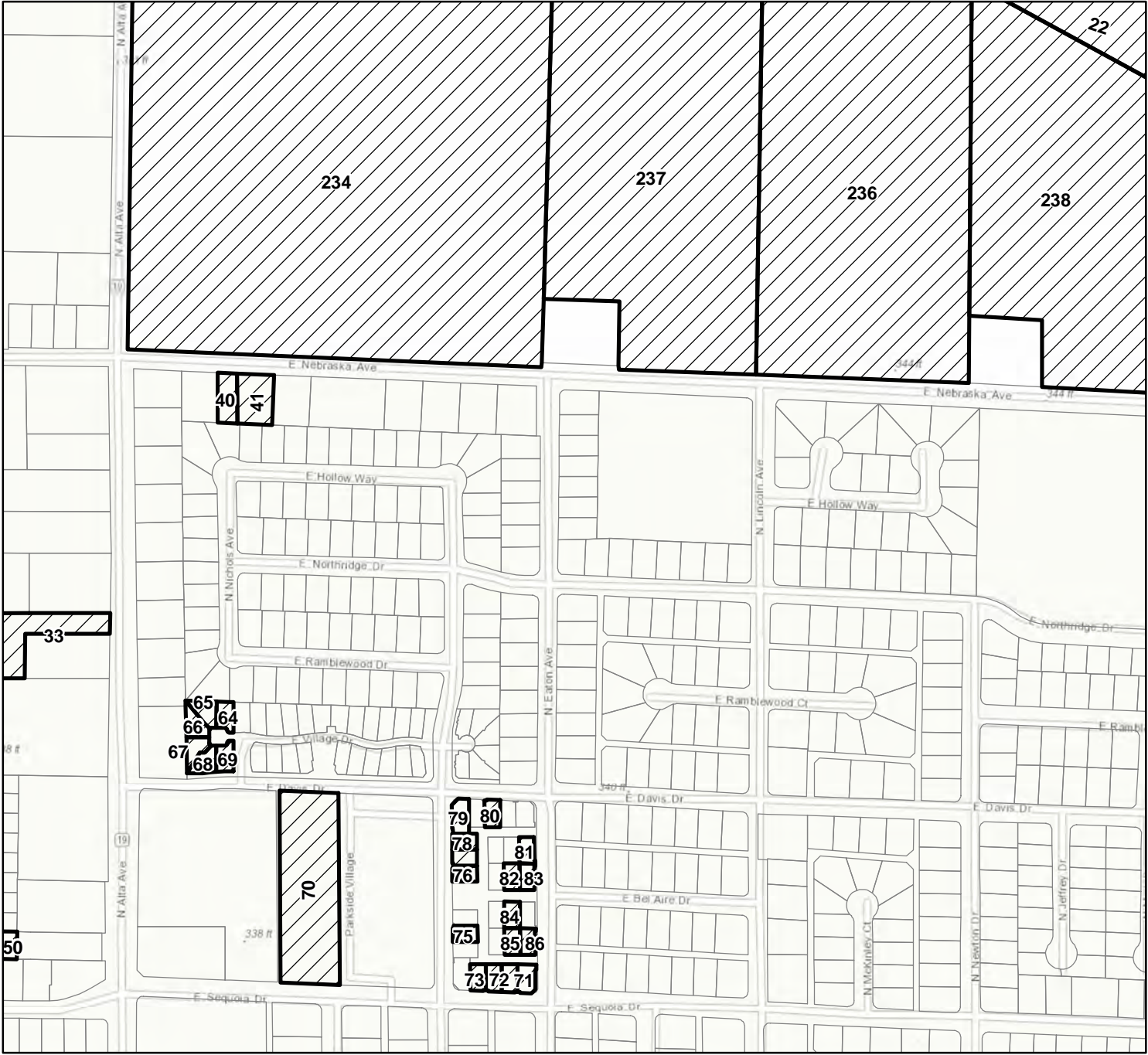


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 9**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



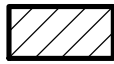



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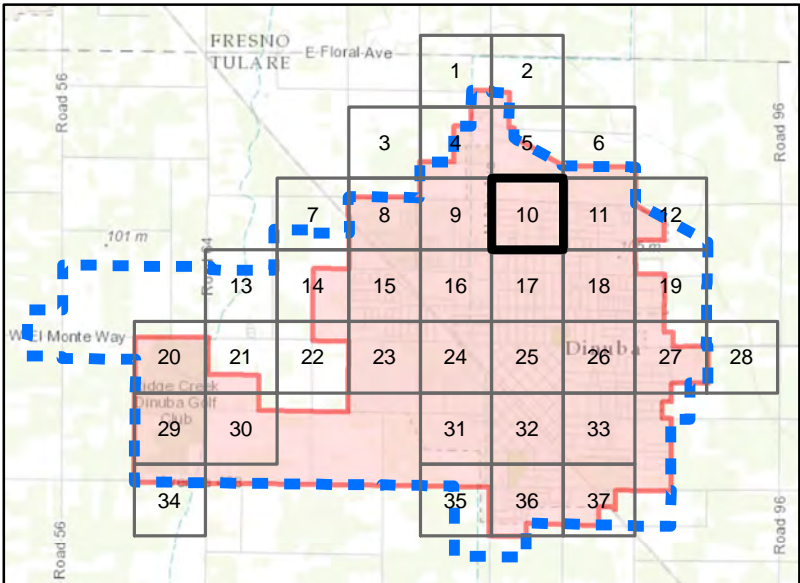
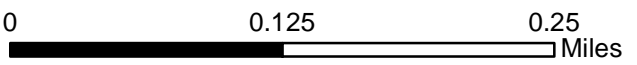


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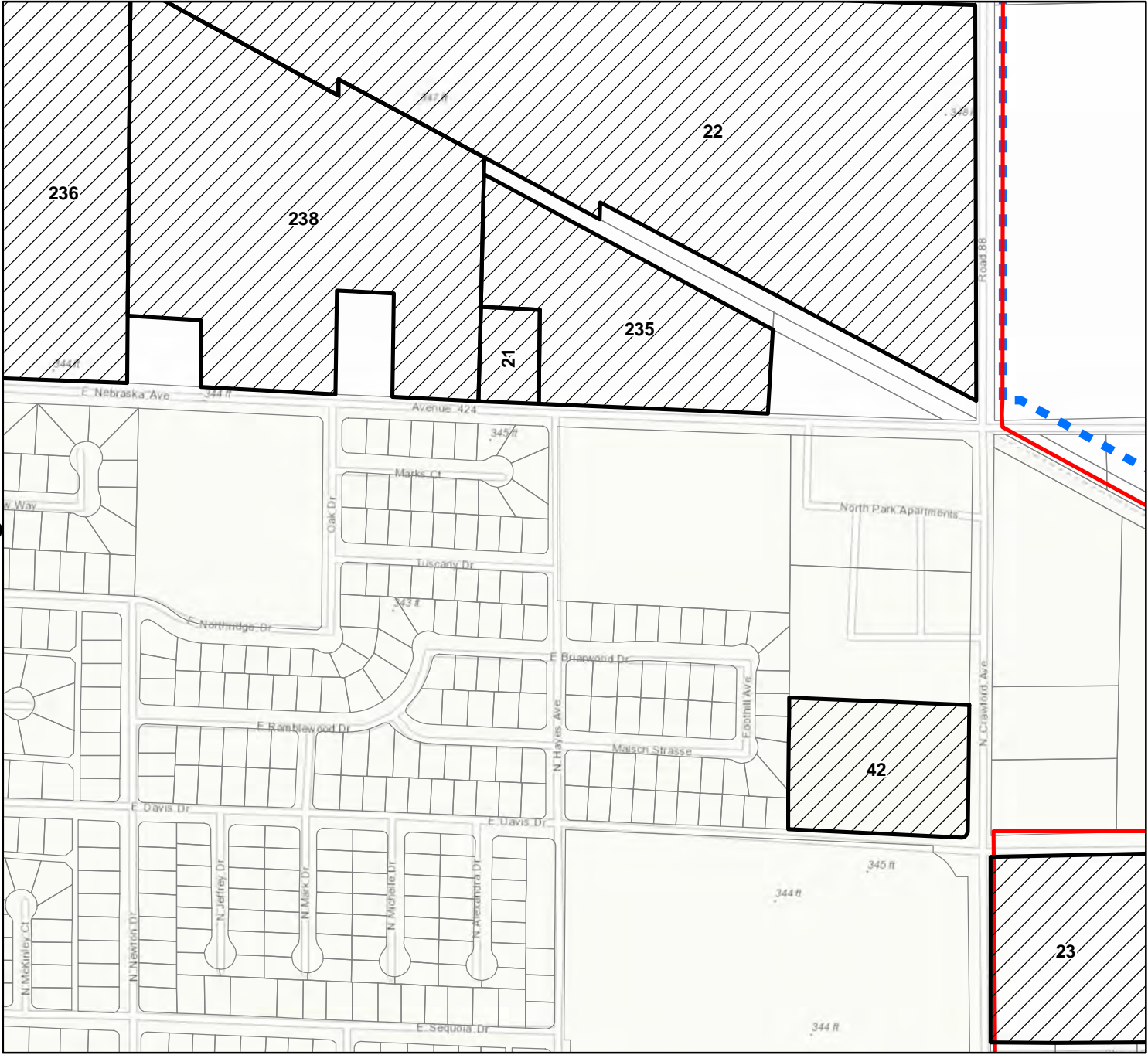
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**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 10**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

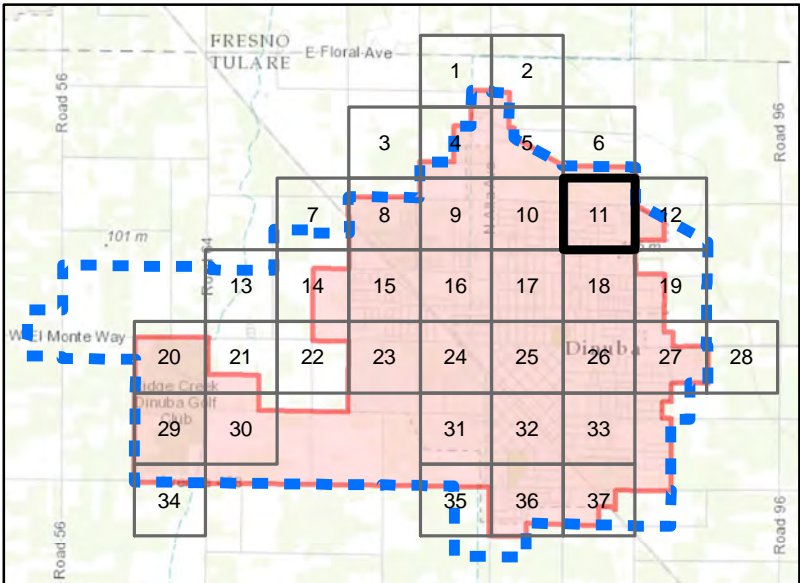


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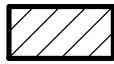





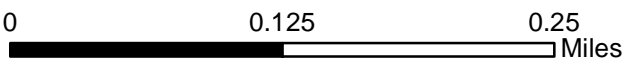
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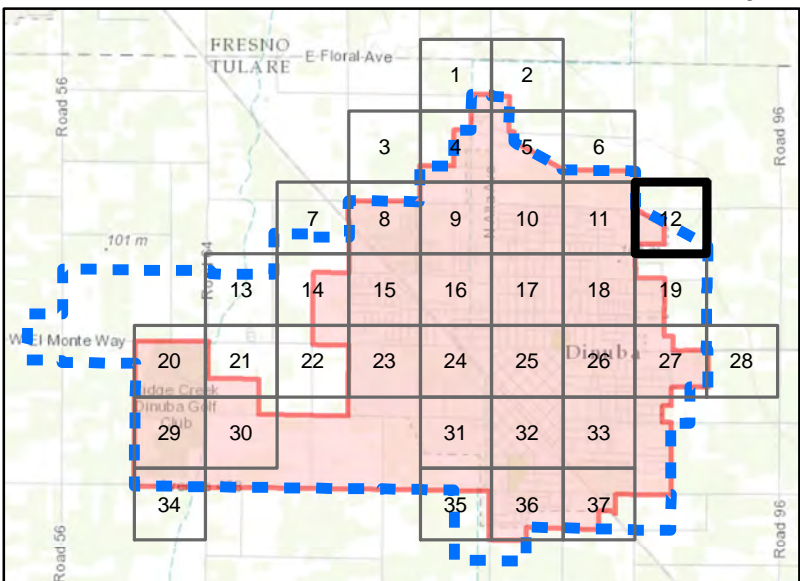


**City of Dinuba
Housing Element (2015-2018)
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-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

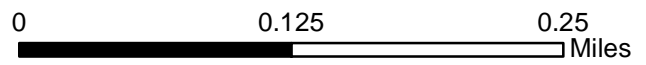


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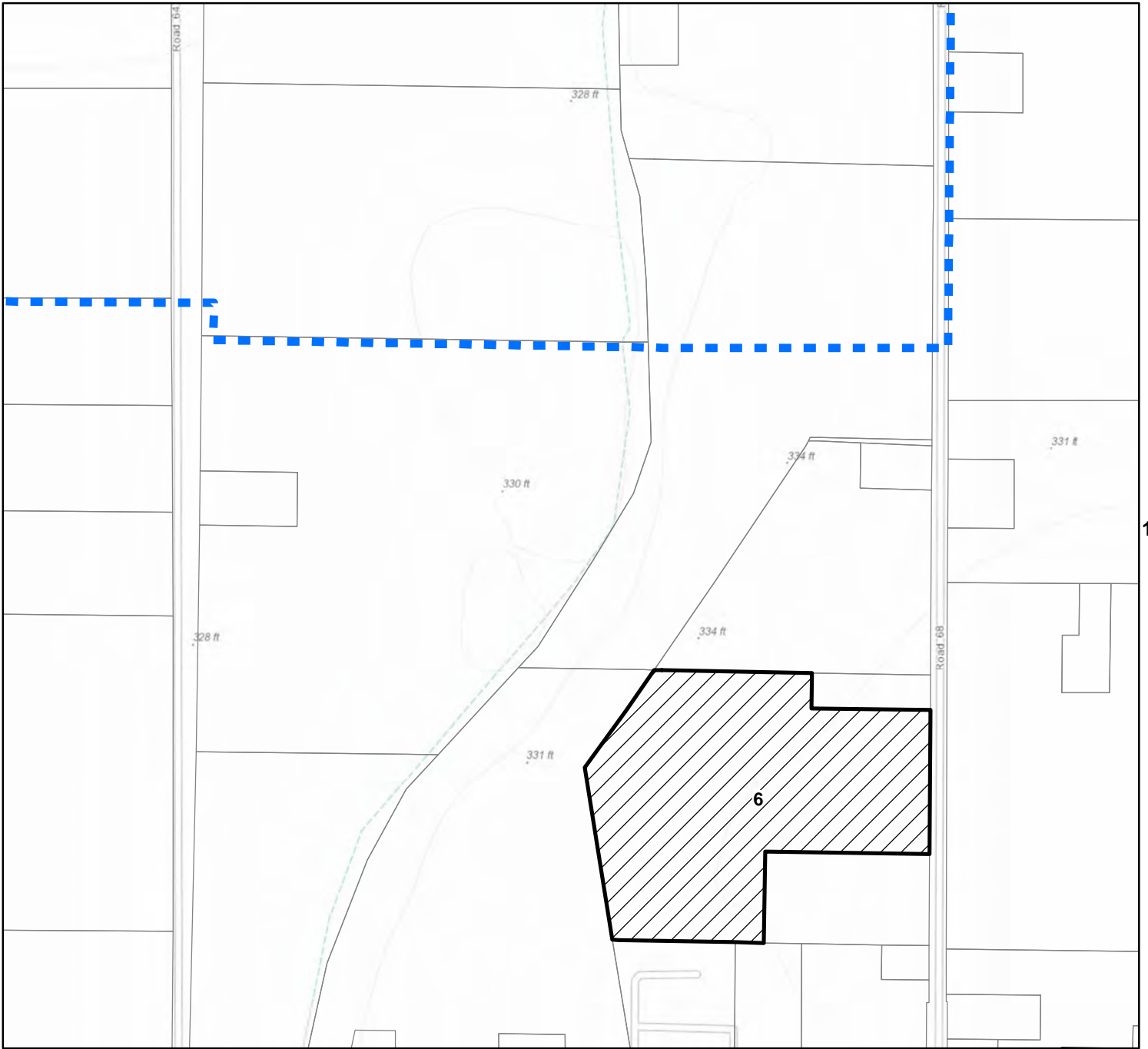


**City of Dinuba
Housing Element (2015-2018)
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-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



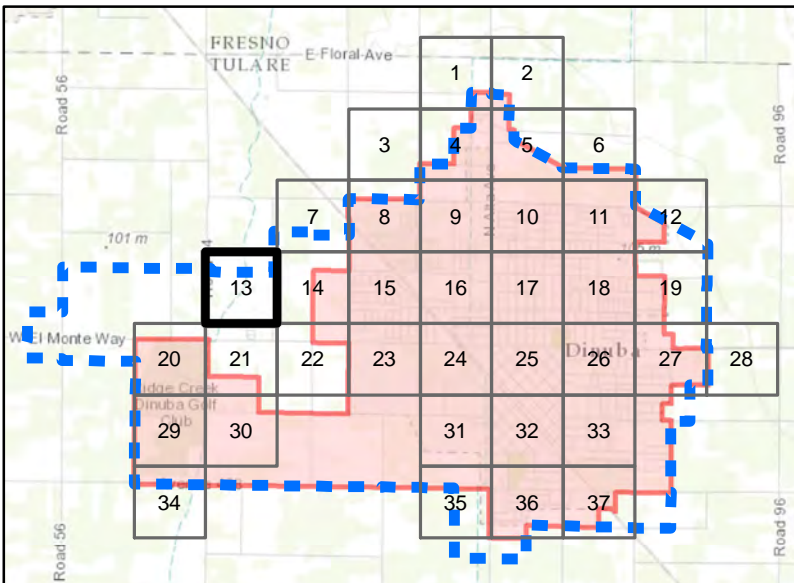
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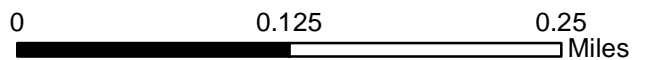
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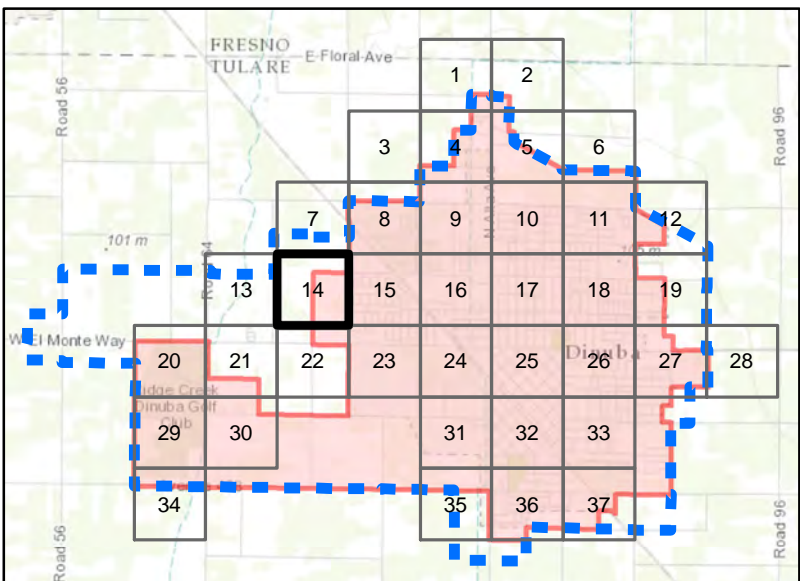
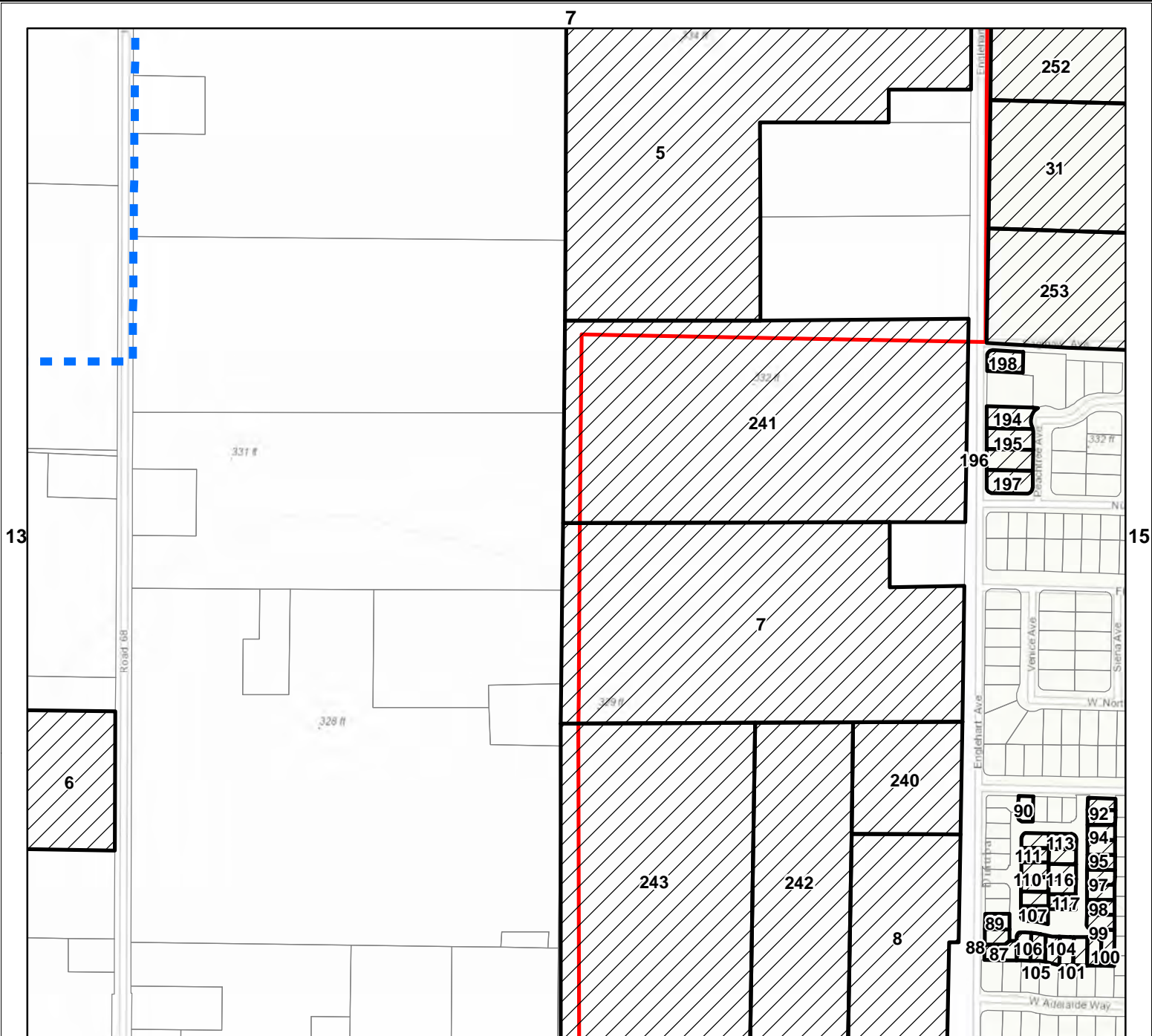
**City of Dinuba
Housing Element (2015-2018)
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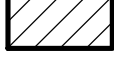



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels




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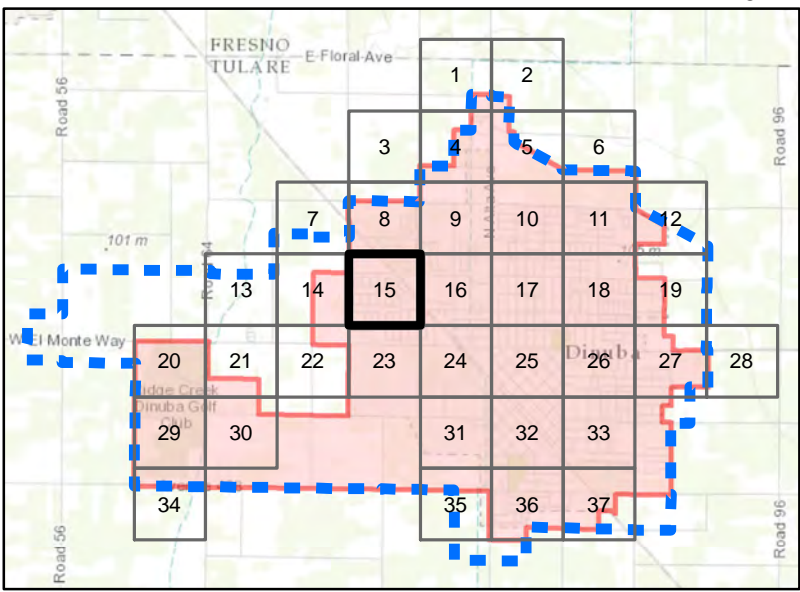
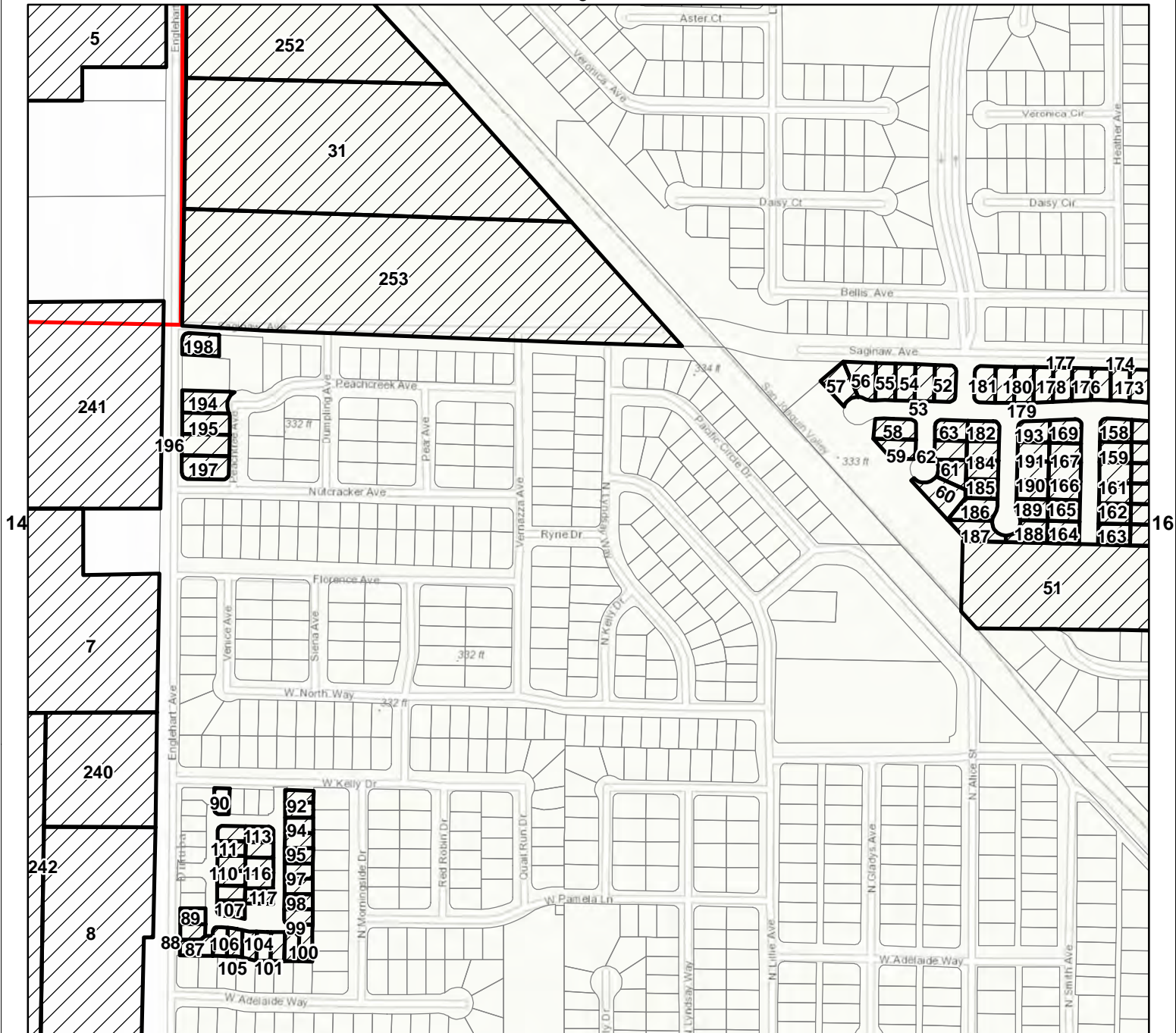
**City of Dinuba
Housing Element (2015-2018)
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-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

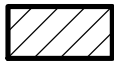



0 0.125 0.25 Miles




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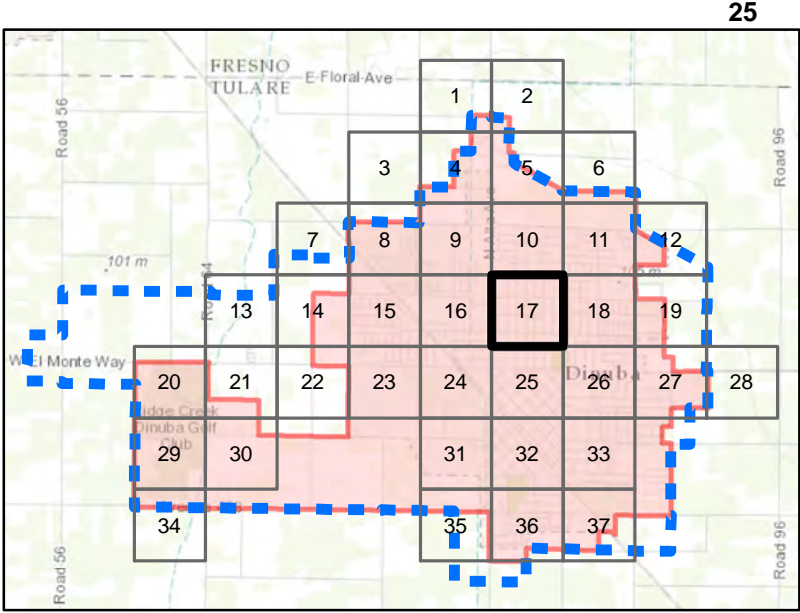
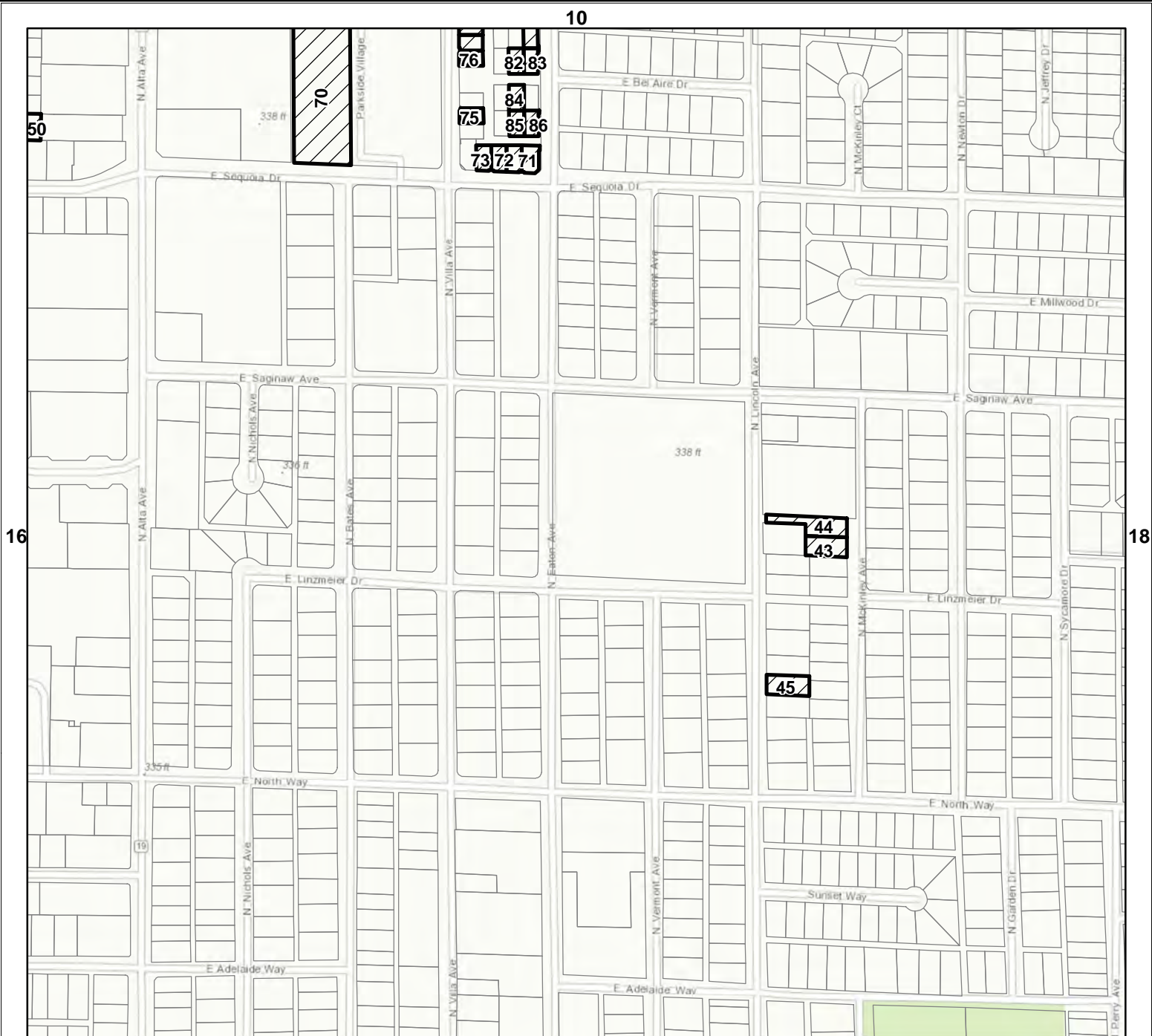
**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 15**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

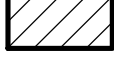



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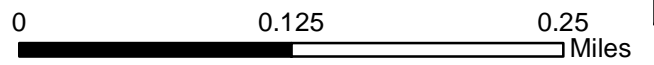


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

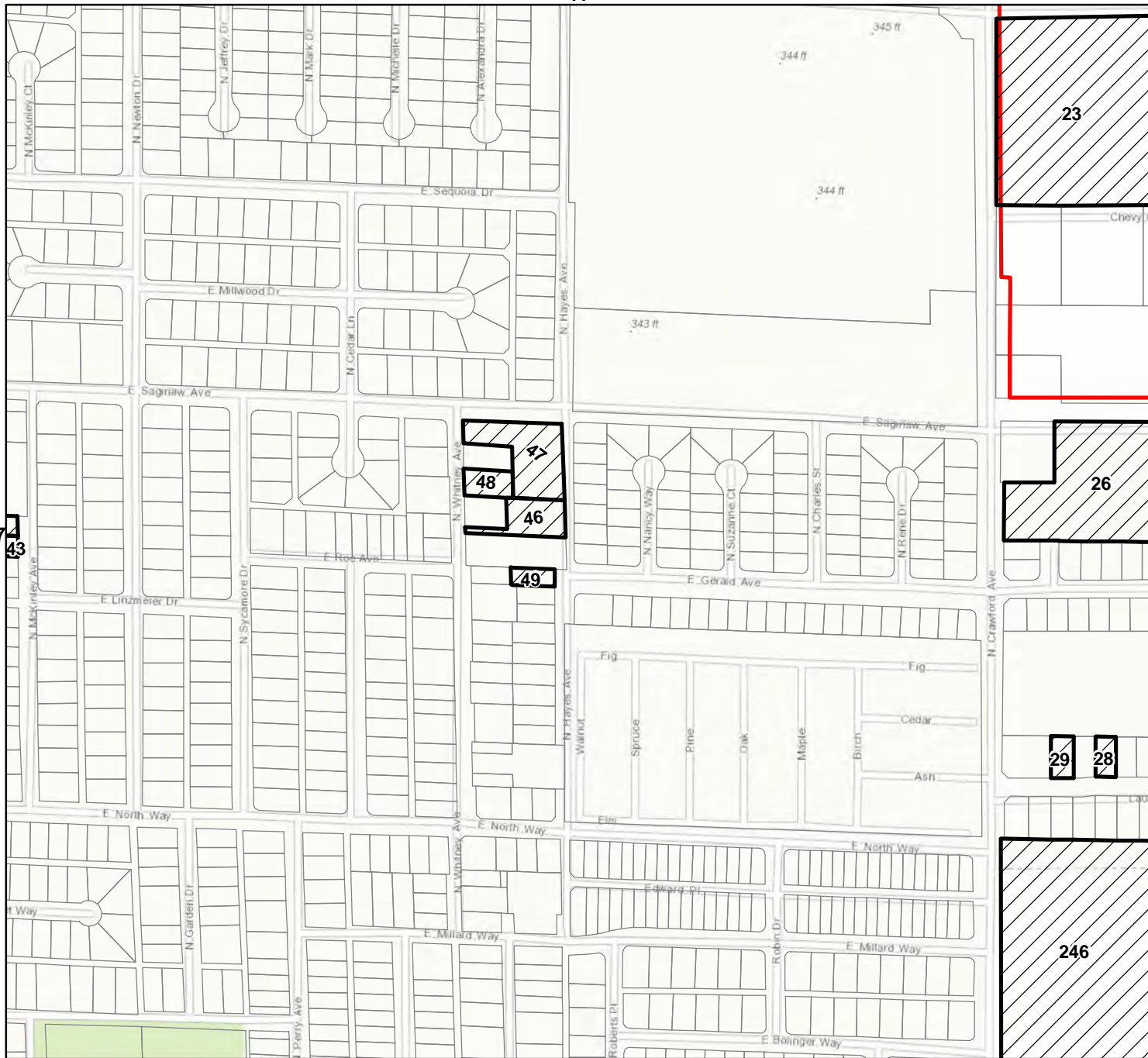


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 17**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

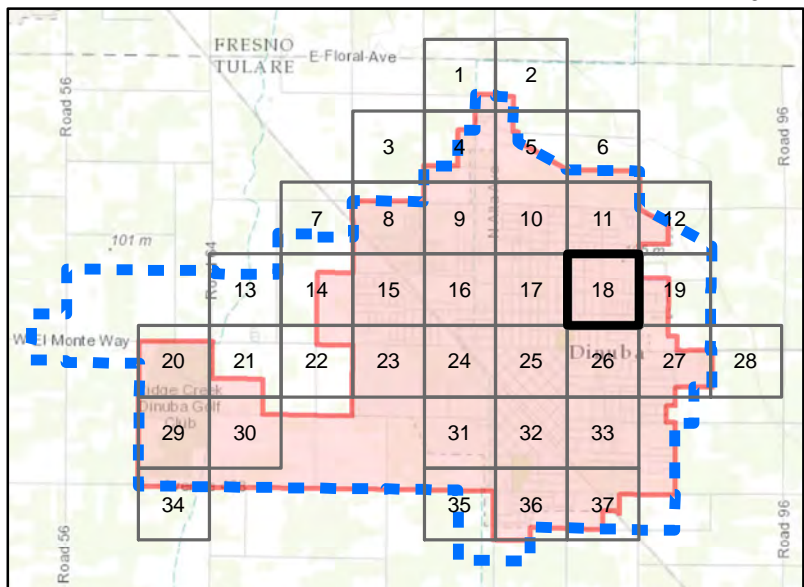


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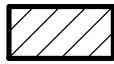





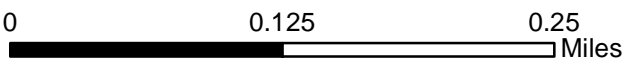
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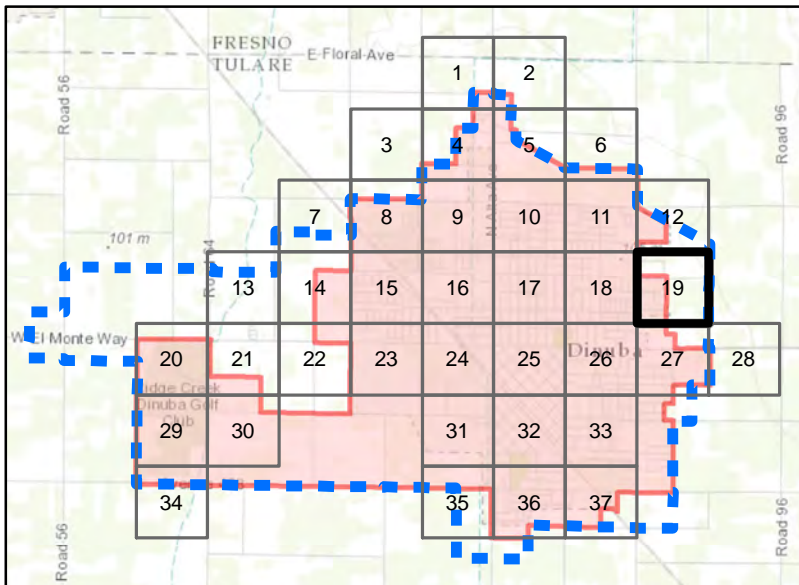
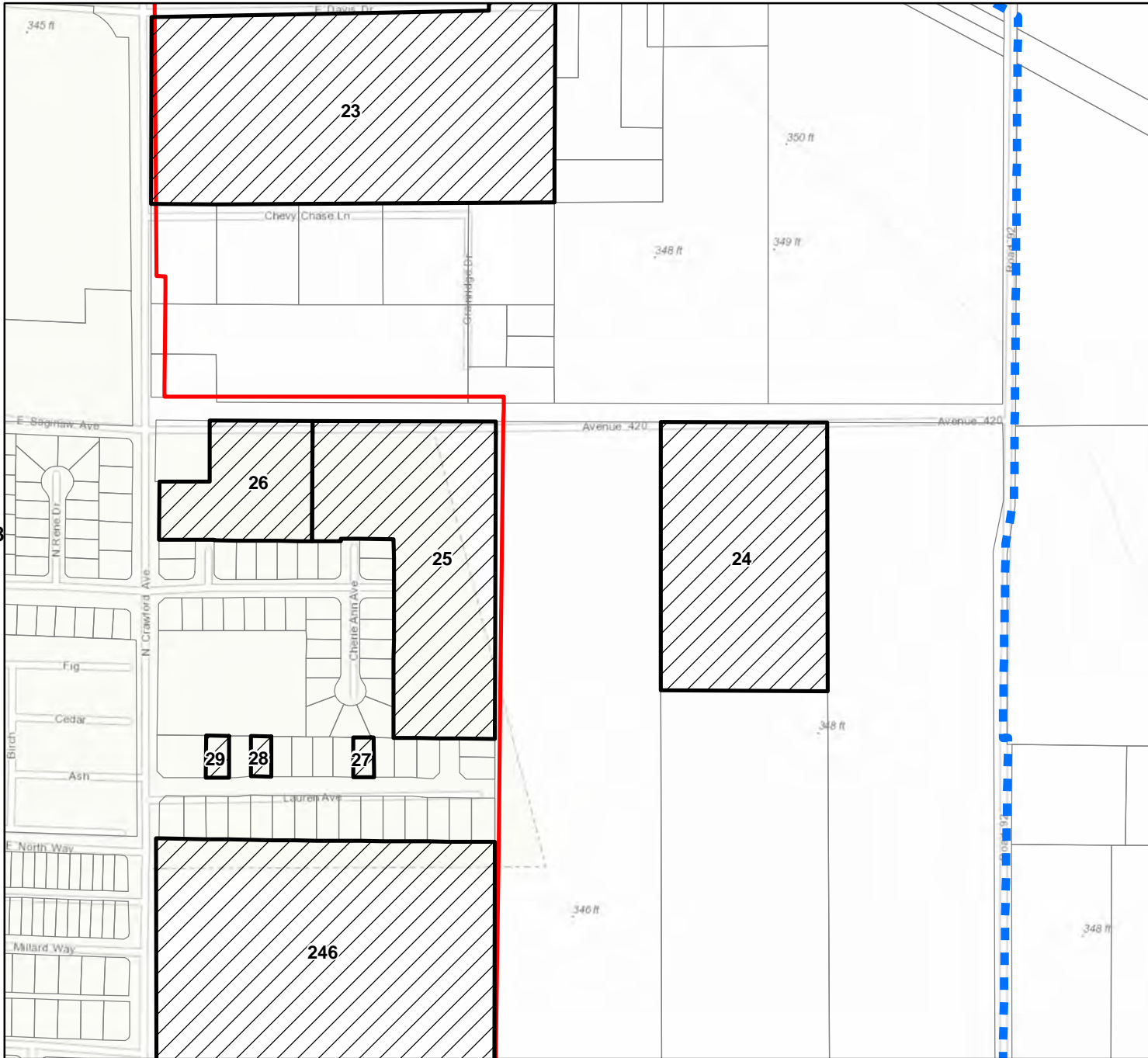


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 18**





-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

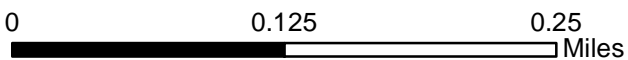


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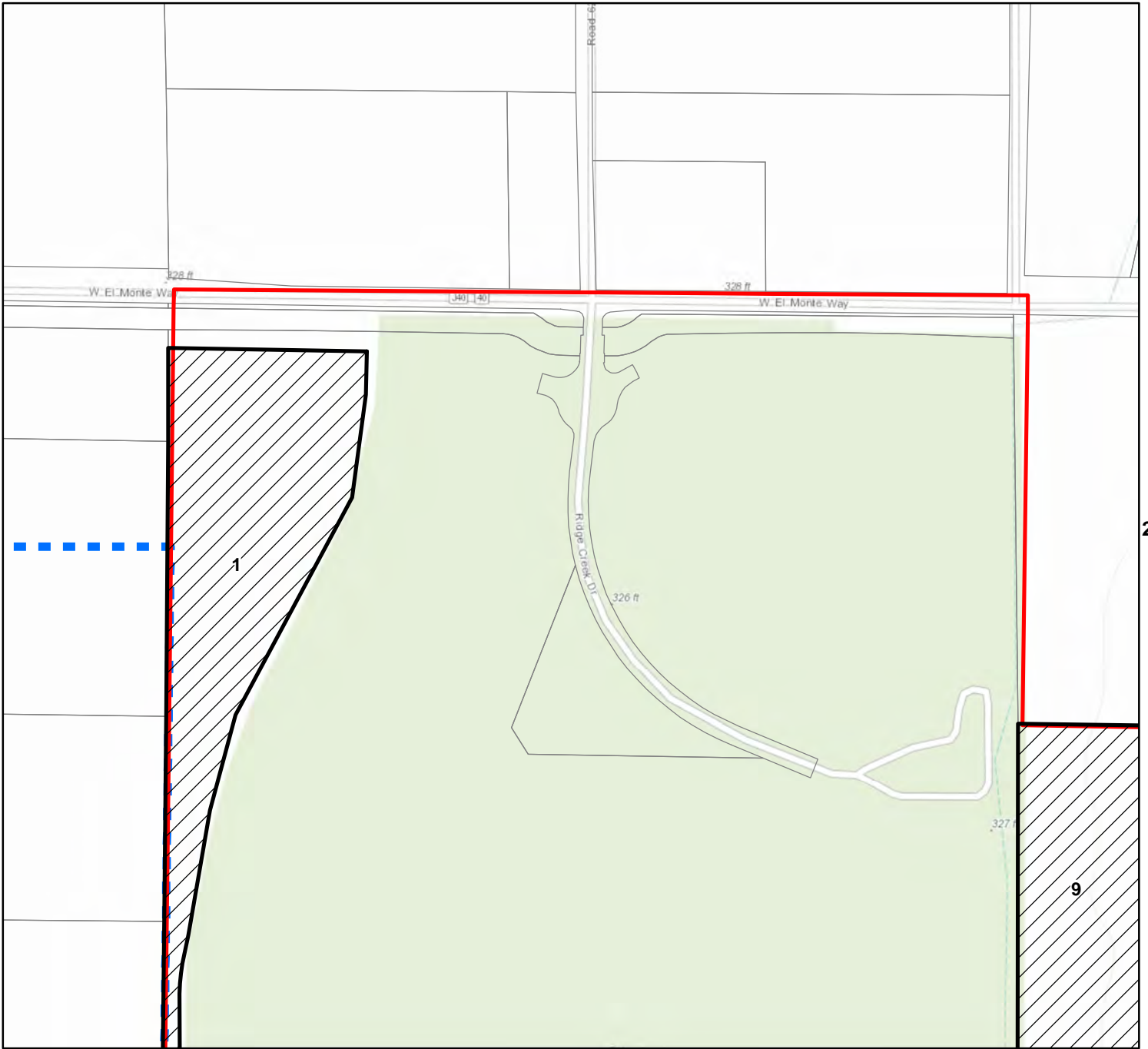


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 19**

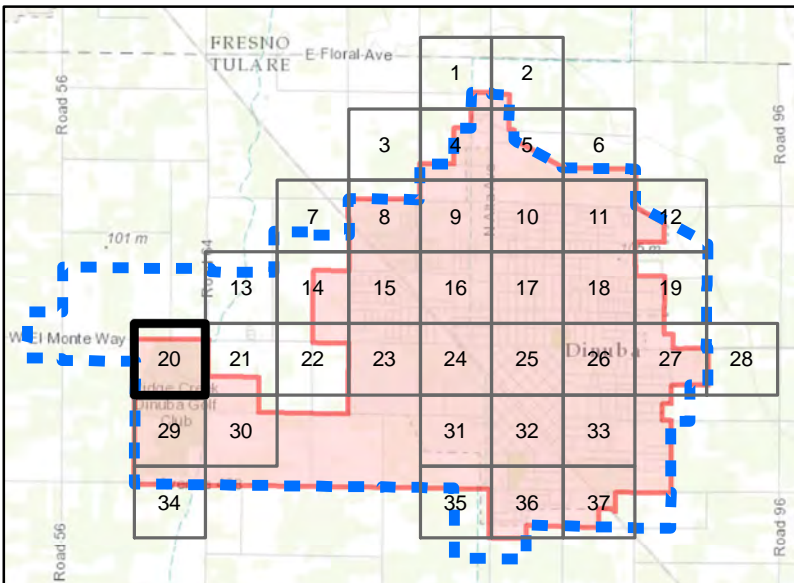
-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



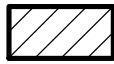



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

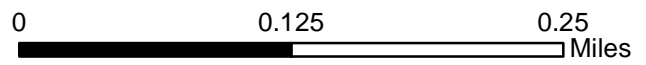


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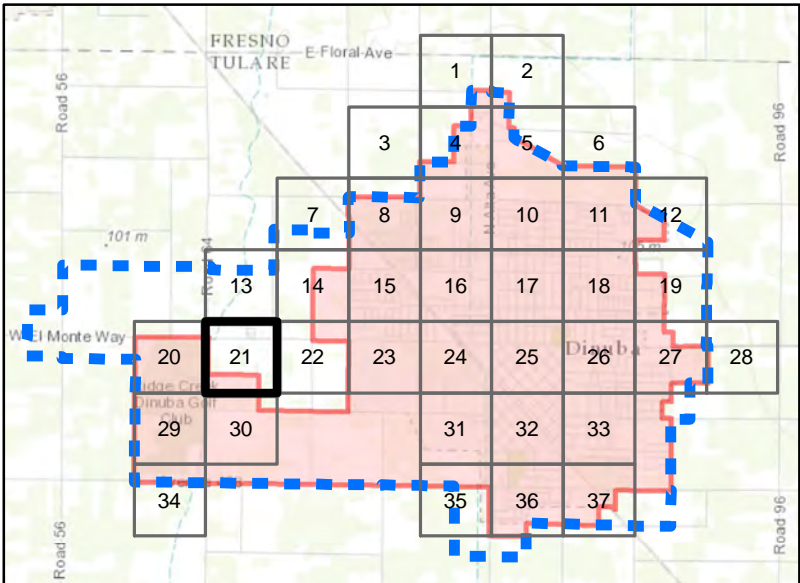
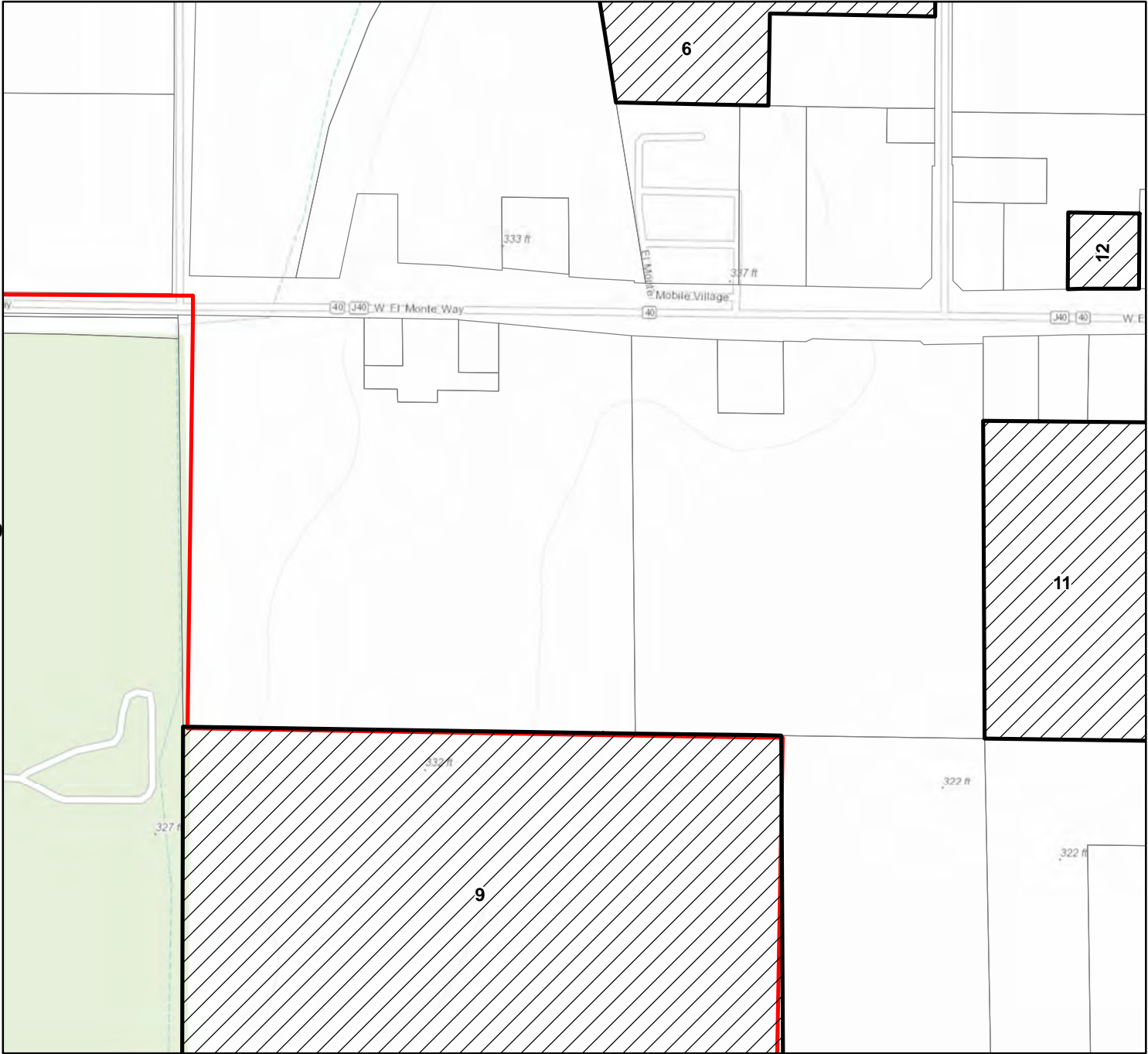


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 20**





-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

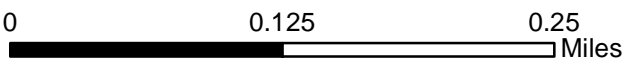


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

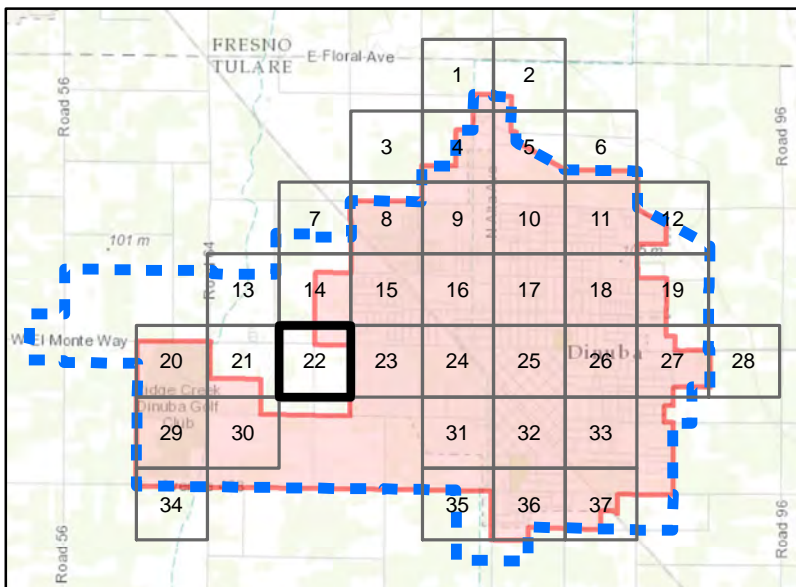
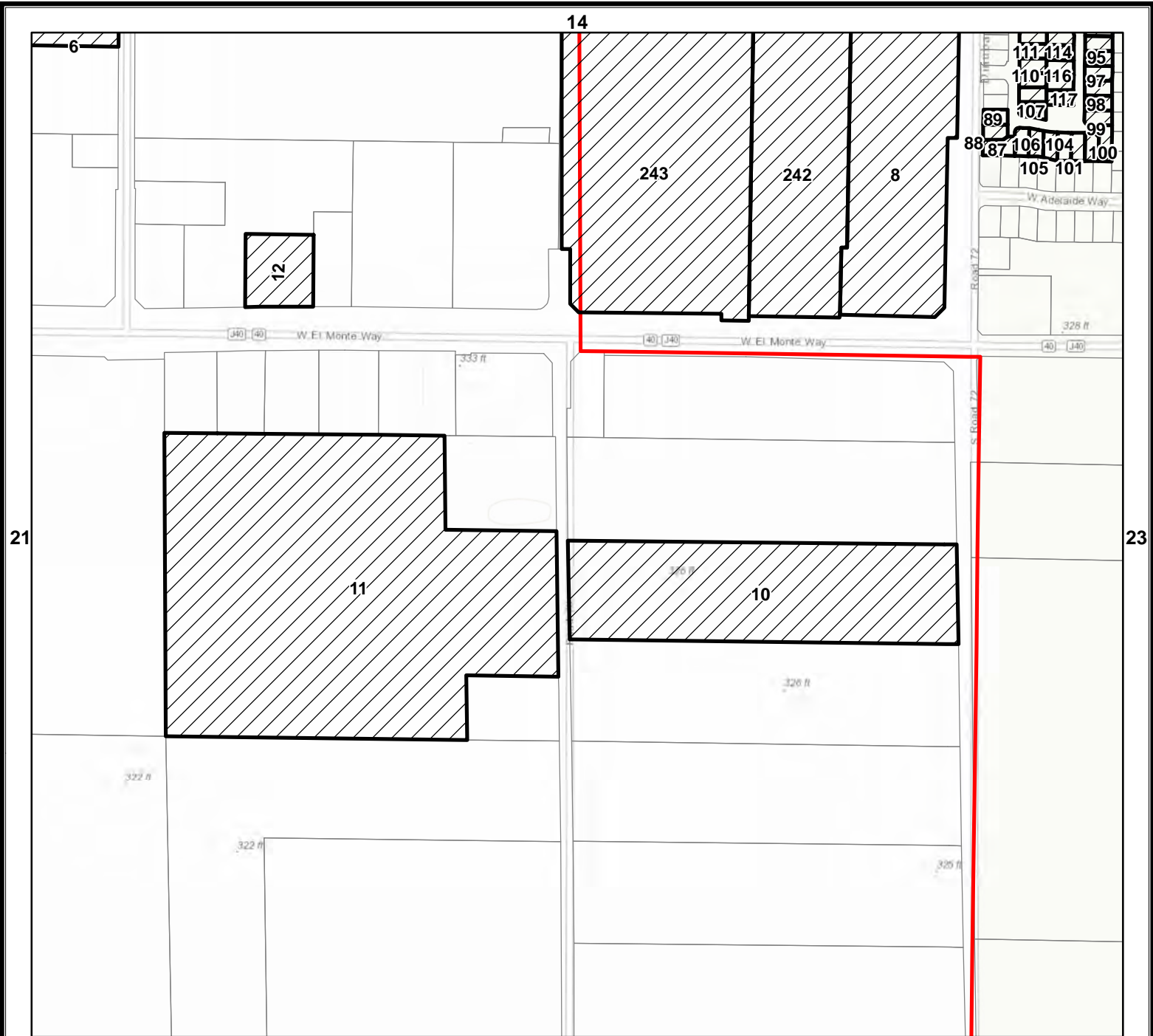


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 21**





-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

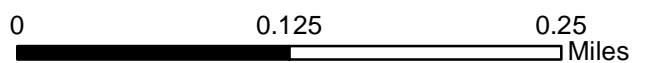


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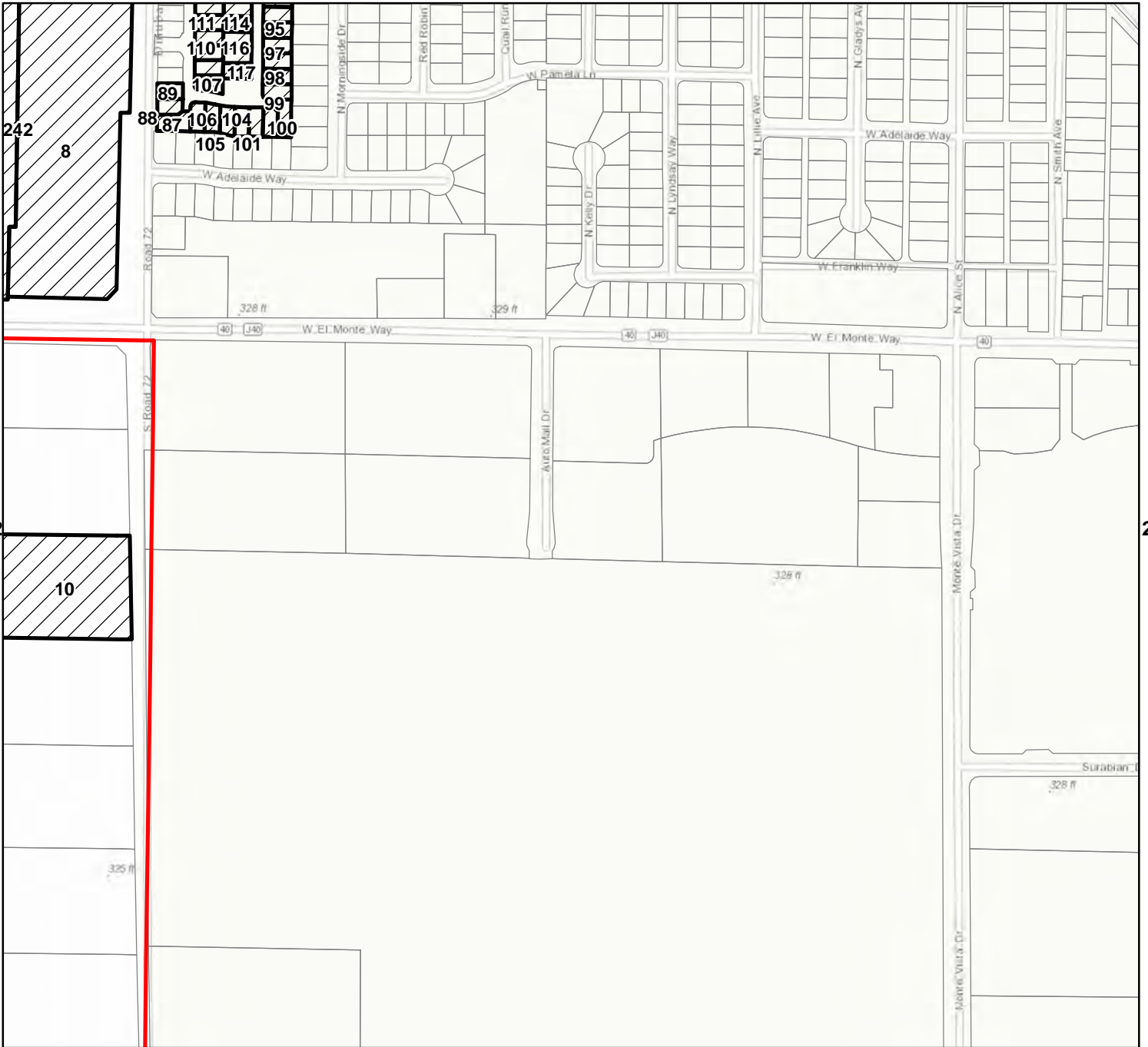


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 22**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

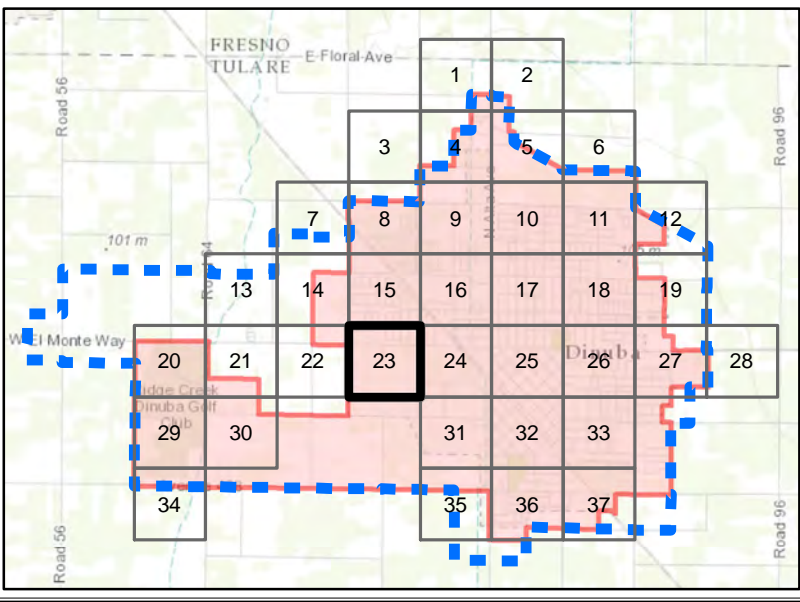


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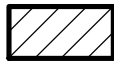





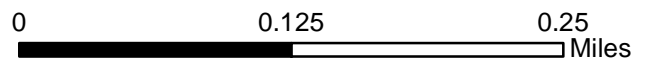
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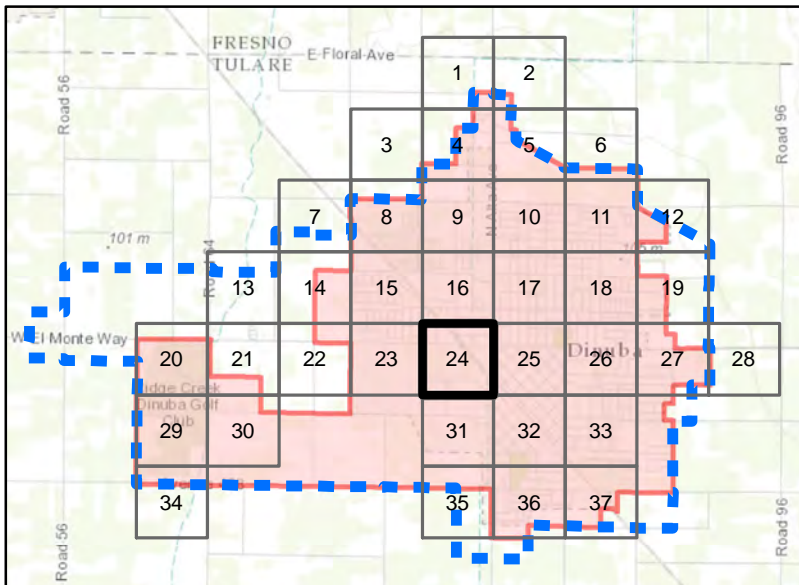
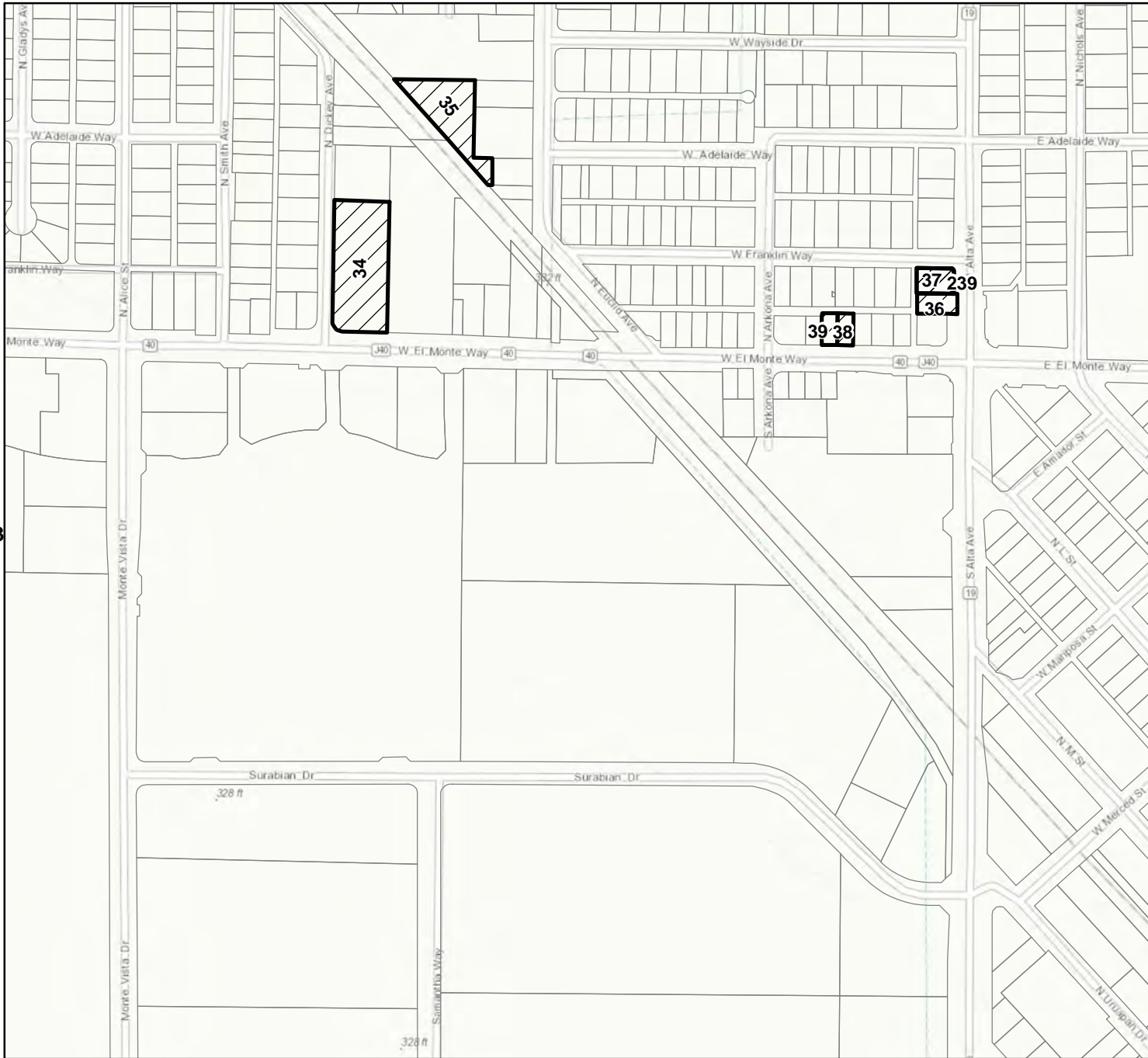


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 23**





-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

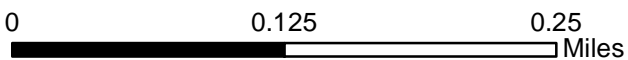


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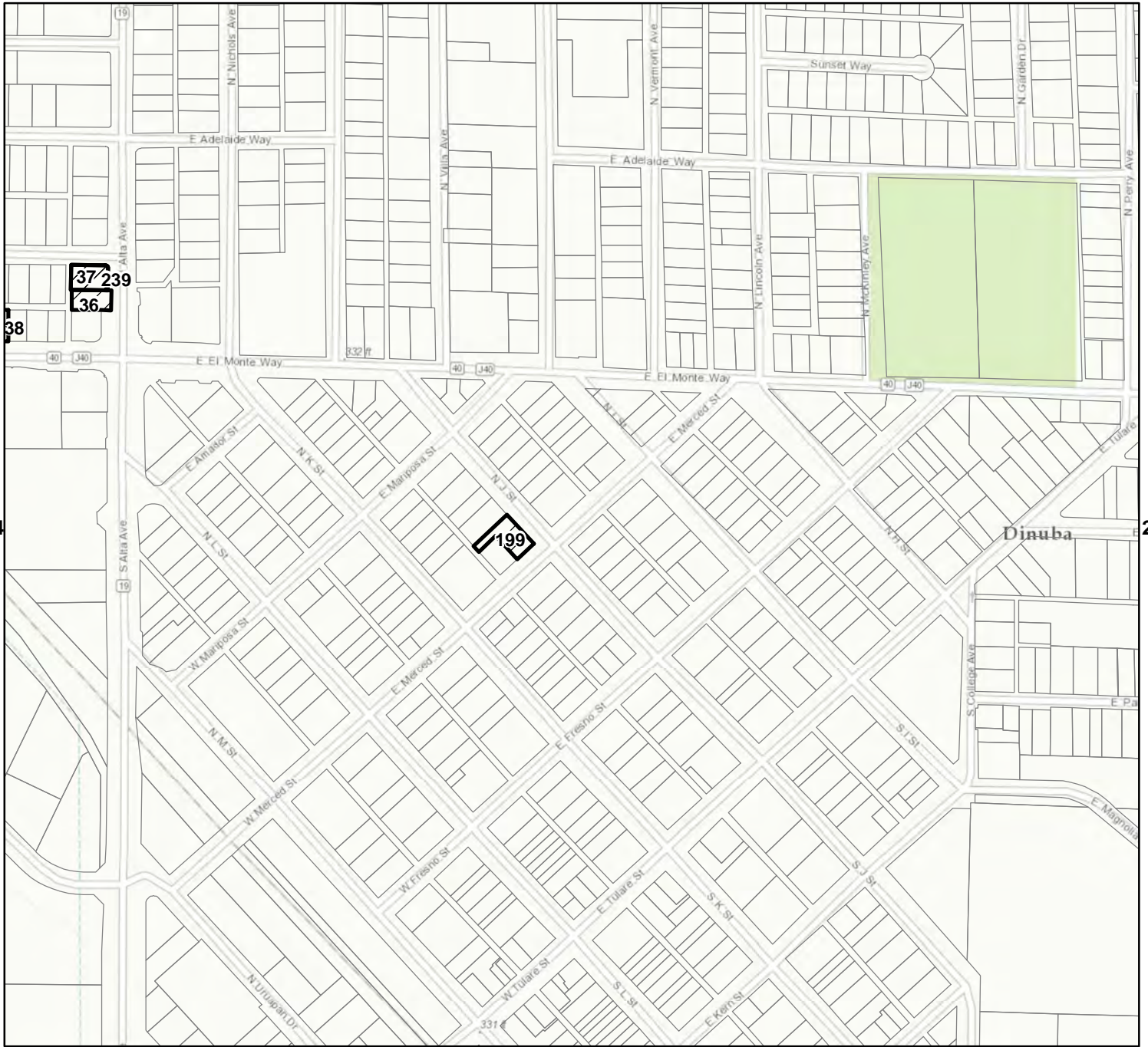


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 24**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

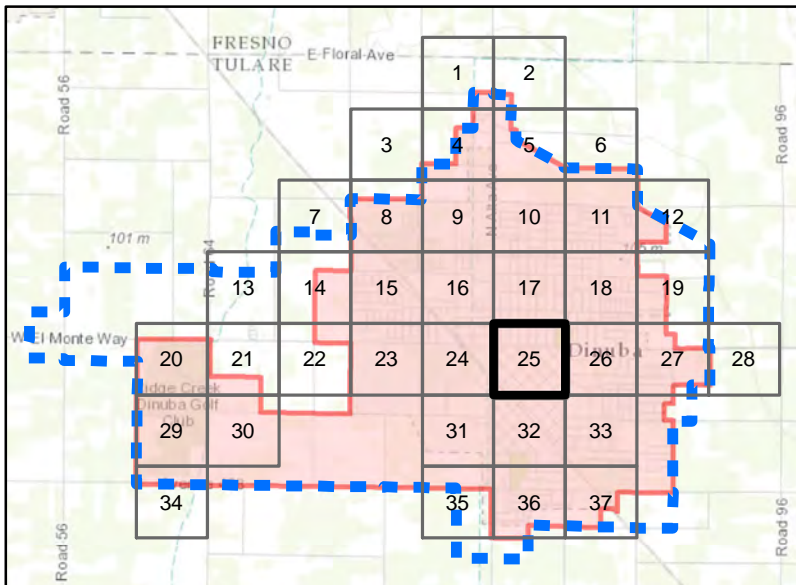


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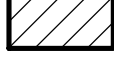





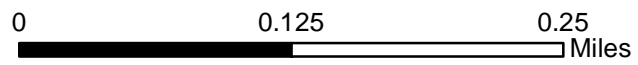
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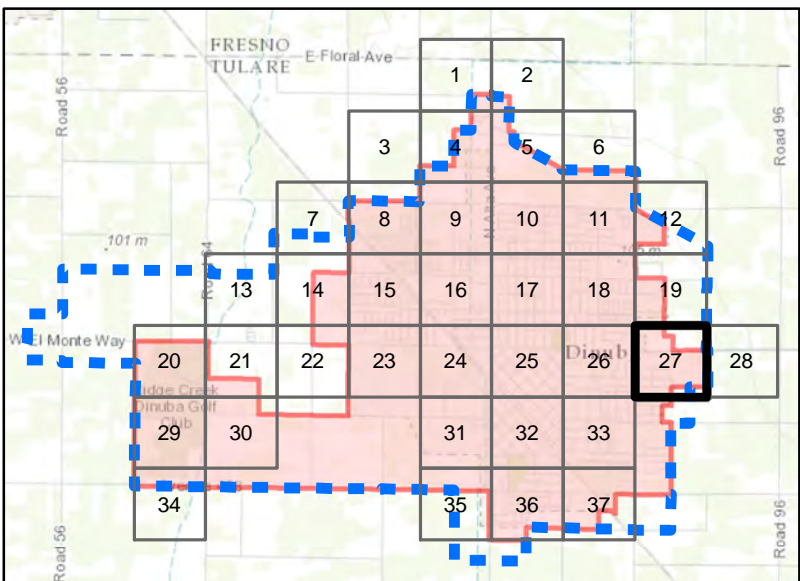
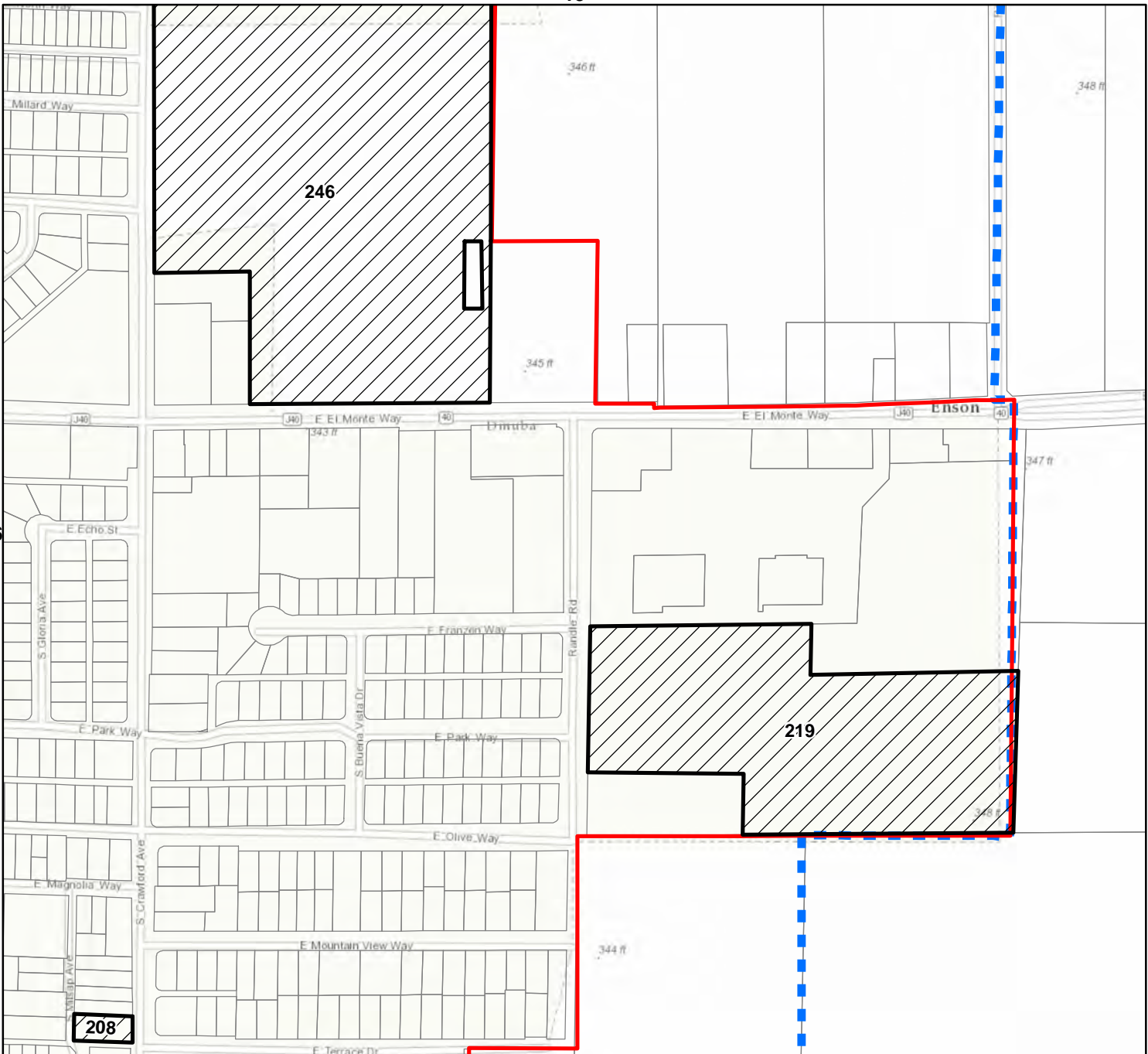


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 25**

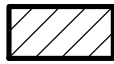



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

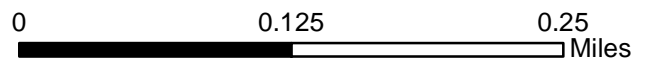


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



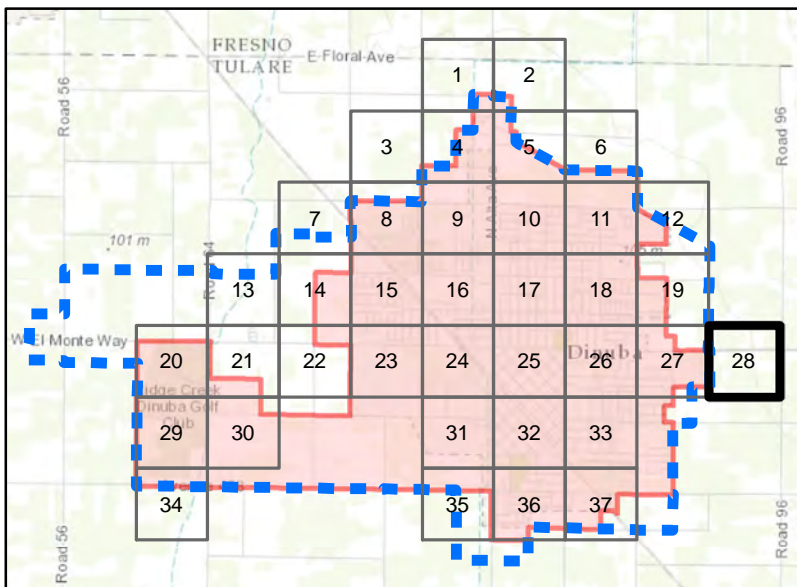
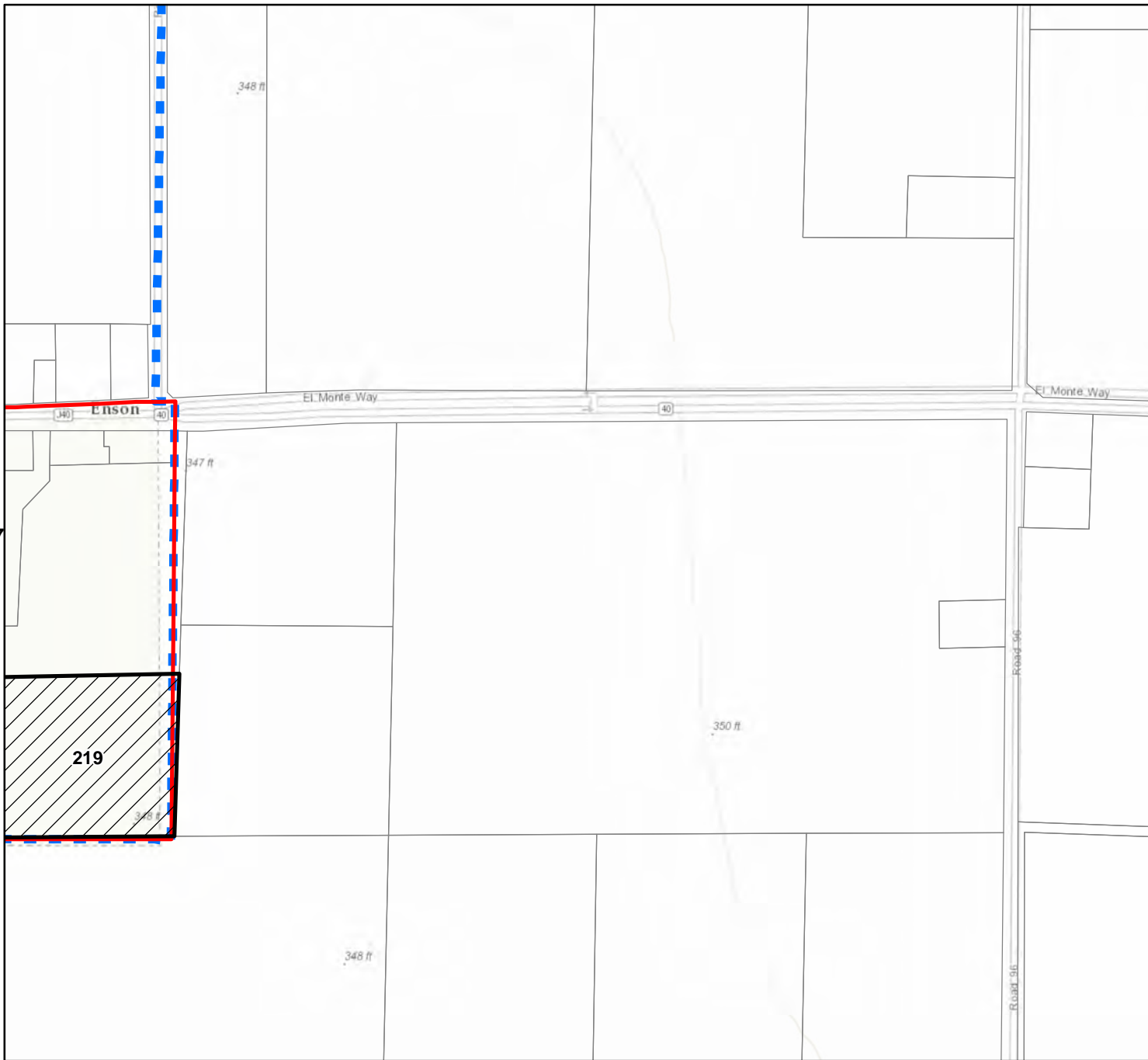
**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 27**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

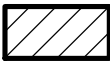





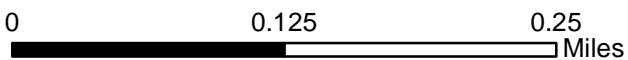
Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

27

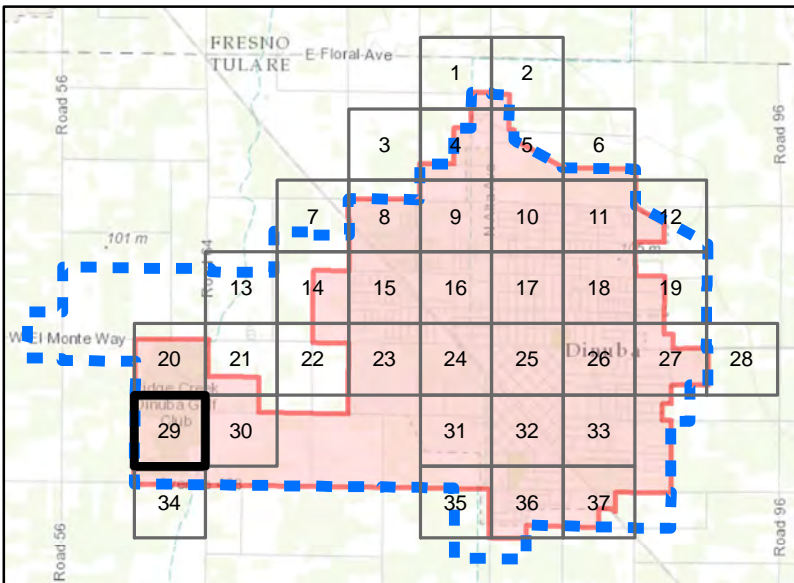


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 28**

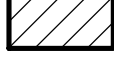



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

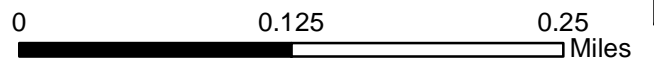


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 29**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

9

322 ft

Avenue 412

Avenue 412

322 ft

328 ft

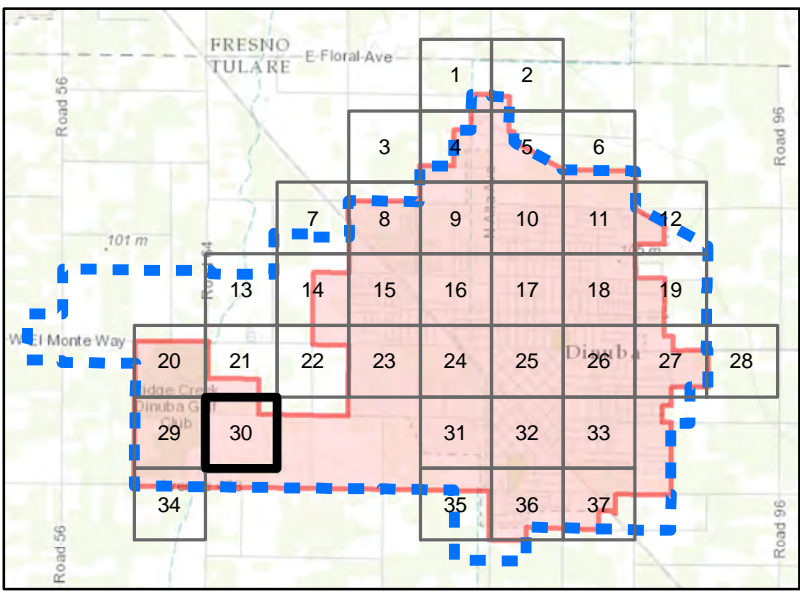
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325 ft





321 ft

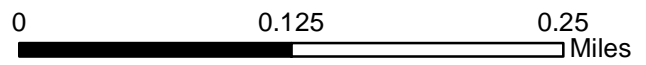
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29



**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 30**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

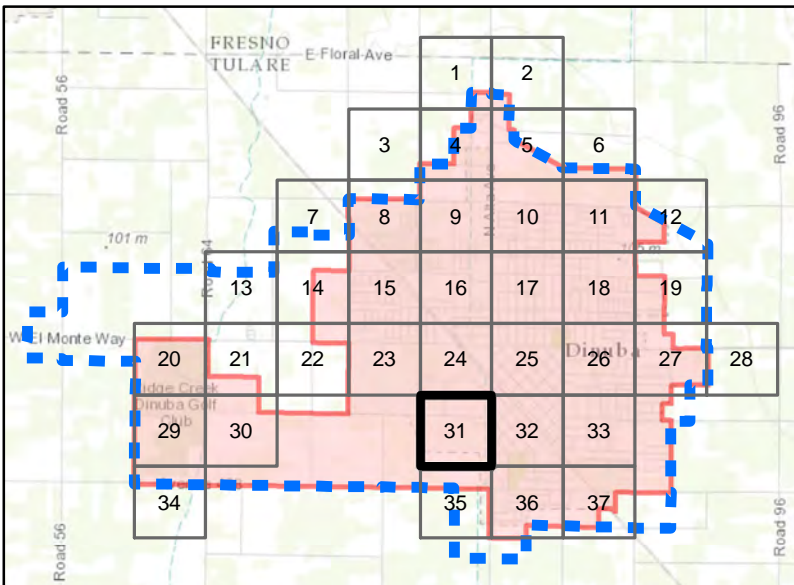


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community







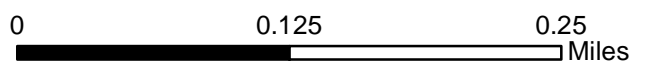
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**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 31**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

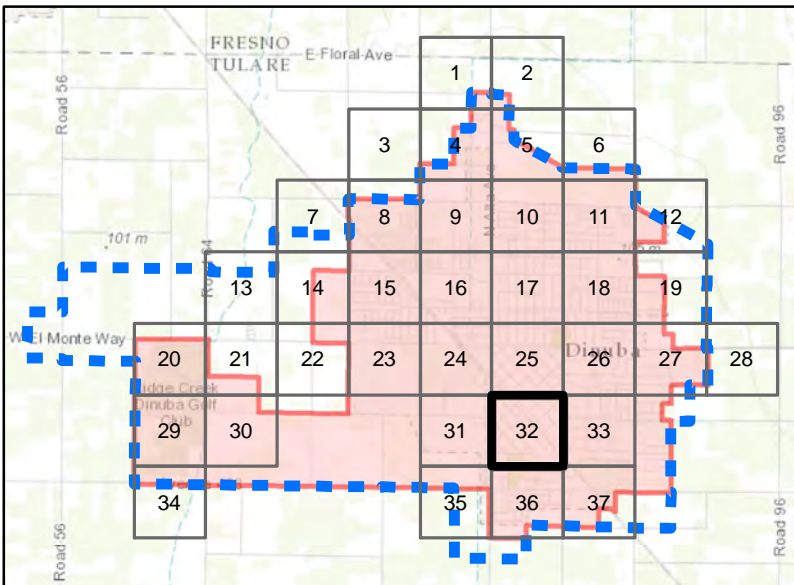


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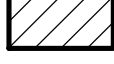





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33



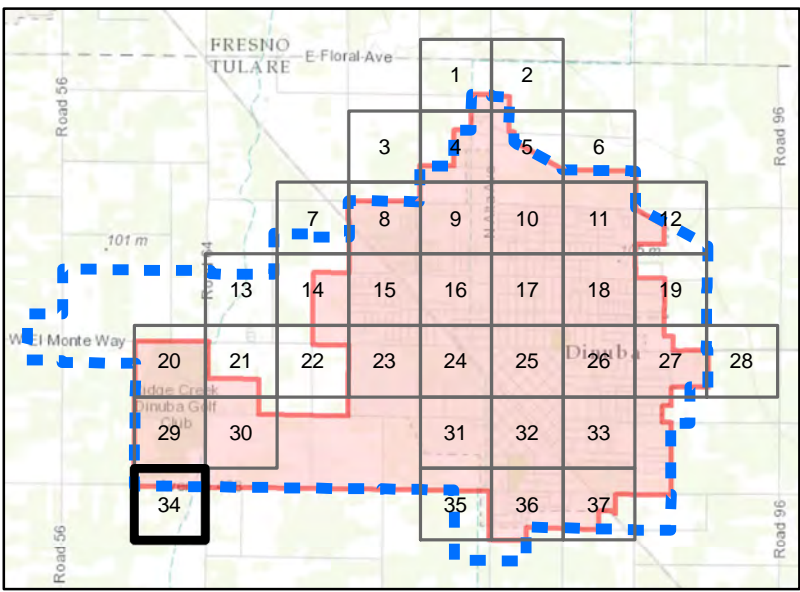
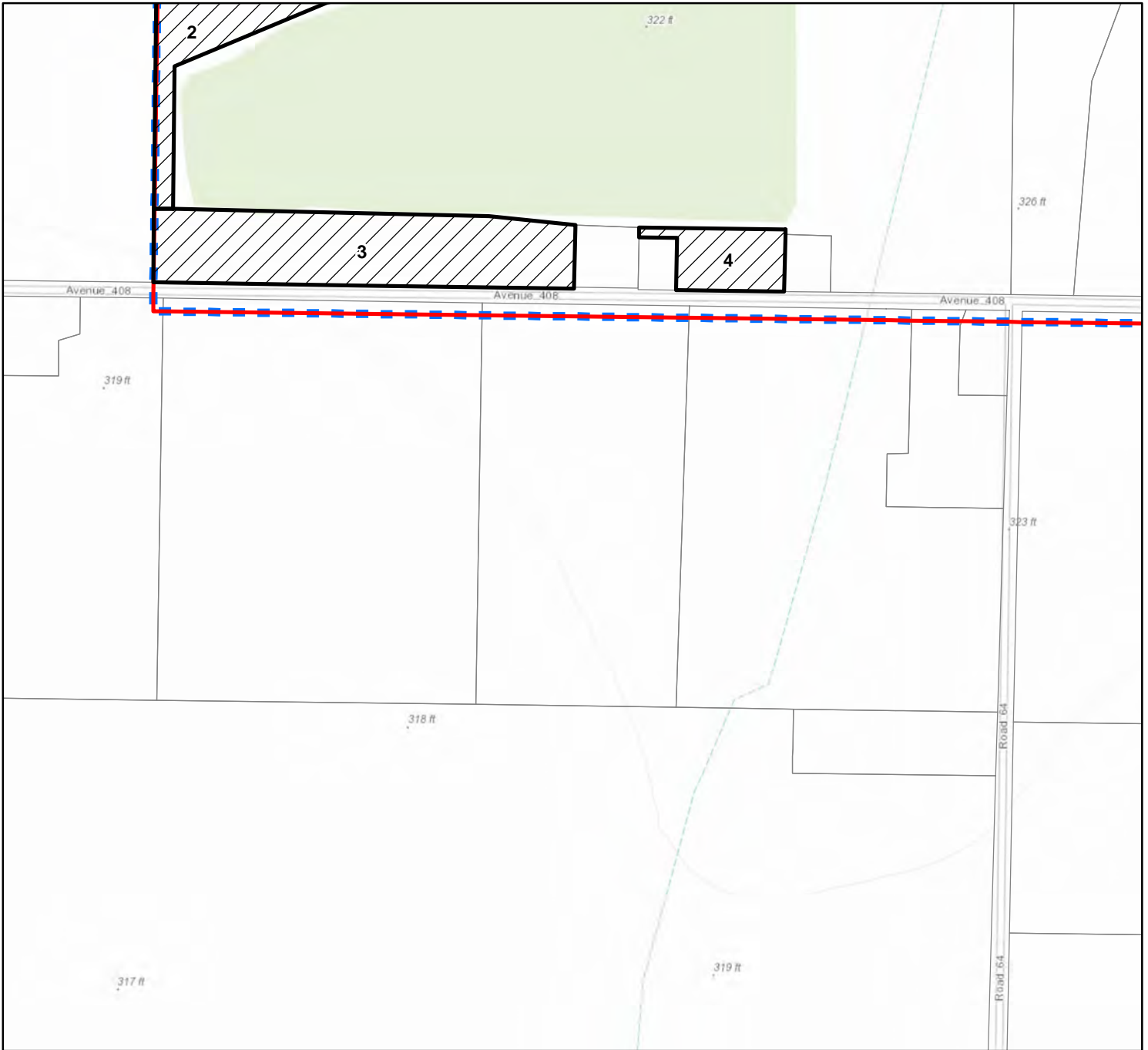
**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 32**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

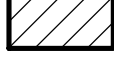



0 0.125 0.25 Miles




Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



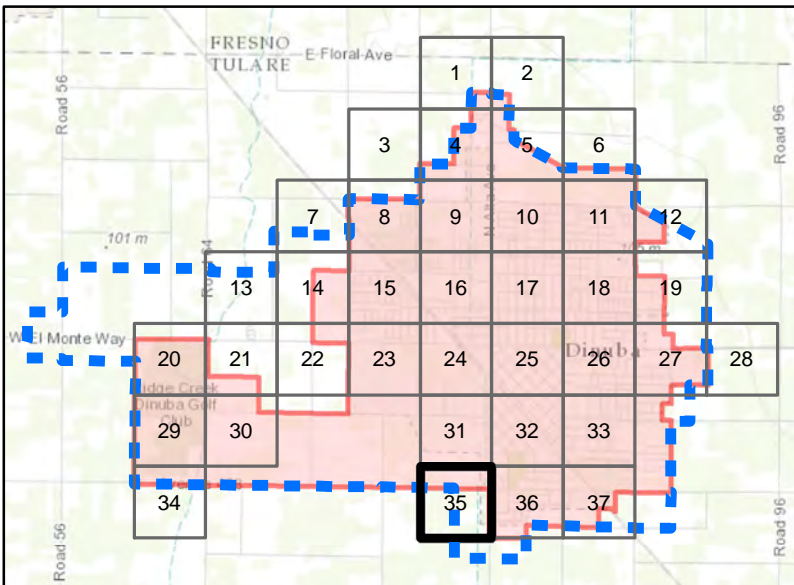
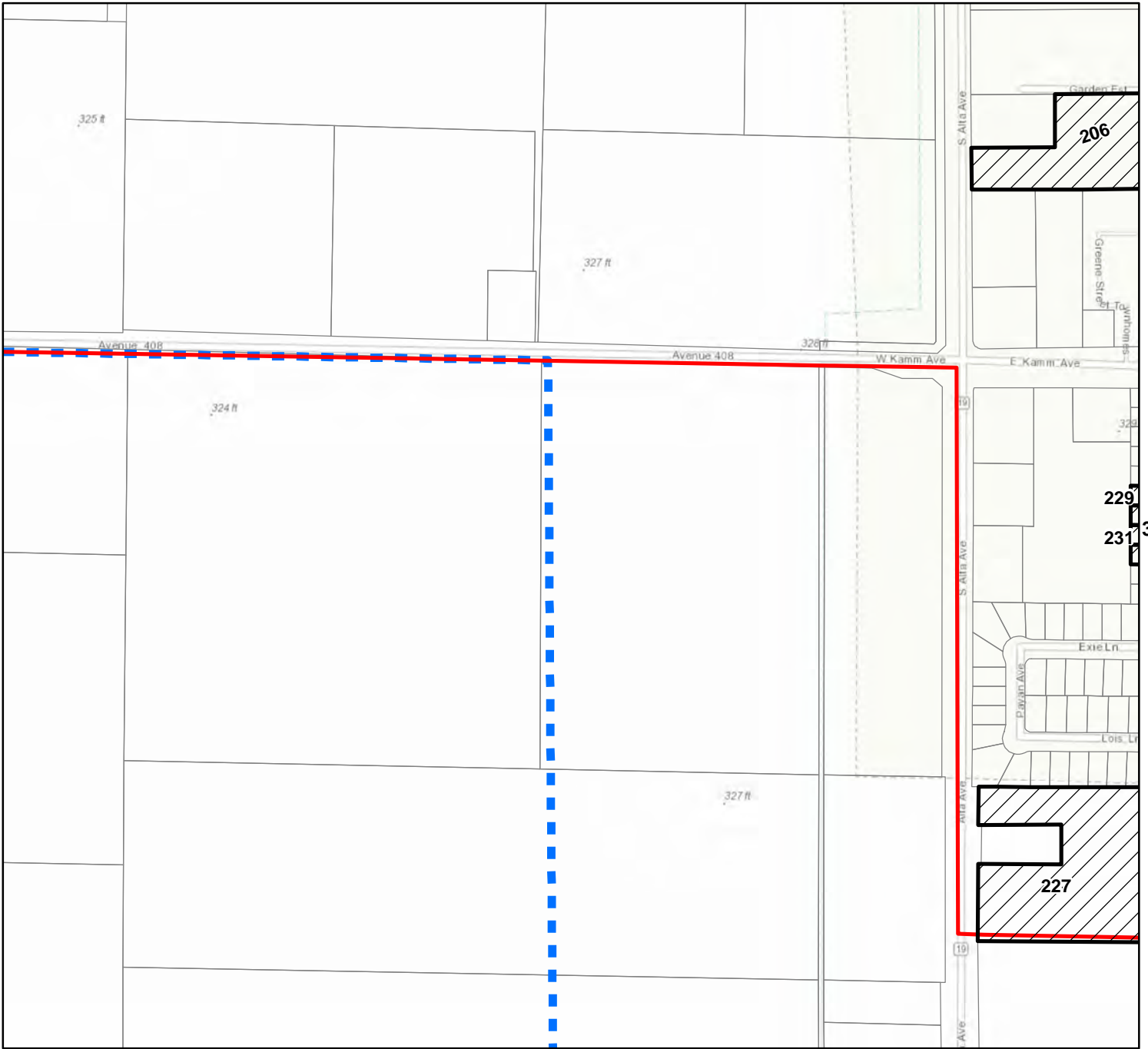
**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 34**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

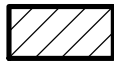



0 0.125 0.25 Miles

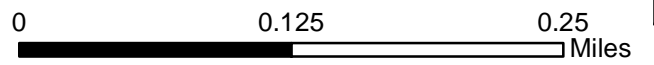


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

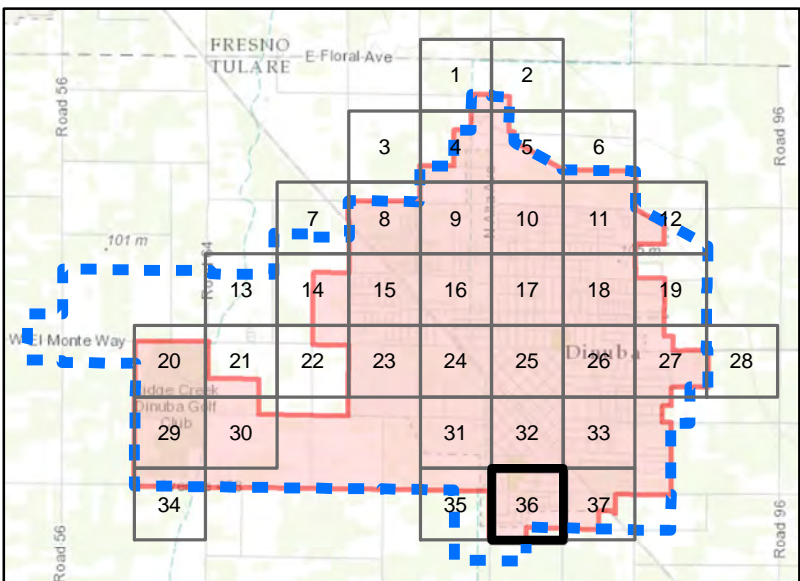
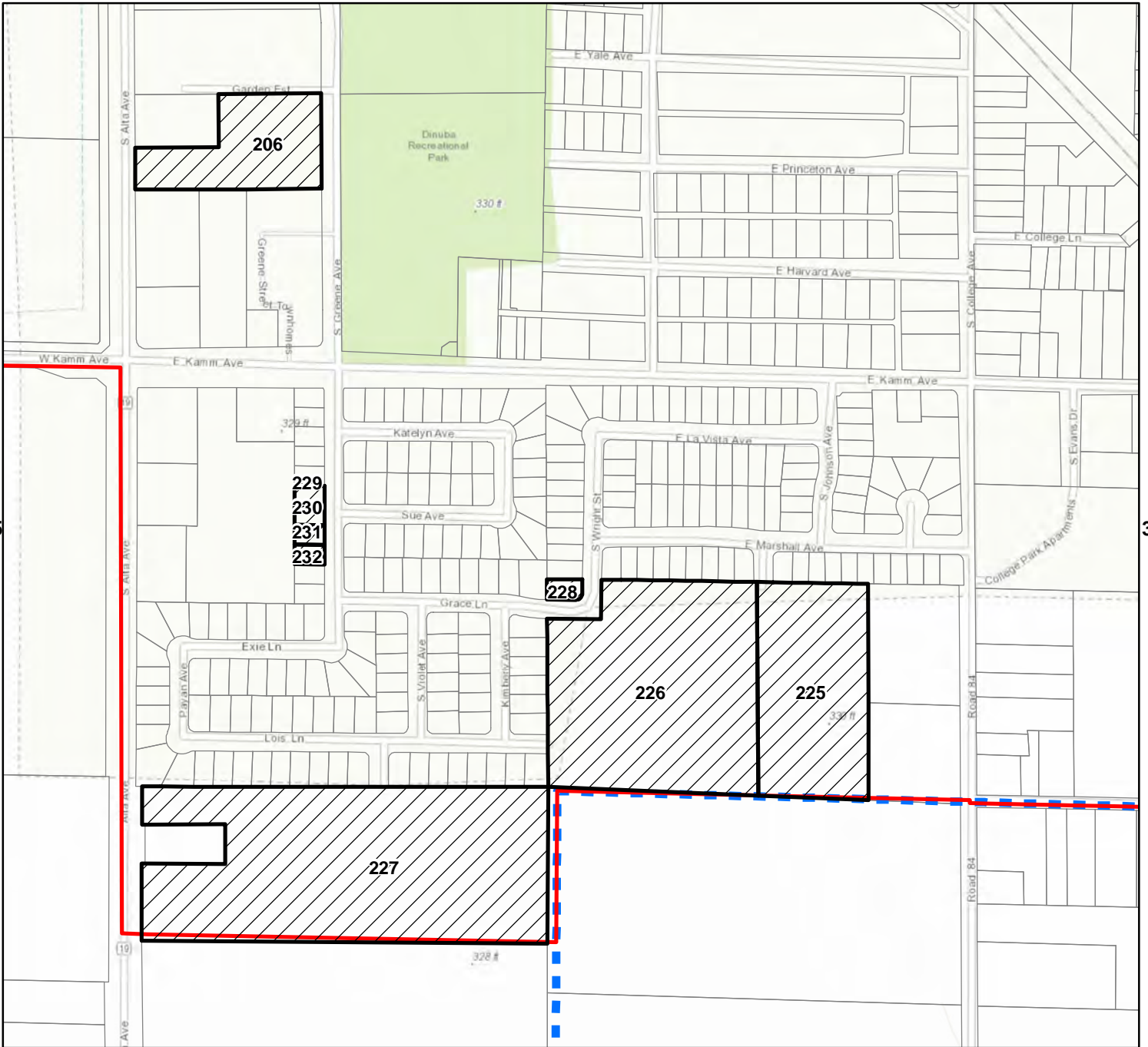


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 35**

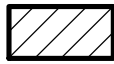



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

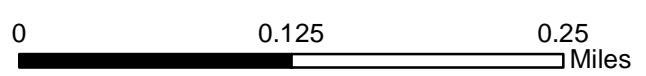


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

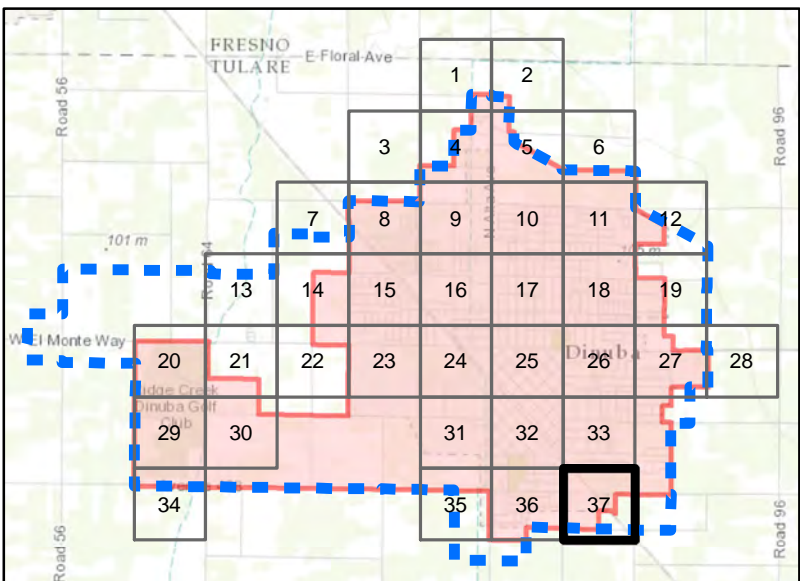
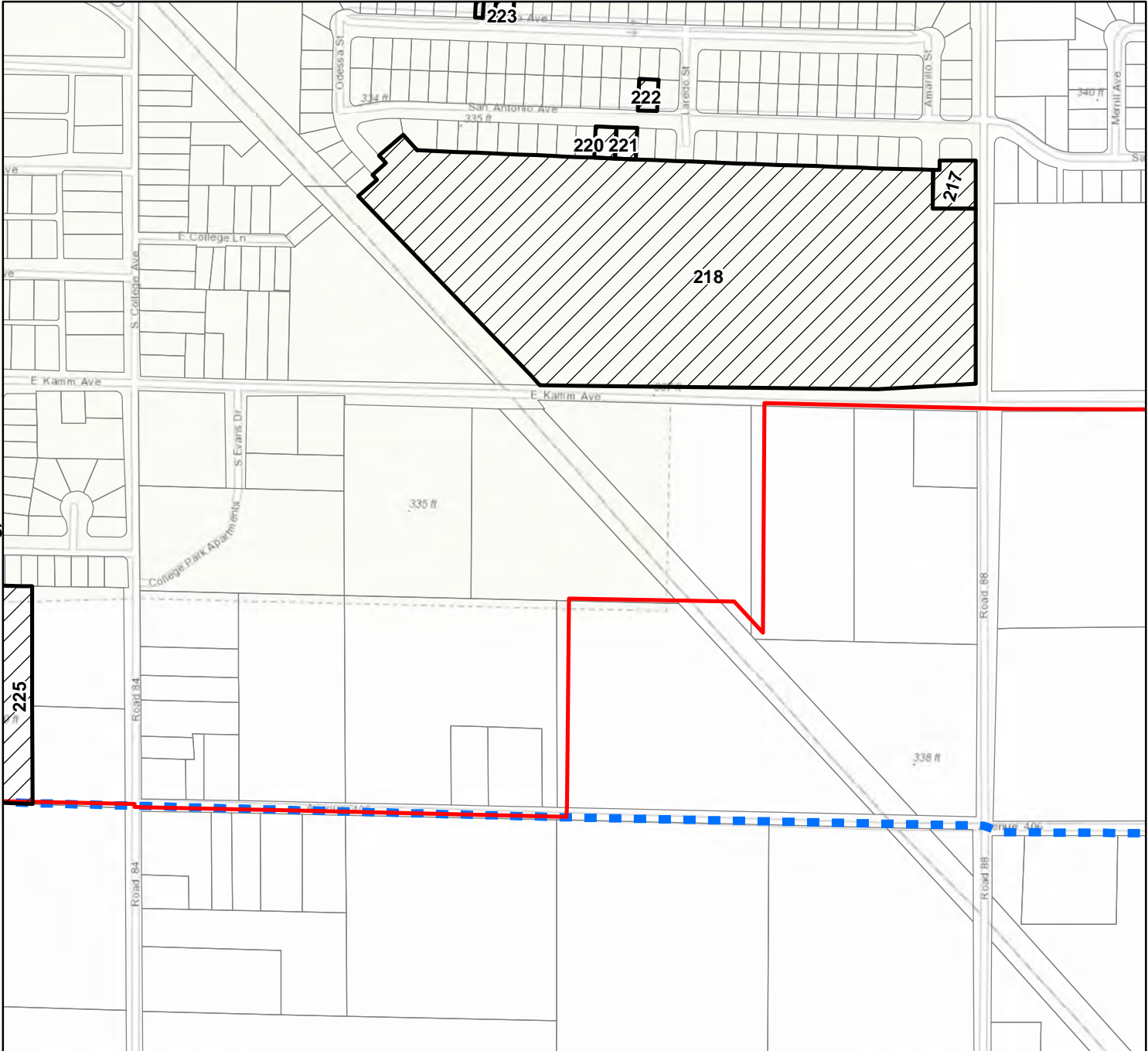


**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 36**

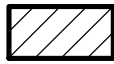



-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels




Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**City of Dinuba
Housing Element (2015-2018)
Land Inventory Map Book, Page 37**

-  Vacant or Underutilized Sites
-  City Limits
-  Sphere of Influence
-  All Parcels

0 0.125 0.25 Miles



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