



City of Dinuba 2023-2031 Housing Element

Tulare County Regional Housing Element

prepared by

City of Dinuba

Planning Division

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February 2025

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A1 Public Participation

This section details the efforts made in Dinuba to inform the public of the Housing Element update and engage the community in the development of the Housing Element. Community engagement was also conducted at a regional level, these efforts are described in Chapter 1, *Regional Introduction and Public Participation*.

A1.1 Community Engagement

Each participating jurisdiction deployed a diverse range of public outreach methods to solicit input from stakeholders and community members including interviews, surveys, a project-specific website, community events, and public meetings. The City of Dinuba collaborated with the other participating jurisdictions to compile a list of local stakeholders and organizations that provide affordable housing, market rate housing, homeless and other non-profit services, economic development services, and other community services in Dinuba. These entities were included in all notifications associated with the Housing Element update, including the project website, community events, housing survey, and release of the public draft Housing Element. Detailed information on the public engagement program and copies of community engagement materials are provided in Chapter 1, *Regional Introduction and Public Participation*.

A1.1.1 Public Noticing

In addition to the outreach conducted for the project described in Chapter 1, *Regional Introduction and Public Participation*, Dinuba utilized the following notification method during the Housing Element update process to engage a diverse array of community members:

- Posts to the City's Facebook and the City's website announcing the housing needs survey and availability of the draft Housing Element for public review.

A1.1.2 City Council Presentation

On February 28, 2023, City staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline.

A1.1.3 Community Workshops

The City of Dinuba held a virtual workshop on May 30, 2023, to help inform the Housing Element and to introduce new Housing Element goals and requirements to the community. Information on the workshop content is available in Chapter 1, *Regional Introduction and Public Participation*.

Flyers advertising the workshop were posted on the City's website. Two participants attended the workshop. Key findings from the workshops are as follows:

- Affordable housing for individuals with disabilities is crucial, particularly because their incomes are typically limited to Supplemental Security Income and must cover all expenses.
- Housing must be in a safe and pleasant environment, allowing residents to take pride in their homes.

- Working with city governments to adapt housing is challenging for persons with disabilities. Special needs and adaptations include wheelchair accessibility, ground-floor placement, ramps, elevators, accessible showers, and widened hallways.
- There is a high demand for single occupancy affordable housing options, as evidenced by frequent requests from case managers.
- The construction of a new high school in the industrial zone of the city at Kamm and Alta Avenues in fall 2024 may spur residential and community development.

A1.1.4 Stakeholder Interviews

A series of virtual stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom as part of community engagement efforts for the Multi-Jurisdictional Housing Element. During the stakeholder interviews, there was no discussion of housing issues specific to Dinuba. However, many of the issues discussed on a regional level are relevant to Dinuba. Information on the interviews is available in Chapter 1, *Regional Introduction and Public Participation*.

A1.1.5 Public Comment Survey

The City of Dinuba collaborated with the Tulare County Association of Governments and the other participating jurisdictions on the release of an online survey about housing needs to help inform the Housing Element. Information on the survey and input on a regional level is available in Chapter 1, *Regional Introduction and Public Participation*.

This section summarizes information collected from survey respondents who noted that they reside in Dinuba:

- Respondents selected “affordability,” “quality and size of housing,” and “close to work and/or school” as most important when seeking housing.
- Overall, most respondents selected “cost of quality housing” as the largest barrier to securing desirable housing. Respondents also identified the low supply of housing and lack of rent-restricted housing as barriers to housing.
- The most urgent housing issues are affordability of desired housing, availability of desired housing, and homelessness.
- The housing assistance programs most beneficial to Dinuba residents are homebuyer loan counseling services, rental assistance or housing choice vouchers (HCVs), and housing assistance for residents with special needs. Respondents also cited home rehabilitation assistance as a beneficial program to assist with housing needs.
- “Housing with three or more bedrooms” was ranked as most needed in the region followed by “housing with one or two bedrooms.”
- One-third of respondents were interested in developing Accessory Dwelling Units (ADUs) on their existing or future property. No respondents claimed to have an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents across jurisdictions expressed the need for median-income housing, “higher end” housing, and non-low-income housing to keep families in the region.

A1.1.6 Response to Community Input

During community outreach, community members identified the following overarching themes regarding housing in the region. A summary of how the Housing Element addresses each theme is below.

Need for more housing options for both renters and buyers at all income levels.

How addressed: The City will encourage housing development and diversification of the City's housing stock to create additional housing for households of all income levels through implementation of the following programs:

- Housing Plan Program 2 ensures that adequate sites at appropriate densities remain available during the planning period. This program directs the City to maintain an inventory of available vacant and prospective sites for housing development. Additionally, this program will support the City's RHNA goals to support housing options for all income levels.
- Housing Plan Program 5 directs the City to encourage the production of ADUs as an affordable housing option through permit streamlining, increasing awareness of available ADU resources, generating an ADU permitting checklist, and adopting pre-approved ADU plans. In addition, the City will prepare a report to identify strategies and implement a pilot program to advocate for ADUs as an affordable housing option for lower- and moderate-income households.
- Housing Plan Program 6 requires the City to update its Zoning Code to facilitate a variety of housing types. The City will review and revise development standards, including those related to allowed land uses in various zones, parking, parkland dedication, development, and objective design standards. The City will also revise the Zoning Code to allow Single-Room Occupancy Housing (SRO) housing, streamline the permitting process, and ensure ministerial permitted processes for multifamily and affordable housing development. Additionally, the Zoning Code will be amended to comply with the state density bonus law and reasonable accommodation requirements and to comply with state law and remove barriers for the development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.

Need for financial assistance for low-income families who rent, including rental assistance, rent-restricted housing, and HCVs.

How addressed: The City will coordinate with local service providers and agencies that operate assistance programs for low-income households to spread awareness of available financial resources through implementation of the following programs:

- Housing Plan Program 11 directs the City to assist in the development of housing to meet the needs of extremely low, very low- and low-income households by connecting residents to HCVs, which grants voucher holders a fixed subsidy that the Housing Authority pays directly to the landlord, and to public housing, which provides assistance to low-income families and individuals. This program also offers support from Self-Help Enterprises, which expands funding for financial assistance programs.
- Housing Plan Program 14 directs the City to coordinate with Fair Housing Council of Central California (FHCCC) and other fair housing nonprofit organizations to provide fair housing and tenant/landlord services. Additionally, this program directs the City to coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of available housing resources and fair housing assistance.

Need for housing for special needs populations including people experiencing homelessness.

How addressed: The City will continue to work with local non-profit and private developers to pursue funding and facilitate the production of affordable and special needs housing through implementation of the following programs:

- Housing Plan Program 1 directs the City to collaborate with other jurisdictions in the region to address housing and homeless issues in Tulare County by pursuing funding opportunities partnering with the Kings/Tulare Homeless Alliance, and supporting development of emergency shelters, low barrier navigation centers, and transitional and supportive housing.
- Housing Plan Program 6 directs the City to amend the Zoning Code to remove constraints for the development of SRO housing, ADUs, residential care facilities, and emergency shelters. Additionally, the Zoning Code will be amended to comply with state laws related to density bonus, and reasonable accommodation requirements, development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.
- Housing Plan Program 8 directs the City to expand housing opportunities for households of all income levels by removing constraints to the development of affordable housing and market-rate housing development, such as offering density bonus provisions, waiving development fees, and streamlining the permitting process. This program also encourages the City to pursue funding at the local, regional, state, and federal levels to support the development of affordable housing, housing for special needs, and support service projects.
- Housing Plan Program 11 directs the City to continue partnerships with community-based organizations and agencies including Self-Help Enterprises and the Tulare County Housing Authority to provide the community with information regarding financial assistance programs and connect low-income residents with housing assistance resources.

Need for housing rehabilitation services.

How addressed: The City will encourage the rehabilitation of housing units, utilizing various programs and community partnerships to support funding, and spread awareness of rehabilitation efforts through implementation of the following programs:

- Housing Plan Program 10 directs the City to coordinate with community-based organizations such as Self-Help Enterprises to fund rehabilitation efforts. Additionally, this program encourages the City to expand its Housing Rehabilitation Program by applying for additional funding for the Homebuyer Rehabilitation Program prioritizing Downtown, Southeast and Southwest Dinuba, as well as publishing resources on homeowner rehabilitation assistance on the City's website.

A1.1.7 Public Review of the Draft Housing Element

The draft Housing Element was available for public review for 31 days from June 6 to July 7, 2024. The draft Housing Element was posted on the **regional** project website(<https://tulareregionalhousingelement.rinconconsultants.com>) **and** on the City's website. **The City** publicized the availability of the draft Housing Element **by posting** on the City's social media platforms and through an email blast to the project stakeholder list. Physical copies of the draft Housing Element were made available at City Hall and the Public Works Department. No public comments were received on the draft Housing Element.

A1.1.8 Revised Draft Housing Element

The draft Housing Element was submitted to HCD on July 29, 2024. The draft Housing Element was revised per HCD comment letter received October 24, 2024.

On December 13, 2024, prior to resubmitting a revised draft to HCD, the City conducted additional outreach to people and organizations that develop affordable housing and/or serve lower-income and special needs groups in the city. The City sent a questionnaire to the following organizations:

- Housing Authority of Tulare County
- Self-Help Enterprises
- Habitat for Humanity
- The Pacific Companies
- San Joaquin Valley Homes
- Castlerock Communities
- Smee Homes
- D.R. Horton
- Landmark Builders Group, Inc.
- Salt + Light Works
- Woodside Homes
- Ennis Builders and Realtors
- HHSa TulareWORKs
- Kings/Tulare Area Agency on Aging
- Kings/Tulare Homeless Alliance
- CASA Tulare County
- Central California Environmental Justice Network
- Central Valley Air Quality Coalition
- Central Valley Regional Center
- Community Services Employment Training (CSET)
- Community Water Center - El Centro Comunitario Por El Agua
- FoodLink Tulare County
- Kings/Tulare Area Agency on Aging
- Leadership Council for Justice and Accountability
- United Way of Tulare County/211
- Uplift Family Services
- Pacific West Communities
- Tulare Health and Human Services Agency
- Employment Development Department
- County of Tulare Health and Human Services Agency
- HUD - VASH
- Tulare County Public Defender
- Tulare County HHSa Mental Health
- Congressman David G. Valadao - 22nd District
- Tulare County Veterans Service Officer
- Tulare County Special Education Local Plan Areas (SELPA)
- LAFCo Tulare County
- Tulare County Regional Transit Agency
- Tulare County Economic Development Corporation
- Valley Community Small Business Development Center (SBDC)
- County of Tulare Economic Development Corporation
- Workforce Investment Board of Tulare County

- Down Syndrome Association of Central California
- Fair Housing Council of Central California
- Family Services of Tulare County
- Dinuba Woman's Club
- Proteus, Inc.
- Central Valley Health Network (CVHN)
- Kiwanis Bilingual Club of Dinuba
- Dinuba Chamber of Commerce

The City also sent the questionnaire to the 25 individuals who signed up to receive updates and information on the Housing Element update via the project website. The City received feedback from Self-Help Enterprises (SHE), summarized in the points below:

- There is a long wait for households to obtain affordable housing, signifying a lack of affordable housing in the community.
- Household overcrowding is a major issue due to high rental and purchase housing and lack of available units to rent or own.
- There are homeless residents with few or no options for permanent supportive housing.
- Some landlords are reluctant to rent to households with housing choice vouchers (HCVs).
- People who work in Dinuba often seek housing in other communities such as Cutler and Orosi due to lack of affordable housing and higher-wage employment in Dinuba.
- Transportation options and parks are deficient in the city.
- There is a lack of housing options in the city for housing in good condition and that is affordable for most city residents.
- The City should proactively work with SHE and other affordable housing developers to locate sites, streamline permitting and entitlements, and pursue funding designed to assist in the construction and management of affordable housing. However, it is acknowledged that the lack of staff resources to proactively seek resources to build new housing is a challenge.
- The City should concentrate on locating properties that meet the HCD definition of “infill” (existing development on 75 percent of perimeter), are in “high opportunity areas” as defined by TCAC and HCD and are in close proximity to amenities and services. Increasingly, the primary funding streams to develop affordable rental housing, including the Low-Income Housing Tax Credit (LIHTC) and various programs of HCD, are providing competitive advantage to projects planned on “high or highest resource” sites.
- A significant portion of the available acreage in the adequate sites inventory should have minimum parcel sizes of 2.5 to 3 acres (and larger if onsite storm drainage is required.) Affordable housing projects generally require the development of 50 units or more to be financially feasible.
- Important funding streams for affordable housing either require or competitively favor projects where the City is a co-applicant.
- The availability of sewer, water, and dry utilities proximate to the site is helpful for the development of affordable housing.

The City responded to this input regarding the need for more affordable housing by shortening the timeline for creation of the Housing Development Toolkit, outlined in Housing Plan Program 8, from December 2025 to August 2025. The Toolkit, which will be published on the City’s website, will outline a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and

resources for affordable housing development. Publishing the Toolkit will provide information to housing developers who are interested in developing affordable housing in the city and provide more certainty during initial steps. Moving up the deadline for this action will allow housing developers to be able to access this information more quickly. Additionally in Housing Plan Program 8, the City added the action to annually coordinate with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas and pursue funding designed to assist in the affordable housing space.

In response to input received on affordable housing on large sites, the City added the following incentive in Housing Plan Program 2: offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory. The City also added several actions in Housing Plan Programs 9 and 11 to streamline and support the development of housing for lower-income and special housing needs groups, including farmworkers.

To address the input that transportation access in the city is limited, the City added the following action to Program 1 in the Housing Plan: collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons.

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A2 Housing Needs Assessment

This chapter provides an individual assessment of housing needs for the City of Dinuba. This section summarizes demographic, employment, and housing characteristics. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD). This data is primarily sourced from the United States (U.S.) Census, the California Department of Finance (DoF), and American Community Survey (ACS) 2016-2020 5-year estimates. The data contained throughout this chapter may differ from the data included in Chapter A5, *Affirmatively Furthering Fair Housing*, due to the availability of data at the time of drafting. Tables and figures also include comparable data for Tulare County and the state where it is found most useful.

A2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents’ age and income, employment trends, and other factors influence the type of housing needed and the community’s ability to afford housing. The following section analyzes the city of Dinuba’s population characteristics and trends.

A2.2 Population Growth

Table A2-1 analyzes population change from 2000 to 2020. Dinuba experienced an increase in population of 27.4 percent from 2000 to 2010, and 14.5 percent from 2010 to 2020. This was significantly higher than both countywide and statewide population growth during each time period.

Table A2-1 Population Change (2000 - 2020)

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Dinuba	16,844	21,453	24,563	27.4%	14.5%
Tulare County	368,021	442,179	463,955	20.2%	4.9%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

A2.3 Age Characteristics

Table A2-2 shows population by age group and each group’s percentage of the total population. The age groups include preschool (under five years), school-age students (five to 17 years), college-age students (18 to 24 years), young adults (25 to 44 years), middle-aged adults (45 to 64 years), and seniors (65 years and over). In Dinuba, the largest age group is the young adult category, representing 29.8 percent of the total population, which is similar to the county (26.9 percent) and state (24.9). The second largest age group in Dinuba is school-age students at 26.8 percent. The smallest population by age is seniors at 7.1 percent, which is lower than the county (11.4 percent) and the state (14.4 percent).

Table A2-2 Population by Age Group (2020)

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Dinuba	2,282	6,561	2,501	7,288	4,099	1,724	24,455
Percent	9.3%	26.8%	10.2%	29.8%	16.8%	7.1%	
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
California	2,409,082	6,547,559	3,724,239	11,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

A2.4 Race and Ethnicity

Table A2-3 shows race and ethnicity data for residents in Dinuba, Tulare County, and California. In Dinuba, a majority of the population identifies as Hispanic/Latino (any race) at 86.9 percent, considerably higher than countywide (65.1 percent) or across the state (39.1 percent). The second largest racial/ethnic group is white (not Hispanic) representing 9.8 percent of the total population in Dinuba. This percentage is lower than Tulare County (27.8 percent) and the state (36.5 percent).

Table A2-3 Population by Race and Ethnicity

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/ Latino (any race)	Total Population:
Dinuba	399	21,255	335	78	2,388	24,455
Percent of Population	1.6%	86.9%	1.4%	0.3%	9.8%	
Tulare County	11,505	301,919	15,857	5,923	128,751	463,955
Percent of Population	2.5%	65.1%	3.4%	1.3%	27.8%	
California	1,713,595	15,380,929	5,743,983	2,142,371	14,365,145	39,346,023
Percent of Population	4.4%	39.1%	14.6%	5.4%	36.5%	

*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

A2.5 Economic Characteristics

Employment

Understanding employment and occupation patterns can provide insight into present housing needs. Table A2-4 shows employment by industry. Agriculture, forestry, fishing and hunting, and mining are the most common industries in Dinuba, representing 20.9 percent of the jobs held by Dinuba residents. This is higher than the countywide total of 15.6 percent and the statewide total of 2.1 percent. The second largest industry in Dinuba is educational services, health care, and social assistance with 20.2 percent. Countywide, the largest industry is educational services, health care, and social assistance with 21.6 percent.

Table A2-4 Employment by Industry (2020)

	Dinuba	Percent	Tulare County	Percent	California	Percent
Agriculture, Forestry, Fishing And Hunting, And Mining	2,022	20.9%	28,627	15.6%	394,290	2.1%
Educational Services, And Health Care And Social Assistance	1,951	20.2%	39,809	21.6%	3,960,265	21.2%
Retail Trade	955	9.9%	20,382	11.1%	1,942,421	10.4%
Manufacturing	887	9.2%	15,074	8.2%	1,676,497	9.0%
Arts, Entertainment, And Recreation, And Accommodation And Food Services	768	7.9%	15,326	8.3%	1,894,858	10.2%
Wholesale Trade	636	6.6%	6,000	3.3%	514,234	2.8%
Transportation And Warehousing, And Utilities	541	5.6%	9,021	4.9%	1,028,818	5.5%
Other Services, Except Public Administration	443	4.6%	8,228	4.5%	952,302	5.1%
Professional, Scientific, And Management, And Administrative, And Waste Management Services	386	4.0%	12,541	6.8%	2,581,266	13.8%
Public Administration	374	3.9%	10,691	5.8%	850,479	4.6%
Construction	334	3.5%	10,863	5.9%	1,190,537	6.4%
Finance And Insurance, And Real Estate, And Rental And Leasing	229	2.4%	5,252	2.9%	1,118,253	6.0%
Information	145	1.5%	2,062	1.1%	542,674	2.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

According to the California Bureau of Labor Statistics, the unemployment rate in Dinuba as of September 2024 is 10.2 percent, which is lower than the long-term average of 12.25 percent over the previous two years. Since 2020, Bureau data indicates that unemployment rates have decreased significantly in Dinuba and California. Dinuba’s unemployment rate is higher than Tulare County as a whole (9.3 percent) and is higher than the statewide average (5.3 percent).

Table A2-5 shows the major employers in Tulare County, the number of employees, and type of industry. The majority of large employers are located in the City of Visalia, which is the county’s largest city and the County seat. The largest employer in Dinuba is [Valley Labor Svc Inc](#) (500-999 employees), a staffing agency, specializing in providing temporary and permanent labor solutions for various industries. The City does not anticipate any significant changes in employment trends and is not aware of any new large-scale employers planning on relocating to Dinuba during the planning period.

Table A2-5 Major Employers in Tulare County (2024)

Employer Name	Number of Employees	Location	Industry
Adventist Health Tulare	250-499	Tulare	Hospitals
Eagle Mountain Casino	500-999	Porterville	Casinos
Kings Canyon National Park	250-499	Springville	National Parks/Preserves
Land O'Lakes Indl Cheese	250-499	Tulare	Cheese Processors (mfrs)
Latino Farm Labor Svc	500-999	Visalia	Contractors
Monrovia Nursery Co	500-999	Woodlake	Nurseries-Plants Trees & Etc-Wholesale
Porterville Developmental Ctr	500-999	Porterville	Hospitals
Prima Wawona	500-999	Cutler	Fruits & Vegetables-Growers & Shippers
Saputo Cheese USA Inc	500-999	Tulare	Cheese Processors (mfrs)
Sierra View Medical Ctr	500-999	Porterville	Hospitals
Solid Waste Collection	250-499	Tulare	Public Works Department
Sun Pacific	250-499	Exeter	Fruits & Vegetables-Growers & Shippers
Tulare City	500-999	Tulare	General Government Support
Tulare County Child Care Prgm	500-999	Visalia	Child Care Service
Tulare County Lake Patrol	250-499	Visalia	Government Offices-County
Tulare County Ofc of Edu Sicon	1,000-4,999	Visalia	Schools
Tulare County Parks & Rec Dept	250-499	Visalia	Parks
Tulare County Resource Mgmt	250-499	Visalia	Government Offices-County
Tulare Joint Union High Sch	500-999	Tulare	Schools
Tulare Local Healthcare Dist	500-999	Tulare	Health Care Management
JS Cotton Classing Office	250-499	Visalia	Government Offices-Federal
Valley Labor Svc Inc	500-999	Dinuba	Services NEC
Visalia Public Works Admin	250-499	Visalia	Public Works Department
Walmart Distribution Ctr	1,000-4,999	Porterville	Distribution Centers (whls)
Yokuts Coffee House	500-999	Porterville	Full-Service Restaurant

Source: California Employment Development Department, Major Employers in Tulare County. Accessed 2024
<https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000107>

Table A2-6 shows the employment estimates, average hourly wage and average annual wage for employment industries in the Visalia-Porterville Metropolitan Statistical Area (MSA) as of May 2023 (latest available data). The occupations offering the lowest wages are food preparation and serving related, healthcare support, and farming, fishing, and forestry. Occupational groups offering the highest wages include management, legal, and healthcare practitioners, and technical.

The largest percentage of employed civilians in Dinuba are in the health care, agriculture and farming, fishing, and forestry, and retail industries. While healthcare practitioners have a higher average higher annual salary (\$107,806) than the metropolitan area mean annual wage (\$57,034), healthcare support worker average salary (\$36,900) is approximately 65 percent of the mean annual wage, similar to the mean annual wage for those employed in farming, fishing, and forestry (\$36,962) and food service (\$36,192). Educational workers earn a mean annual wage of \$75,358, which is higher than the metropolitan area mean annual wage.

Table A2-6 Occupational Employment and Wages by Major Occupational Group, Visalia-Porterville Metropolitan Area (2023)

Major Occupational Group	Mean Hourly Wage	Mean Annual Wage
Total, all occupations	\$27.42	\$57,034
Management	\$57.62	\$119,850
Business and financial operations	\$38.37	\$79,810
Computer and mathematical	\$45.34	\$94,307
Architecture and engineering	\$44.10	\$91,728
Life, physical, and social science	\$36.30	\$75,504
Community and social service	\$29.58	\$61,526
Legal	\$55.64	\$115,731
Educational instruction and library	\$36.23	\$75,358
Arts, design, entertainment, sports, and media	\$28.97	\$60,258
Healthcare practitioners and technical	\$56.44	\$117,395
Healthcare support	\$17.99	\$37,419
Protective service	\$31.43	\$65,374
Food preparation and serving related	\$17.40	\$36,192
Building and grounds cleaning and maintenance	\$19.96	\$41,517
Personal care and service	\$19.33	\$40,206
Sales and related	\$22.12	\$46,010
Office and administrative support	\$23.98	\$49,878
Farming, fishing, and forestry	\$17.77	\$36,962
Construction and extraction	\$30.86	\$64,189
Installation, maintenance, and repair	\$28.55	\$59,384
Production	\$22.63	\$47,070
Transportation and material moving	\$21.47	\$44,658

Source: U.S. Bureau of Labor Statistics. Occupational Employment and Wages in Visalia-Porterville (May 2023)

https://www.bls.gov/regions/west/news-release/occupationalemploymentandwages_visalia.htm

A household with two income earners in the agricultural sector or food service sector may average an annual household income at or under \$74,000. In a household of four persons, this household would be considered low-income according to the 2022 HUD guidelines. As discussed in Section A.2-19 Housing Affordability, a low-income household of four can afford to pay approximately \$1,007 in monthly rent before it would be considered to be overpaying for housing. The median monthly rent for a three-bedroom unit in Dinuba is \$1,900. Therefore, it is likely that a household with two income earners employed in food service or agriculture would need subsidized housing. According to a 2024 report by the California Housing Partnership, renters in Tulare County need to earn 1.4 times the minimum wage to afford the average asking rent, equal to an annual income of \$46,884. Medical assistants, retail salespersons, and farmworkers, which are common employee types in Dinuba, typically earn a salary that does not meet that threshold.¹

¹ California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf

A household with one person employed in the education sector would earn an annual household income of around \$75,000, which for a household of four would be considered low-income. With two earners, the household would be considered above moderate income. Single-earner households in Dinuba, even with employment in a relatively higher annual wage industry, are likely to need subsidized housing. Special housing needs households such as single-parent households and farmworkers are likely to be unable to afford appropriately sized market-rate rental units in Dinuba.

Income Definitions and Income Limits

The state and federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (see Table A2-7). According to HUD, the AMI for a four-person household in Tulare County was \$80,300 in 2022.

Table A2-7 HUD Income Limits by Person per Household (dollars)

Household Size:	1	2	3	4	5	6	7	8
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low Income	\$43,650	\$49,850	\$56,100	\$62,300	\$6,730	\$72,300	\$77,300	\$82,250
Median Income	\$56,200	\$64,250	\$72,250	\$80,300	\$84,730	\$93,150	\$99,550	\$106,000
Moderate Income	\$67,450	\$77,100	\$89,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022

HCD uses the income categories shown in Table A2-8 to determine eligibility for state housing programs. HCD’s methodology for calculating AMI is slightly different from HUD’s methodology, and therefore the AMI and income limits vary.

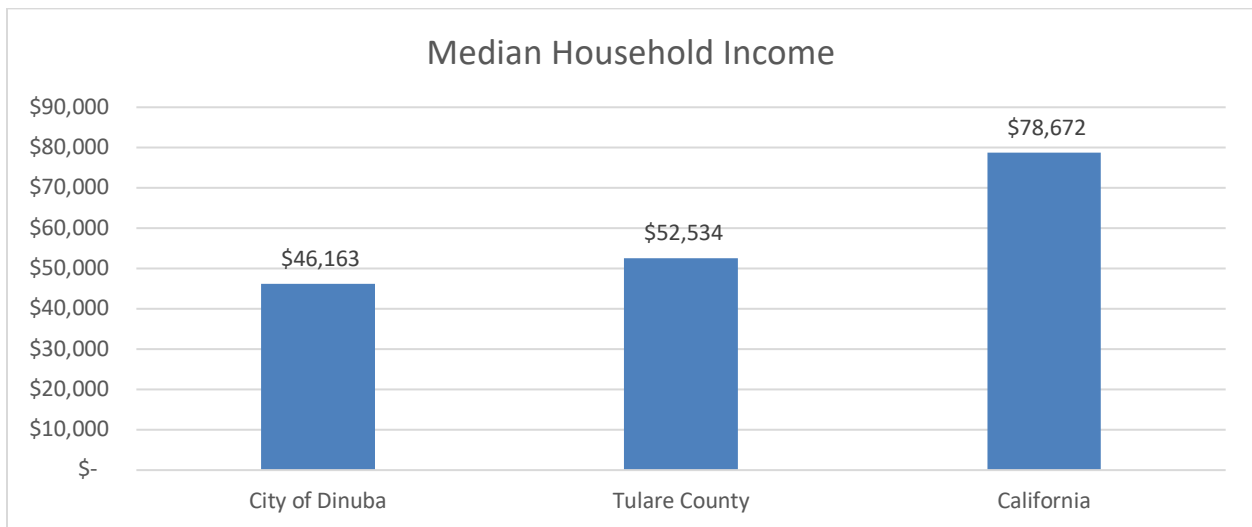
Table A2-8 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure A2-1 shows median household income in Dinuba as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in Dinuba was \$46,163 in 2020, which was lower than in Tulare County (\$52,534) and significantly lower than the statewide median household income (\$78,672).

Figure A2-1 Median Household Income



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table A2-9 compares the median household income by race in 2020. In Dinuba, Asian American households had the highest median income at \$71,058, followed by white at \$67,706. Hispanic/Latino households had the third highest median income of \$43,426, significantly lower than Asian American and white households. Black/African American households had the lowest median income across the state and county; however, data for this category is not available for Dinuba due to the low number of Black/African American households.

Table A2-9 Median Household Income by Race/Ethnicity (dollars)

Jurisdiction	White, alone	Black or African American, alone	American Indian and Alaskan Native, alone	Asian, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic /Latino, Any Race
Dinuba	\$69,706	N/A	N/A	\$71,058	N/A	\$38,438	\$32,457	\$43,426
Tulare County	\$64,453	\$44,708	\$37,632	\$67,396	N/A	\$47,520	\$62,159	\$46,063
California	\$90,496	\$54,976	\$60,182	\$101,380	\$81,682	\$59,287	\$76,733	\$62,330

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

A2.6 Overpayment and Housing Cost Burdens

Table A2-10 lists the number of households overpaying (spending more than 30 percent of income on housing) for housing by tenure. Generally, renters are more affected by overpayment than owners. As shown, 49.1 percent of renter-occupied households are overpaying in Dinuba, which is higher than the county average and lower than the state average.

Table A2-10 Overpayment by Tenure

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying
Dinuba	1,049	1,464	2,513
Percent	31.1%	49.1%	
Tulare County	23,773	28,894	52,667
Percent	30.0%	48.4%	
California	2,237,292	3,019,235	5,256,527
Percent	31.0%	51.5%	

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25070

Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD provides information on cost burden based on the HUD Area Median Family Income (HAMFI). This data is included in Table A2-11 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data identifies the level at which cost burdened households are overpaying for housing. In Dinuba, 38.4 percent of households are cost burdened, similar to the county and state. Further, 16.8 percent of households are spending more than 50 percent of their income on housing (severe cost burden), which is less than in the county and state.

Table A2-11 Cost Burdened Households

Jurisdiction	Cost Burden ≤ 30%	Cost Burden >30% to ≤50%	Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Dinuba	3,760	1,332	1,039	44	6,175
Percent	60.9%	21.6%	16.8%	0.7%	100.0%
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.7 Household Characteristics

Table A2-12 provides information on household types. Of the 6,354 households in Dinuba, 3,240 are married-couple households with or without children, and 413 are cohabitating couple households with or without children. Over half the total households in Dinuba and Tulare County are married-couple households.

Table A2-12 Households by Type

Jurisdiction	Married-Couple Household			Cohabitating Couple Household			Total Households
	Total	Children	No Children	Total	Children	No Children	
Dinuba	3,240	1,686	1,554	413	305	108	6,354
Percent	51.0%	26.5%	24.5%	6.5%	4.8%	1.7%	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

A2.8 Large Households

Table A2-13 provides information on large households (households with five or more people) by tenure. As shown, 29 percent of households in Dinuba consist of five or more people, which is greater than both the county and state averages of 21.3 and 13.7 percent respectively. In Dinuba, renter-occupied 5-person households (7.7 percent of total households), renter-occupied 6-person households (7.2 percent) and owner-occupied 5-person households (6.6 percent) make up the largest percentage of large households, while renter-occupied 7-or-more person households make up the smallest percentage of large households. Additionally, both Dinuba and Tulare County have higher percentages of owner-occupied 6- and 7-person households than the California average of 13.7 percent.

Table A2-13 Large Households by Tenure

Jurisdiction	Total Large Households	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Dinuba	1,841	416	173	189	486	457	120
Percent	29.0%	6.6%	2.7%	3.0%	7.7%	7.2%	1.9%
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

A2.9 Overcrowding

Table A2-14 provides information on overcrowding (more than one persons per room) by tenure in Dinuba. There are 952 overcrowded households in the city, of which 258 are owner-occupied households and 694 are renter-occupied.

Table A2-14 Overcrowding Severity by Tenure

Jurisdiction	Total	Owner-Occupied		Total	Renter-Occupied	
		1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room		1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Dinuba	3,375	161	97	2,979	580	114
Percent		4.8%	2.9%		19.5%	3.8%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

A2.10 Special Needs Groups

Special needs populations include individuals with a disability, elderly, large households, single-parent households, farmworkers, and individuals experiencing homelessness. These groups often have housing needs that can make it difficult for members of these groups to locate suitable housing. The following subsections identify and discuss these special housing needs groups.

Seniors

Table A2-15 identifies senior households in Dinuba, Tulare County, and California. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied categories. There are far more owner-occupied senior households in Dinuba (631 total), than renter-occupied senior households (260 total), which is similar to the county and state. As shown, 62.4 percent of senior owner-occupied households and 71.9 percent of senior renter-occupied households are comprised of seniors between the ages of 65 and 74.

Table A2-15 Senior Households by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied		
	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Dinuba	394	132	105	187	51	22
Percent	62.4%	20.9%	16.6%	71.9%	19.6%	8.5%
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007

Table A2-16 shows the housing cost burdens by elderly family type and tenure in Dinuba based on data extracted through HUD’s CHAS (CHAS data defines senior or elderly as age 62 and over, as opposed to the American Community Survey that reports seniors as age 65 and older). Based on data in this table, of all elderly persons in lower-income categories (less than or equal to 80 percent HAMFI), approximately 20 percent of all senior-owner households and 60 percent of all senior-renter households in Dinuba are housing cost burdened.

Table A2-16 Housing Cost Burden by Elderly Family Type and Tenure

	Owners		Renters		Total
	Elderly Family	Elderly Non-family	Elderly Family	Elderly Non-family	
Household Income <= 30% HAMFI Extremely Low-Income					
TOTAL HOUSEHOLDS <= 30% HAMFI	19	50	33	60	162
Number w/ Cost Burden <= 30%	4	10	4	25	43
Number w/ Cost Burden > 30% to <= 50%	-	25	4	15	44
Number w/ Cost Burden > 50%	15	15	25	20	75
Percent with Cost Burden >30% HAMFI	79%	80%	88%	58%	73%
Household Income > 30% to <= 50% HAMFI Very Low-Income					
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	40	60	90	40	230
Number w/ Cost Burden <= 30%	10	35	20	20	85
Number w/ Cost Burden > 30% to <= 50%	30	15	35	-	80
Number w/ Cost Burden > 50%	-	10	35	20	65
Percent with Cost Burden >30% HAMFI	75%	42%	78%	50%	63%
Household Income > 50% to <= 80% HAMFI Low-Income					
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	134	35	49	30	248
Number w/ Cost Burden <= 30%	95	35	15	30	175
Number w/ Cost Burden > 30% to <= 50%	35	-	4	-	39
Number w/ Cost Burden > 50%	4	-	30	-	34
Percent with Cost Burden >30% HAMFI	29%	0%	69%	0%	29%
Household Income > 80% to <= 100% HAMFI					
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	75	10	-	-	85

	Owners		Renters		Total
	Elderly Family	Elderly Non-family	Elderly Family	Elderly Non-family	
Household Income > 100% HAMFI					
TOTAL HOUSEHOLDS > 100% HAMFI	240	75	10	4	329
Total Income <80% HAMFI and Cost Burden > 30%	149		188		337
Percent Income <80% HAMFI and Cost Burden > 30%	20.2%		59.5%		32.0%
GRAND TOTAL HOUSEHOLDS	508	230	182	134	1,054

Elderly family constitutes 2 persons with either or both age 62 and over.

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2015-2019 estimates, Table 7, accessed 2023. <https://www.huduser.gov/portal/datasets/cp.html>

Resources for Senior-Headed Households

Table A2-17 contains an inventory of the 168 senior rental units in Dinuba. As shown in Table A2-16, there are 314 total senior rental-occupied households, of which 188 are lower income. Based on this data, there is a 20-unit deficiency of available units for lower-income senior renter households.

Table A2-17 Inventory of Senior Housing

Housing Development	Address	Number of Units	Description
Haden Apartments	315 E Tulare St, Dinuba, CA 93618	24	Rental units for seniors or individuals 55 and older with a disability.
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
El Monte West Apartments	999 W El Monte Way, Dinuba, CA 93618	40	Family and senior housing.
Emperor Estates Senior Apartments	350 North M St, Dinuba, CA 93618	61	Rental units for residents 55 years and older
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for seniors disabled individuals.
Total units:		168	

Source: Housing Authority of Tulare County, <https://www.hatc.net/subsidized-housing-referral-listing.php>, Accessed June 2023.

Table A2-18 provides information for Dinuba Senior Centers, which offers activities and programs for all seniors (age 55 and over). The organization offers luncheon events, private meeting room rentals, weekly activities, a local newsletter, and a broad range of senior resource information. The Cutler-Orosi Senior Center is a senior center in the nearby community of Cutler that offers a similar range of services and resources.

Table A2-18 Senior Resource Centers (Dinuba)

Organization	Phone	Address
Dinuba Senior Center	559.591.2450	437 N. Eaton Ave., Dinuba, CA 93618
Cutler-Orosi Senior Center	559.528.6108	12691 Ave 408, Cutler, CA 93615

Source: CSET.org, <https://www.cset.org/senior-services?rq=senior%20centers> accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including seniors, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Persons with Disabilities (including Developmental Disabilities)

Table A2-19 identifies the number of residents with one or more disabilities. In Dinuba, 4.4 percent of the total population has one type of disability, while 3.8 percent report two or more disabilities. The total share of population with a disability is smaller in Dinuba than the county and state averages. Among those with a disability, 53.9 percent have one disability, while 46.1 percent have two or more types of disability.

Table A2-19 Population by Number of Disabilities

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Dinuba	24,355	1,071	915	22,369
Percent		4.4%	3.8%	91.9%
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table A2-20 summarizes the population with a disability by age. In Dinuba, residents 65 years and older make up the largest population of disabled individuals at 29.1 percent of the total population. This percentage is lower than the countywide average of 41.0 percent and the statewide average of 34.2 percent. Residents under 18 years old age account for the smallest percentage of those with a disability at 3.9 percent.

Table A2-20 Disability by Age for the Total Population

Jurisdiction	Total	Under 18 Years	18 to 64 Years	65 Years and Older
Dinuba	24,355	345	1,160	481
Percent		3.9%	8.4%	29.1%
Tulare County	459,748	6,680	25,918	21,162
Percent		4.7%	9.8%	41.0%
California	38,838,726	306,806	1,944,580	1,895,565
Percent		3.4%	8.0%	34.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108

Table A2-21 identifies residents with a developmental disability by age. In Dinuba, the majority of residents with a developmental disability are under 18 years old, which is consistent with both the state and county.

Table A2-21 Developmental Disability by Age

Jurisdiction	Under 18 Years	18 Years and Older	Total Population with a Developmental Disability
Dinuba	194	132	326
Tulare County	3,201	3,071	6,272
California	192,384	185,353	377,737

Source: DDS Quarterly Consumer Report, December 2021.

Table A2-22 includes data summarizing the housing location of residents with developmental disabilities. 385 residents with a developmental disability in Dinuba live in the home of a parent, family member, or guardian. An additional 47 residents live in an independent/supported living facility, 29 residents live in community care facilities, 11 residents live in intermediate care facilities, and fewer than 11 residents live in foster/family homes. Many individuals with a disability, including developmental disability, live on a small, fixed income, limiting their ability to pay for housing. Individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing that has been (or can be) specially adapted to address accessibility issues and include on- or off-site support services, including inpatient/outpatient day-treatment programs.²

Table A2-22 Developmental Disability by Residence

Residence Type	City of Dinuba	Tulare County	California
Home of Parent/Family/Guardian	300	4,652	309,381
Independent/Supported Living	16	389	27,881
Community Care Facility	<11	526	23,728
Intermediate Care Facility	0	93	6,188
Foster/Family Home	<11	76	8,288
Other	0	27	4,792
Total	>316	>5,763	380,258

Source: California Department of Developmental Services, DDS Quarterly Consumer Report, January 2022.

The Supplemental Security Income (SSI) program, administered by the U.S. Social Security Administration, provides monthly payments to people with disabilities and older adults who have little or no income or resources, and is a proxy for the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2021, 14,228 SSI recipients in Tulare County were receiving benefits because they were blind or disabled³.

Resources for Persons with Disabilities

Table A2-23 identifies 46 rental units for residents with a disability in Dinuba. There are 1,641 residents over 18 years old with a disability in the city (Table A2-20). Therefore, there is a need for additional housing for residents with a disability. Tulare County provides In-Home Supportive Services (IHSS) which

² HCD. 2024. People with Disabilities, Including Developmental Disabilities. <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities#:~:text=Individuals%20with%20mental%2C%20physical%2C%20and,with%20HIV/AIDS%2C%20etc.>

³ Source: U.S. Social Security Administration. SSI Recipients by State and County, 2021.

https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2021/ca.html

Note: Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.

pays for services that enable aged, blind, and disabled individuals to continue living safely in their own homes and avoid or delay the need for nursing home care.⁴ Additionally, the Porterville Developmental Center (50 miles from Dinuba) provides residential services for individuals 18 years or older who have serious medical and/or behavior problems for which appropriate services are not currently available through community resources.⁵

Table A2-23 Inventory of Housing for People with Disabilities

Housing Development	Address	Number of Units	Description
Euclid Village	600 N Euclid Ave, Dinuba, CA 93618	5	Handicap accessible units to serve disabled individuals and families
North Park Apartments	1655 N Crawford Ave, Dinuba, CA 93618	3	Rental units for disabled individuals.
West Northway Apartments	245 W Northway, Dinuba, CA 93618	38	Rental units for disabled individuals.
Total Units		46	

Source: Housing Authority of Tulare County, <https://www.hatc.net/subsidized-housing-referral-listing.php>, Accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including those with a disability, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

Large Households

Table A2-13 above provides information on large households by tenure, while Table A2-14 examines overcrowding severity by tenure. As shown in these tables, there are 1,841 large households in Dinuba, 57.7 percent of which are renter-occupied while 43.4 percent are owner-occupied.

Resources for Large Households

Table A2-24 compares the number of large households to the number of large units. Units with five or more rooms provide housing options for large households and reduce overcrowding. As shown, there are 40 units in Dinuba with five or more bedrooms but more than 1,841 large households, leaving a resource gap of more than 1,800 units. Extending the analysis to include units with four or more bedrooms (1,427), the remaining resource gap is 414 units.

Table A2-24 Housing Units for Large Families

Total Occupied Housing Units	Total Large Households	Renter-Occupied			Total Units with 4 or More Bedrooms
		Large Households	Units with 4 Bedrooms	Units with 5 or more Bedrooms	
Dinuba	1,841	1,063	1,387	40	1,427

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Tables B25042, B25009.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including large households, by implementing permit streamlining and pursuing funding to facilitate affordable housing development for special needs populations.

⁴ Tulare County. 2024. In-Home Supportive Services. <https://tchsa.org/eng/human-services/in-home-supportive-services-ihss/>

⁵ California Dept. of Developmental Services. 2024. <https://www.dds.ca.gov/services/state-facilities/porterville-dc/>

Female-Headed Households

Table A2-25 identifies single female-headed households with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Dinuba has 1,910 single female-headed households with their own children under 18, representing 30.1 percent of total households. This percentage is greater than in the county (24.3 percent) and the state (26.2 percent).

Table A2-25 Single Female-Headed Households

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Dinuba	6,354	1,910	30.1%
Tulare County	139,044	33,727	24.3%
California	13,103,114	3,430,426	26.2%

Notes: Single Female-Headed Households with own children under age 18, does not include unrelated dependents.

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table A2-26 compares female-headed households with children by poverty status. In Dinuba, 43.2 percent of female-headed households earn an income below the poverty line. This percentage is higher than countywide (36.3 percent) and statewide (21.5 percent).

Table A2-26 Female-Headed Family Households with No Spouse Present, by Poverty Status

	City of Dinuba	Percent	Tulare County	Percent	California	Percent
Below Poverty Line	752	43.2%	8,689	36.3%	364,236	21.5%
Above Poverty Line	987	56.8%	15,222	63.7%	1,329,038	78.5%
Total	1,739		23,911		1,693,274	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

Table A2-27 summarizes female-headed family households with no spouse present by poverty status and tenure in Dinuba. Of the 752 female-headed family households with incomes below the poverty level, the majority (614 households, 81.6 percent) are renters, while 138 own their home.

Table A2-27 Female-Headed Family Households with No Spouse Present, by Poverty Status and Tenure, City of Dinuba

	Total	Renter-Occupied	Owner-Occupied
Below Poverty Line	752	614	138
Above Poverty Line	987	436	551
Total	1,739	1,050	689

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Resources for Single-Parent and Female-Headed Households

Lower-income female-headed households can access existing affordable housing options in the city and through the County's Housing Choice Voucher (HCV) program. Tulare County Community Services Employment Training (CSET) operates family resource centers located in the city of Tulare and Earlimart that provide families with access to services ranging from nutrition and health education to housing and utility assistance to employment training. Each resource center has established partnerships and referral

processes with local agencies, food pantries, and the faith-based community, to provide assistance quickly.

Core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource and referrals to partner agencies, family health and wellness, home visitation and child development services.

Table A2-28 provides information on resources for single parents located throughout Tulare County and available to all Dinuba residents.

Table A2-28 Single-Parent Resources

Organization	Phone	Address
Tulare County Resource Center	559.684.1987	304 E. Tulare Ave., Tulare, CA 93274
Earlimart Family Resource Center	661.849.2960	176 N. Front St., Earlimart, CA 93219
CalWORKS Child Care Program	559.624.8100	1845 North Dinuba Boulevard, Visalia, CA

Source: Tulare County CSET, <https://www.cset.org/> accessed June 2023.

Tulare County Family Resource Center Network, <http://www.tcfrcn.org/> accessed June 2023.

California Department of Social Services, *CalWORKS Child Care Program*, <https://www.cdss.ca.gov/calworks-child-care> accessed June 2023.

Housing Plan Program 8 directs the City to support the development of affordable housing for residents with special needs, including single-parent female-headed households, by pursuing funding to facilitate affordable housing development.

Extremely Low-Income Residents

Table A2-29 identifies extremely low-income households by tenure in Dinuba. Renter-occupied households make up a larger percentage of total extremely low-income households with 82.0 percent. There are 996 extremely low-income households in Dinuba, comprising 15.7 percent of total households in the city.

Table A2-29 Extremely Low-Income Households by Tenure

Jurisdiction	Income <=30% HAMFI		Total
	Owner-Occupied	Renter-Occupied	
Dinuba	179	817	996
Percent	18.0%	82.0%	15.7% of total households

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table A2-30 summarizes cost burdens among extremely low-income households in Dinuba. As shown, 150 of 179 extremely low-income owner-occupied households and 734 of 817 extremely low-income renter-occupied households are experiencing a housing cost burden of over 30 percent of the household income.

Table A2-30 Extremely Low-Income Households Overpaying by Tenure

Jurisdiction	Owner-Occupied			Renter-Occupied			Total ELI Households
	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden >50%	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden >50%	
Dinuba	29	25	125	83	184	550	996

Percent	2.9%	2.5%	12.6%	8.3%	18.5%	55.2%	100.0%
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Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Analyzing the overlap between special needs groups and extremely low-income households can provide a deeper understanding of each population. The CHAS dataset used to analyze extremely low-income households above also provides data on senior households, householders with a disability and large households. Table A2-31 compares total extremely low-income households among the total population, seniors, and residents with a disability. As shown, among the 996 extremely low-income households, 162 are senior households, 385 are households where the householder has at least one disability, and 214 are large households.

Table A2-31 Extremely Low-Income Households

	Total	Senior Households	Householders with a Disability	Large Households
Dinuba	996	162	385	214
Percent	100%	16.3%	38.7%	21.5%

Source: US Housing and Urban Development, CHAS 2015-15 (5-Year Estimates), Tables 6 and 7.

The CHAS dataset does not include data for female headed households; however, as shown in Table A2-27, there are 752 female-headed family households with incomes below the poverty line.

Resources for Extremely Low-Income Households

Table A2-32 includes an inventory of affordable housing in Dinuba. As shown, there are 768 affordable units in the city. These units serve households making less than 80 percent of the AMI. Based on the identified need (996 extremely low-income households) there is a need for additional units affordable to extremely low-income households in the city.

Table A2-32 Inventory of Public Assisted Complexes, Dinuba

Name	Address	City	Zip	Affordable Units
College Park Apartments	1850 South College Avenue	Dinuba	93618	53
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63
Garden Estates	1400 South Green	Dinuba	93618	43
West Northway Apartments	245 W. Northway	Dinuba	93618	38
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43

Source: California Housing Partnership, 2023.

To address the needs of extremely low-income households, the City will implement Housing Plan Program 8 to support affordable housing development and remove constraints to, and support the development of, housing types that may fit the needs of extremely low-income residents, such as supportive housing.

The Housing Authority of Tulare County (HATC) provides assistance to lower and moderate-income families in need of housing through the HCV program throughout the county. The HATC currently administers approximately 700 public housing units, 3,100 HCV units, and 860 units of local, non-traditional housing.⁶ According to the HATC, 122 households use HCVs in Dinuba. When accounting for both housing units affordable to low-income households and HCVs, there is a resource gap of 106 extremely low-income households in need of housing assistance in Dinuba.

Table A2-33 summarizes resources available for extremely low-income residents of Dinuba. The HATC offers rental assistance for low-income families. Open Gate Ministries provides rental and utility assistance to low-income Dinuba residents.

To meet the needs of extremely low-income households, the City will implement Housing Plan Program 11 to connect extremely low-income households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan Program 8 to support the development of affordable housing for residents with special needs, including extremely low-income households, by implementing permit streamlining, offering regulatory concessions and incentives for affordable housing for extremely low-income households, and pursuing funding to facilitate affordable housing development.

⁶ U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare accessed June 2023.

Table A2-33 Extremely Low-Income Resources

Organization	Phone	Address
Housing Authority of Tulare County: Dinuba	559.591.4286	1435 College Avenue Dinuba, CA
Open Gate Ministries	559.734.7921	511 N. K Street Dinuba, CA

Source: Housing Authority of Tulare County, <https://www.hatc.net/contact.php> accessed June 2023.

Open Gate Ministries, <https://opengatedinuba.com/> accessed June 2023.

Farmworkers

Farmworkers and day laborers are an essential component of California’s agriculture industry. Farmers and farmworkers are the cornerstone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and industries that process, transport, and distribute food to consumers. Farmworker households are often compromised of extended family members or single male workers. Farmworkers make up the majority of the agricultural labor sector and include individuals whose primary income is earned through either seasonal or permanent agricultural labor.

Migrant farmworkers as a group consist of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, and includes more than half of all farmworkers in the state. Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower. Providing migratory or seasonal farmworkers with affordable shelter has long presented a problem. Traditionally, growers offered some level of shelter to workers, yet the availability of grower-offered housing has dramatically decreased over the last twenty years. While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Increasingly, farmworkers are living in cities on a year-round basis, especially in existing single family rental units in older neighborhoods that offer relatively low-cost housing and its central location in relation to farmland.

According to a study conducted by the University of California, Merced, farmworker households frequently experience high poverty rates, severe overcrowding, and poor housing conditions, with a majority renting and living in substandard environments due to their typically lower incomes and face a disproportionate need for more affordable housing. These housing issues, combined with the demanding and poorly compensated nature of farmwork, often lead to negative health outcomes and exacerbate respiratory and infectious diseases.⁷

⁷ Farmworker Health in California. UC Merced. August 2022.

https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf?_gl=1*1rg0e9w*_ga*MTU3Njc2MMDMzNS4xNzA4OTk2Nzgx*_ga_TSE2LSBDQZ*MTcwODk5Njc4MC4xLjAuMTcwODk5Njc4MC42MC4wLjA

In Tulare County, the average wage for persons employed as farmworkers in 2024 is \$17.42 per hour, or \$36,228 annually.⁸ As discussed in Section A2.5, this salary is considered low-income and insufficient to afford the average asking market rent in Dinuba without incurring a housing cost burden.

The U.S. Department of Agriculture (USDA) provides countywide farmworker population data generated through the Census of Agriculture. The most recent Census of Agriculture data (2017) identified 23,233 farmworkers in the county.⁹

Table A2-34 provides ACS data for the total farmworker population in Dinuba and Tulare County in 2020. Dinuba had 2,022 farm workers in 2020, representing 7.1 percent of the total farmworker population in the county.

Table A2-34 Farmworker Population (2020)

Jurisdiction	Farmworkers
Dinuba	2,022
Percent	7.1%
Total Tulare County	28,627

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

The USDA Census of Agriculture reported the presence of 1,800 farms with a total of 20,531 workers in Tulare County in 2017 (see Table A2-35). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table A2-35 Farmworkers in Tulare County by Days Worked (2022)

Farm Type	Number of Farms	Number of Workers
150 Days or More (Year-Round)		
Small Farms (fewer than 10 workers per farm)	941	2,628
Large Farms (10 or more workers per farm)	395	9,812
Subtotal	1,336	12,440
Fewer than 150 Days (Seasonal)		
Small Farms (fewer than 10 workers per farm)	810	2,216
Large Farms (10 or more workers per farm)	195	5,875
Subtotal	1,005	8,091
Total	2,341	20,531

Source: USDA. 2022 Census of Agriculture - County Data.

https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf

Resources for Farmworkers

A privately-operated farm worker housing project called Collegeville Farm Workers provides housing for approximately 40 to 50 workers in the city. Additionally, the HATC operates 191 housing units at the Linnel Farm Labor Center, located on Walnut Avenue and Road 156, about 20 miles from Dinuba. La Puente apartments is located on North Bridge Street in Visalia and provides an additional 15 units for farmworkers. The HATC requires low-income farm worker families to pay 30 percent of their adjusted

⁸ California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf

⁹ U.S. Department of Agriculture, 2017 Census of Agriculture, <https://www.nass.usda.gov/AgCensus/> accessed June 2023.

gross income towards rent. Any additional rent is paid for by the USDA Rural Development program. As reported in Table A2-34 above, there were more than 2,000 farmworkers living in Dinuba in 2020. Accounting for affordable housing units, HCVs, and nearby farmworker housing, there is a resource gap of 926 units affordable to farmworkers in Dinuba. Additionally, farmworkers often face access barriers to housing and assistance programs due to language differences.

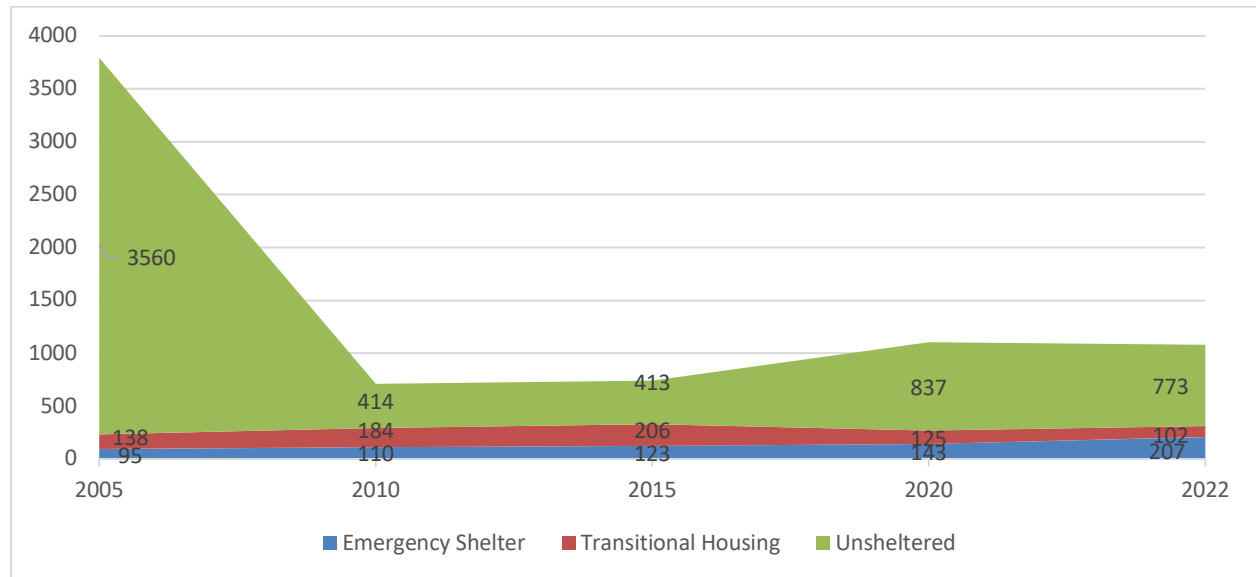
Currently, farm employee housing with six or fewer employees is allowed in the AN, RA, R, and RM zoning districts, and farm employee housing up to 36 beds in group quarters or up to twelve units or spaces designed for use by a single family or household is allowed in the AN zone.

To address the needs of farmworkers, the City will implement Housing Plan Programs 6 and 8 to support affordable housing development and remove constraints to development of housing types that may fit the needs of farmworkers, such as employee housing.

Persons Experiencing Homelessness

Figure A2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

Figure A2-2 Homelessness by Type Over Time, Households, Kings/Tulare CoC



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

CoC data identifies persons experiencing homelessness by type and race across the regions CoC for the year 2020. Among those counted, 92 percent identified as white, nine percent as Black/African American, and seven percent as American Indian or Alaska Native. Regarding ethnicity, 45 percent identify as Hispanic/ Latino (of any race).

The Kings Tulare Homeless Alliance conducted a Point-in-Time count in 2023. Data from the Point-in-Time count is reported for Porterville, Visalia, Tulare, and the balance of the county. Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions, including Dinuba. Table A2-36 identifies those counted in 2023.

Table A2-36 Homelessness by Type (2023)

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Balance of County, including Dinuba	5	0	31	36
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434

Source: Kings/Tulare Homeless Alliance, 2023 Point in Time Report, July 7, 2023.

Resources for Persons Experiencing Homelessness

Emergency shelters for up to six persons are currently a permitted use in Dinuba in the C-2 zone. Emergency shelters are also allowed by use permit in the RM zone.

There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. Additional shelters are available in Visalia about 20 miles south of Dinuba. Visalia Rescue Mission provides 50 beds to men 18 years and older and 40 beds to women and children. The City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

To address the needs of homeless individuals, the City will implement Housing Plan Programs 1 and 6 to support the development of shelter housing and supportive services for people experiencing homelessness.

A2.11 Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Dinuba to identify how well the current housing stock meets the needs of current and future residents.

A2.12 Housing Growth

Table A2-37 summarizes the growth in the housing stock in Dinuba by providing the total number of units constructed each decade from 1980 and 2020. The largest growth rate occurred between 2000 and 2010 with a 25.7 percent change during this 10-year period. Between 1980 and 2010, the housing stock grew by at least 20 percent each decade. Between 2010 and 2020, however, production slowed. During this time, the number of housing units in the city grew by 11.7 percent.

Table A2-37 Total Housing Units Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	3,182	3,836	4,670	5,868	6,552
Percent Change		+20.6%	+21.7%	+25.7%	+11.7%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B25001.

A2.13 Housing Type and Tenure

Table A2-38 identifies the total housing units by type in Dinuba, Tulare County, and California. In Dinuba, single-family detached homes comprise the majority of the housing stock, with 69.8 percent of total units. This percentage is less than the county average (75.0 percent) but more than the statewide average (57.7 percent). The second most common housing type are 5-to-9-unit complexes, providing 9.0 percent of the total units in the city.

Table A2-38 Total Housing Units by Type

Jurisdiction	Total	1 unit, Detached	1 unit, Attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 to 49 units	50 or more units	Mobile Home	Boat, RV, Van, etc.
Tulare County	6,552	4,571	152	200	367	589	354	54	80	180	5
Percent		69.8%	2.3%	3.1%	5.6%	9.0%	5.4%	0.8%	1.2%	2.8%	0.1%
Dinuba	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table A2-39 indicates housing units by tenure. In Dinuba, 53.1 percent of units are owner-occupied compared to 46.9 percent renter-occupied. This percentage is similar to the county (57.1 percent owner-occupied) and the statewide average (55.3 percent).

Table A2-39 Housing Units by Tenure

Jurisdiction	Total	Owner-Occupied	Renter-Occupied
Dinuba	6,354	3,375	2,979
Percent		53.1%	46.9%
Tulare County	139,044	79,353	59,691
Percent		57.1%	42.9%
California	13,103,114	7,241,318	5,861,796
Percent		55.3%	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.14 Vacancy Rate

Table A2-40 provides data on vacancy status by type for all vacant units. Vacant units comprise approximately three percent of total units. Of the total vacant units in Dinuba, units for rent make up the largest percentage of total vacant units. These units make up 46 percent of total vacant units in the city, greater than both the county average (14 percent) and statewide average (20.6 percent). Compared to the county and state, the city has far fewer vacant units for seasonal, recreational, or occasional use. In Dinuba, 5.6 percent of vacant units fall within this category, compared to 27.2 percent in the county and 34.1 percent statewide.

Table A2-40 Vacancy Status by Type for Total Vacant Units

Jurisdiction	Total	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Dinuba	198	91	-	35	-	11	-	61
Percent		46.0%	0.0%	17.7%	0.0%	5.6%	0.0%	30.8%
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004

A2.15 Housing Unit Size

Table A2-41 provides housing unit size data for Dinuba, Tulare County, and California. In Dinuba, three-bedroom units (49.2 percent) are the most common housing type, followed by two-bedroom (22.0 percent) and four-bedroom units (21.8 percent). This is similar to the statewide housing unit size trend; however, there is a notably larger percentage of three-bedroom units in Dinuba and Tulare County when compared to the state.

Table A2-41 Housing Unit Size

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedrooms
Dinuba	6,354	122	277	1,399	3,129	1,387	40
Percent		1.9%	4.4%	22.0%	49.2%	21.8%	0.6%
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

A2.16 Age and Condition of Housing Stock

Table A2-42 provides data on the total occupied housing units by year built. Dinuba saw the most growth between 1970 and 1979. During this period, 1,289 units were constructed, representing 20.3 percent of the housing stock. Similarly, growth trends for Tulare County and California indicate that the largest percentage of units were constructed in the 1970s, with 20.3 percent in Tulare County and 17.5 percent in California. Notably, more than half (51.6 percent) of the housing stock in Dinuba was built prior to 1980 and is more than 40 years old.

Table A2-42 Total Occupied Housing Units by Year Built

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Dinuba	6,354	316	454	884	885	538	1,289	469	643	470	406
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	11.0%	11.1%	15.1%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Table A2-43 provides information on substandard housing units. In Dinuba, there is a larger percentage of units lacking kitchen facilities (0.4 percent of total units) compared to units lacking plumbing facilities (0.2 percent). This is similar to both the state and county. By comparison, Dinuba substandard housing units comprise a lower percent of total units (0.6 percent) compared to the county average (1.1 percent) and statewide average (1.6 percent).

The City’s Planning and Code Enforcement divisions estimate that five percent of housing units (318 units) are dilapidated, 12 percent (762 units) are in need of major repair, and 20 percent (1,272 units) in need of minor repairs. Concentrated areas of substandard housing in the city are in southeast and southern portions of the city, which are older neighborhoods closest to the downtown core area. Enforcement staff regularly distribute information about the City’s home rehabilitation program to property owners undergoing enforcement.

Table A2-43 Substandard Housing Units

Jurisdiction	Total Housing Units	Lacking Plumbing Facilities	Lacking Kitchen Facilities
Dinuba	6,354	15	27
Percent		0.2%	0.4%
Tulare County	139,044	481	971
Percent		0.4%	0.7%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049

As described in Chapter A7, Program 10, the City will continue to support housing assistance providers that offer housing rehabilitation assistance for owner-occupied households by applying for funding opportunities and expanding awareness of available rehabilitation programs.

A2.17 Housing Costs

Median Home Sale Price

Table A2-44 provides information on the median housing value in Dinuba and comparable jurisdictions from 1980 to 2020. As shown, prices rose steadily from 1980 to 2000, before experiencing a large increase in value from 2000 to 2010. Median home values increased by 105.2 percent during this period. Increases in value have slowed since 2010, with growth between 2010 and 2020 at 7.0 percent. Each jurisdiction listed in the table experienced a similar pattern of growth in home values, including an extreme spike in value between 2000 and 2010. Porterville is the only jurisdiction listed that saw a decrease in value during any decade (0.6 percent decrease between 2010 and 2020). According to Zillow analytics, the typical value for single-family homes in Dinuba (within the 65th to 95th percentile range) as of October 2024 (latest available data) is \$340,461.¹⁰ No information was available for condos.

¹⁰ Zillow.com. 2024. Housing Data. <https://www.zillow.com/research/data/>

Table A2-44 Median Housing Value Over Time (1980 to 2020)

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent Change		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent Change		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent Change		36.4%	58.0%	95.0%	14.9%
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent Change		45.9%	38.5%	107.8%	17.0%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent Change		35.4%	30.2%	98.7%	-0.6%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Housing Rents

According to the 2016-2020 ACS, the median gross rent in Dinuba was \$963 per month (Table A2-45). This was slightly lower than the median for the county at \$974 and significantly lower than the state average of \$1,586.

Table A2-45 Median Gross Rent, 2020

	City of Dinuba	Tulare County	City % of County	California	City % of State
Median Gross Rent	\$963	\$974	98.9%	\$1,586	60.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-46 below provides data on median gross rent from 1980 to 2020. Median gross rent has grown from \$214 per month in 1980 to \$963 in 2020. Between 2000 and 2010, rents in the city grew by 57.2 percent. From 2010 to 2020, rents grew at a slower rate of 25.6 percent.

Table A2-46 Median Gross Rent Over Time, Dinuba

	1980	1990	2000	2010	2020
Median Gross Rent	\$214	\$376	\$488	\$767	\$963
Percent Change		75.7%	29.8%	57.2%	25.6%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table A2-47 provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for 2022 and 2023 in Dinuba. Rental prices for 1-2-bedroom units were lower in Dinuba than the county average but higher for 3-4-bedroom units.

Table A2-47 Median Rent by Number of Bedrooms

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Dinuba	N/A	\$795	\$1,000	\$1,900	\$2,200
Tulare County	\$660	\$850	\$1,425	\$1,800	\$1,995
California	\$1,643	\$1,964	\$1,996	\$2,349	\$2,785

Source: Zumper.com, Rental data, 2022 and 2023, accessed June 2023.

A2.18 Distribution of Owner-Occupied Units

Table A2-48 compares data on the number of owner-occupied housing units by race in Dinuba, Tulare County, and California. In Dinuba, most owner-occupied units are occupied by residents that identify as white (67.6). This rate is lower than in Tulare County (73.6 percent) and slightly higher than in California (66.7 percent).

Considering ethnicity, 79 percent of owner-occupied units are occupied by Hispanic/Latino residents of any race. This percentage is higher than in Tulare County (48.8 percent) and California (24.0 percent).

Table A2-48 Owner-Occupied Units by Race

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/Latino of any Race
Dinuba	2,281	8	45	68	4	561	408	2,665
Percent	67.6%	0.2%	1.3%	2.0%	0.1%	16.6%	12.1%	79.0%
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

A2.19 Housing Affordability

Table A2-49 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment) for Dinuba. A summary of each income category’s ability to pay for housing is provided below the table.

Table A2-49 Housing Affordability Matrix – Dinuba (2022)

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person (Studio)	\$13,849	\$346	\$181	\$121	\$165	\$61,306
2-Person (1 BR)	\$15,584	\$390	\$202	\$136	\$188	\$68,382
3-Person (2 BR)	\$17,310	\$433	\$227	\$151	\$206	\$75,436
4-Person (3 BR)	\$19,045	\$476	\$263	\$167	\$213	\$82,512
5-Person (4 BR)	\$24,548	\$614	\$298	\$215	\$316	\$103,393
Very Low Income (30-50% AMI)						
1-Person	\$23,082	\$577	\$181	\$202	\$396	\$102,177
2-Person	\$25,973	\$649	\$202	\$227	\$447	\$113,971
3-Person	\$28,849	\$721	\$227	\$252	\$494	\$125,727
4-Person	\$31,741	\$794	\$263	\$278	\$531	\$137,520
5-Person	\$34,094	\$852	\$298	\$298	\$554	\$143,601
Low Income (50-80% AMI)						
1-Person	\$36,930	\$923	\$181	\$323	\$742	\$163,483
2-Person	\$41,557	\$1,039	\$202	\$364	\$837	\$182,353
3-Person	\$46,159	\$1,154	\$227	\$404	\$927	\$201,164
4-Person	\$50,786	\$1,270	\$263	\$444	\$1,007	\$220,032
5-Person	\$54,551	\$1,364	\$298	\$477	\$1,066	\$229,762
Median Income (80-100% AMI)						
1-Person	\$46,163	\$1,154	\$181	\$404	\$973	\$204,354
2-Person	\$51,946	\$1,299	\$202	\$455	\$1,097	\$227,941
3-Person	\$57,699	\$1,442	\$227	\$505	\$1,215	\$251,455
4-Person	\$63,483	\$1,587	\$263	\$555	\$1,324	\$275,040
5-Person	\$68,189	\$1,705	\$298	\$597	\$1,407	\$287,203
Moderate Income (100-120% AMI)						
1-Person	\$55,396	\$1,385	\$181	\$485	\$1,204	\$245,225
2-Person	\$62,335	\$1,558	\$202	\$545	\$1,356	\$273,529
3-Person	\$69,239	\$1,731	\$227	\$606	\$1,504	\$301,746
4-Person	\$76,179	\$1,904	\$263	\$667	\$1,641	\$330,048
5-Person	\$81,827	\$2,046	\$298	\$716	\$1,748	\$344,643

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.
2. Affordable housing costs are 30 percent of gross household income.
3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.
4. Taxes, insurance, private mortgage insurance, and homeowners' association dues are calculated at 35 percent of monthly affordable cost.
5. Affordable home price assumes a 30-year fixed mortgage with a 7 percent interest rate and 10 percent down payment.
6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. Extremely low-income households have an annual income of \$13,849 or below for a one-person household and \$24,548 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Dinuba. After deductions for utilities, an extremely low-income household can afford to pay approximately \$165 to \$316 in monthly rent. Given the cost of housing, extremely low-income households could not afford to purchase a home, as the affordable home price for extremely low-income households ranges from \$61,306 to \$103,393 depending on household size.

Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to \$23,082 for a one-person household and up to \$34,094 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between \$102,177 and \$143,601, adjusting for household size. After deductions for utilities, a very low-income household can afford to pay approximately \$396 to \$554 in monthly rent, depending on household size. Given the cost of housing in Dinuba, very low-income households could not afford to purchase a home or rent an adequately sized unit.

Low-income Households

Low-income households earn between 51 and 80 percent of the county AMI – up to \$36,930 for a one-person household and up to \$54,551 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between \$163,483 and \$229,762, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$742 to \$1,066 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Median-Income Households

Median-income households earn between 80 and 100 percent of the county's AMI – up to \$46,163 for a one-person household and up to \$68,189 for a five-person household in 2022. The affordable home price for a moderate-income household range from \$204,354 to \$287,203. After deductions for utilities, a one-person median-income household could afford to pay up to \$973 in rent per month and a five-person low-income household could afford to pay as much as \$1,407. Finding appropriately sized market-rate rental housing can be challenging to households in this income group.

Moderate-Income Households

Moderate-income households earn between 100 and 120 percent of the county's AMI – up to \$55,396 for a one-person household and up to \$81,827 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is \$245,225 for a one-person household and \$344,643 for a five-person family. Moderate-income households in Tulare County could afford to purchase a median priced home; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between \$1,204 and \$1,748 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Workforce Housing

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (Tulare County, that range is \$50,580 to \$101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of \$84,300 could afford monthly rent of \$1,845 for a three-bedroom housing unit and a home purchase price of \$304,998 without being burdened by housing costs. As noted in Table A2-48, the average monthly rental price for a three-bedroom unit is \$1,720, just below the affordable rent for the AMI for the county.

As noted in Table A2-4, the salary for the largest number of workers located in Tulare County (educational services, healthcare and social assistance) receives an annual median income of approximately \$52,534. At this median income level, a household of two would be considered low-income; if there were two children or dependents, then that household would be considered a low-income household.

Cost Burden

Table A2-50 and Table A2-51 identify cost-burdened households by tenure overtime in Dinuba. There has been a decrease in the number of owner-occupied cost-burdened households from 974 households in 2010 to 611 in 2020. Cost-burdened renter-occupied households show different results, indicating noticeable increases during the same time period, from 914 in 2010 to 1,277 in 2020.

Table A2-50 Cost Burdened Owner-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	211	254	546	974	611
Percent		20.4%	115.0%	78.4%	-37.3%

Note: Data are not inflation-adjusted to current 2023 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Table A2-51 Cost Burdened Renter-Occupied Households Over Time

Jurisdiction	1980	1990	2000	2010	2020
Dinuba	293	563	560	914	1,277
Percent		92.2%	-0.5%	63.2%	39.7%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

CHAS data provided by HUD provides information on cost burden by income category based on the HAMFI. This data is included in Table A2-52 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data gives insight into which income categories are currently experiencing costs burdens in the city. As shown, households with income less than 50 percent of HAMFI experience a high rate of cost burden, including 874 of 996 extremely low-income households and 910 of 1,230 very low-income households. Most of the extremely low- and very low-income households experiencing cost burden are renters. However, low-income, median-income, and moderate-income households with cost burdens are more likely to own their home.

Table A2-52 Cost Burden by Income and Tenure

Row Labels	Owner-occupied	Renter-occupied	Grand Total
Household income is <= to 30% of HAMFI (extremely low income)	179	817	996
Housing cost burden is <= to 30%	29	83	112
Housing cost burden > 30% but <= to 50%	25	184	209
Housing cost burden is > 50%	125	550	675
Income is greater than 30% but <= to 50% of HAMFI (very low income)	490	740	1,230
Housing cost burden is <= to 30%	170	150	320
Housing cost burden is > 30% but <= to 50%	165	440	605
Housing cost burden is > 50%	155	150	305
Income is > 50% but <= to 80% of HAMFI (low income)	748	649	1,397
Housing cost burden is <= to 30%	484	450	934
Housing cost burden is > 30% but <= to 50%	250	169	419
Housing cost burden is > 50%	14	30	44
Income is > 80% <= to 100% of HAMFI (median income)	280	225	505
Housing cost burden is <= to 30%	215	225	440
Housing cost burden is > 30% but <= to 50%	65	0	65
Housing cost burden is > 50%	0	0	0
Income is greater than 100% of HAMFI (moderate income)	1,555	448	2,003
Housing cost burden is <= to 30%	1,525	429	1,954
Housing cost burden is > 30% but <= to 50%	30	4	34
Housing cost burden is > 50%	0	15	15
Grand Total	3,252	2,879	6,131

US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

A2.20 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, State and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation database are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

- **High Risk:** affordable housing units that are at risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Table A2-53 shows assisted units in Dinuba by estimated affordability end date. As shown, there are 768 assisted units in the city, and none are at risk of conversation by 2033. The USDA verified that the 38 units in West Northway Apartments have an affordability covenant as a stipulation of a loan that expires in 2035. Since 2035 is close to the 10-year analysis timeframe required by HCD, and it is uncertain that the affordability covenant will be extended after the expiration of the loan, a fiscal analysis for replacement or preservation of these units is provided below.

Costs of Replacement Versus Preservation

To understand the significance if these 38 at-risk units are lost from the supply of affordable housing, it is critical to identify the cost of construction of new regulated housing to replace these at-risk units if they are converted to market-rate units, as well as to compare this cost to the potential costs to preserve these units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in Chapter A3, *Housing Constraints*. The typical cost of construction for below market-rate housing in Tulare County in 2022 was \$337,540 per unit. Based on this per unit cost, the total cost to replace the 38 high-risk affordable units with new construction would be approximately \$12.8 million.

Another option to preserve the units at risk is to transfer the units to nonprofit ownership. Transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies. Under AB 1521, there are prescribed steps for owners of deed-restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units.

Nonprofit organizations are usually committed to maintaining the long-term affordability of low-income housing and may be eligible for a variety of affordable housing programs. A list of qualified entities is provided in Chapter 2, *Regional Housing Needs Assessment*. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A cursory survey of older apartment buildings sold in Dinuba and similar nearby cities conducted in November 2024 indicates a price range of \$63,545 to \$230,835 per unit, with an average sales price of \$131,229 per unit.¹¹ At this sales price, the cost for the 38 at-risk units would be approximately \$5 million.

The cost of preserving these units is much less than the cost of new construction. As shown in Table Table A2-49, the amount a lower-income household of four can afford to pay for housing annually without a housing cost burden is \$1,066 per month. The median market rent for a three-bedroom unit in the city is \$1,900 monthly. Based on the difference between the affordable rent and current market rate, the cost of preserving such a unit is approximately \$834 per month, or \$10,008 per year. Using this total, the cost of preserving the 38 units would be approximately \$308,304 per year. However, the City does not have a program to provide such subsidies.

¹¹ Homes.com. 2024. <https://www.homes.com/tulare-county-ca/multi-family-homes-for-sale/>

The City will implement Program 9 to preserve restricted affordable housing developments that are at risk of converting to market-rate uses during the planning period. The City will monitor all regulated affordable units and maintain annual contact with property owners regarding the status of these units.

Funding Sources for Assisted Housing

There are a variety of funding sources for affordable housing, preservation, and rehabilitation from federal, state, and local sources. HCD and HUD administers grants which can assist developers, local governments, and non-profits in constructing housing units. Local resources that support affordable housing are described in the Housing Constraints analysis.

Permanent Local Housing Allocation (State)

The 2017-18 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate, and distribute directly to cities, funds for new affordable housing production. The Building Homes and Jobs Act (Senate Bill 2, Atkins 2017) established a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. In 2023, the City received an entitlement from the resulting program “Permanent Local Housing Allocation” in the amount of just under \$230,897 from filing fees during calendar year 2022.

Affordable Housing and Sustainable Communities Program (State)

The statewide Greenhouse Gas Reduction Fund’s Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions, and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City planning staff will continue to work with their colleagues in various departments to best position affordable housing and sustainable infrastructure planning to align with this program. Additionally, staff will continue seeking partnerships with area technical assistance programs, affordable housing developers, and area transit agencies to collaborate in an application for funding when a viable and competitive housing and transportation development is ready to move forward.

State Low Income Housing Tax Credits (State)

The federal government through the Internal Revenue Service enacted the Low Income Housing Tax Credit Program in 1986. This program has been the largest producer of affordable multifamily rental housing since its inception. Each state has a financing agency that administers the LIHTC Program, and in California that is the Tax Credit Allocation Committee (TCAC). Institutional investors or syndicates are incentivized to invest in long term affordable rental housing projects to receive tax credits. Nonprofit and private developers are eligible to apply for State LIHTC for acquisition, new construction and/or rehabilitation of affordable rental housing.

Table A2-53 Inventory of Public Assisted Complexes – Dinuba

Name	Address	City	Zip	Affordable Units	Total Units	Active Funding Source(s)	Estimated Affordability End Year/Date	Risk Level
College Park Apartments	1850 South College Avenue	Dinuba	93618	53	54	LIHTC ¹	2052	Low
Greene Street Townhomes	1600 S. Green Avenue	Dinuba	93618	28	36	LIHTC	2055	Low
North Park Apartments	1655 North Crawford Avenue	Dinuba	93618	79	80	LIHTC; HCD	2058	Low
Parkside Village Apartments	1151 N. Villa Avenue	Dinuba	93618	75	76	LIHTC; HUD; USDA	2059	Low
North Park Apartments II	1435 North Crawford Avenue	Dinuba	93618	80	81	LIHTC; HCD	2062	Low
Euclid Village	600 N. Euclid Avenue	Dinuba	93618	56	57	LIHTC; USDA	2064	Low
Dinuba Senior Apartments	350 N. M Street	Dinuba	93618	61	62	LIHTC; HCD	2067	Low
Viscaya Gardens	1000 Rosemary Avenue	Dinuba	93618	47	48	LIHTC; HCD	2067	Low
El Monte West Apartments	999 West El Monte Way	Dinuba	93618	39	40	LIHTC; USDA	2069	Low
Grace & Laughter Apartments	1051 N. Eaton Avenue	Dinuba	93618	39	40	LIHTC; HUD	2072	Low
Sierra Village II	1375 N Crawford Ave	Dinuba	93618	63	64	LIHTC	2075	Low
Garden Estates	1400 South Green	Dinuba	93618	43	44	LIHTC; USDA	2076	Low
West Northway Apartments	245 W. Northway	Dinuba	93618	38	38	USDA	2035*	Moderate
Dinuba Manor	1333 South Greene Avenue	Dinuba	93221	24	24	LIHTC; HCD	12/10/2047	Low
Dinuba Village	1375 N. Crawford Avenue	Dinuba	93618	43	44	LIHTC; HCD	6/5/2074	Low

Note: All locally assisted or restricted developments may not be included in this list.

¹ Low-Income Housing Tax Credit (LIHTC) program

*Although the California Housing Partnership records indicate that the affordability end year is 2039, the USDA verified that the affordability covenant stipulated by the USDA loan will expire in 2035.

Source: California Housing Partnership, 2023.

HOME

The HOME 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 \$1,000,000 or more is available to develop and support affordable multifamily 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 multifamily acquisition/rehabilitation.

CDBG Funding (Locally controlled federal 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 was awarded approximately \$1,000,000 from the State administered HUD funds in 2022. 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. Additionally, CDBG funds support public facilities and infrastructure including \$250,000 for the South El Monte neighborhood Revitalization Plan in 2021, \$3.5 million for the North Dinuba Infrastructure Improvements Project in 2020, and \$3.0 million for the Kern Street Storm Drain Project in 2019.

Homebuyer Assistance Program (Local)

The City of Dinuba's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The Program is designed to provide the additional financing needed to keep a first mortgage payment affordable. The program provides a zero percent deferred loan payment, due after the term of the primary loan years, plus an additional 15 years, and requires a minimal one percent down payment. Participation in the program requires completion of a free homebuyer education course and that the household income falls below annual income thresholds.

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A3 Housing Constraints Analysis

Constraints to the development of adequate and affordable housing include market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

According to Government Code Section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of the housing elements update. Where constraints to housing production are related to the City's regulations or land use controls, the City must identify appropriate programs to mitigate these constraints, particularly ones that impact the production of affordable housing or housing for special needs populations.

The following chapter outlines non-governmental, governmental, environmental, and infrastructure constraints and was used in the development of specific policies and actions included in the Housing Plan to remove barriers to housing and to incentivize housing production, specifically targeting housing production at all income levels and housing for persons with special needs.

A3.1 Summary of Local Housing Constraints

- The costs of developing housing, including land costs and construction costs, are rising rapidly. There is a lack of federal, state, and local funding, and the funding that is available is increasingly competitive. The time and effort needed to identify, compete for, and incorporate affordable housing funds is a major constraint to development of affordable housing.
- Loan denial rates in Tulare County were higher for Hispanic/Latino applicants (18 percent) compared to non-Hispanic/Latino applicants (16 percent). Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. The higher denial rate for Hispanic/Latino applicants indicates a financial constraint to purchasing a home which puts higher pressure on the rental markets.
- Although Dinuba's development regulations allow for a variety of densities throughout the city, development standards are not sufficiently flexible. Residential parking requirements, open space requirements for multifamily developments, and zoning code provisions allowing single-family residences by-right in multifamily zones potentially constrain the development of a variety of housing types.
- Use permit regulations for small group homes in certain zoning districts could pose a constraint to housing for individuals with special needs, and use permit regulations for emergency shelters in certain zoning districts constraints housing access for unsheltered individuals.
- Dinuba's development review and impact fees are higher than in other small cities in the region, which may be a constraint to development.

A3.2 Non-Governmental Constraints

The availability of housing is affected by a complex set of interrelated market factors, including but limited to, cost of land, cost of construction, and availability of financing. These factors contribute to determining a new home's sale price or the rents required to make a project feasible. Non-governmental constraints include factors outside of direct governmental control that directly impact housing prices. The cost of construction and the availability of financing contribute to the cost of housing and can hinder the production of affordable housing. The following analysis accounts for these non-governmental constraints.

A3.2.1 Land Costs

The cost of land can impede the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities.

Table A3-1 provides the average price per acre for land listed for sale throughout Dinuba in June 2023. The average price per acre is significantly higher for smaller lots, most of which are in non-agricultural zones. The average price per acre for all plots is \$152,631. The price per acre is less for larger lots, which average \$29,492. Most of these larger properties are in agricultural zones.

Table A3-1 Listed Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	\$275,769.88
10 or more acres	\$29,492.54
Average \$/acre	\$152,631.21

Source: Zillow, Inc., 2023.

Table A3-2 provides the average price per acre for land sold in 2022 in Dinuba. The average price per acre for all land sales across Dinuba is \$154,520, slightly higher than the average list price. The average sales price per acre for larger lots was \$34,585, which is lower than the total average per acre price for all sales, but higher than the average price per acre for currently listed properties. Most of these larger properties are in agricultural zones.

Table A3-2 Sold Land Prices – Dinuba

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	\$274,455.10
10 or more acres	\$34,585.72
Average \$/acre	\$154,520.41

Source: Zillow, Inc., 2023.

Conclusion

Land costs in Dinuba are consistent with neighboring cities and are not considered a constraint to development.

Recommended Action

None required.

A3.2.2 Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Tulare County is comparatively low because the area’s cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table A3-3 shows the estimated cost of constructing a basic 2,000 square foot single-family home in Tulare County to be around \$337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table A3-3 Estimated Construction Cost

Item	Cost
Material	\$204,226
Labor	\$126,001
Equipment	\$7,313
Total	\$337,540

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Although the cost of construction constrains affordable housing development, construction costs are similar across jurisdictions in Tulare County, illustrating that the constraints are market driven rather than an impact of local policy.

A3.2.3 Availability of Financing

Mortgage interest rates have a large influence over housing affordability. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower costs and lower monthly payments for the homebuyer.

When interest rates rise, housing prices typically fall to compensate. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Where financing is available, construction capital seems to be directed at the transactions – those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the

availability of financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

Market-Rate Development Financing

As discussed in Land Costs and Construction Costs above, market-rate development is generally financed by investors, and the cost to build a residential project must be recovered by revenue from sales or rents. Rent or sales prices of new housing rises as the component costs for developers increase. A market in which housing supply is limited and demand is high can support higher housing prices, but lower-income segments of the community are priced out. Therefore, it is difficult for the private sector, for-profit developers, and market-rate housing supply to meet the housing needs of all community members.

Affordable Housing Financing

A description of available funding sources for affordable development is provided in Chapter A2, *Housing Needs Assessment*.

Mortgage and Rehabilitation Financing

The availability of financing affects the ability of residents to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of reviewing the lending activity is to determine whether home financing is available to city residents. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans.

Lending activity data provides information regarding home financing availability for city residents. The most recent data set available for the County of Tulare from 2022 shows that 18,154 households applied for a home financing loan, which includes loans for home purchase, home improvement, and refinancing. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, of the total applications received for home purchase, 54 percent of the loans originated while 5.9 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the U.S. government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, 49 percent of the conventional loans were originated, and 18 percent of the applications were denied. Additionally, 43 percent of the government backed loans originated and 10 percent of the applications were denied.

County data shows that the white racial group had the highest number of loan applications with 5,463 applications. Per racial group, white applicants also had the highest percentage of loans originated out of applications received (56 percent). In terms of ethnicity, Hispanic/Latino applicants comprised 38 percent of the total number of loan applications while non-Hispanic or Latino residents comprised 29 percent. However, of the loan applications made by Hispanic/Latino applicants, only 53 percent of loans originated compared to 56 percent for non-Hispanic/Latino applicants. Hispanic/Latino applicants also had a higher loan denial rate (18 percent) compared to non-Hispanic/Latino applicants (15.5 percent).

Construction Financing Timing

The timing between project approval and requests for building permits affects project viability. Project delays may result from developers' inability to secure financing for construction. In Dinuba, the average time between project approval and request for building permit is typically three to nine months but varies by type of project. Some projects take years to pull building permits and secure financing. Single-family homes usually experience the least delay (three to nine months). Multifamily housing construction tends to be more complex and usually involves more time between entitlement and building permit issuance (six to nine months).

Conclusion

Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. Federal Financial Institutions Examination Council (FFIEC) HMDA data, by itself, does not provide insight into these other factors. Therefore, it is important that the City supports housing education and opportunities for all residents.

Recommended Action

The City shall implement goals and policies to support homeownership opportunities and home-buying education, particularly for racial and ethnic groups underrepresented in the homebuying market. The City will implement Housing Plan Program 11 to expand awareness of homebuyer education programs.

A3.2.4 Requests for Lower Development Densities

In Dinuba, four recent developments, including Castlerock Subdivision and Montebella 2/3, have developed at densities lower than allowed by the zoning of the site. Three of these developments were subdivisions in the R-1-6 zone, and achieved 63 percent, 58 percent, and 87 percent of allowable density. The other project was a multifamily development in the RM-1.5 zone which achieved 82 percent of allowable density. Both the Castlerock Subdivision and Montebella 2/3 projects were required to dedicate land for park and stormwater ponding basins, which lowered the overall site density. Program 2 requires the City to identify alternative sites if requests for lower development densities would result in a shortfall in RHNA sites,

A3.3 Governmental Constraints

Although local governments have little influence on market factors such as interest rates, local policies and regulations can impact where, how much, and what type of residential development is built. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other policies and regulations, may constrain the maintenance, development, and improvement of housing.

A3.3.1 Land Use Controls

Land use controls provided in the General Plan and the zoning code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the

compatibility of planned uses in each area, and the range and type of buildings and uses that will be located throughout Dinuba.

A3.3.1.1 General Plan

Dinuba adopted its current General Plan in 2008 to guide development in the city. The Land Use Element of the City's General Plan sets forth the vision, goals, and policies for the city's urban form and land use patterns, including residential development. The General Plan Land Use Element establishes land use categories that define the allowable uses and building densities/intensities throughout the city. The various types of housing units allowed in the city include single-family dwellings, multifamily dwellings, townhomes, condominiums, and mobile homes. Residential densities in Dinuba cover a wide spectrum that promotes the development of various housing types.

The Dinuba General Plan contains the following residential land use designations:

- Low Density Residential: 0 to 2.0 units per acre.
- Medium Low Density Residential: 2.1 to 4.5 units per acre.
- Medium Density Residential: 4.6 to 7.5 units per acre
- Medium High Density Residential: 7.6 to 15.0 units per acre.
- High Density Residential: 15.1 to 24 units per acre

In addition, the Community Commercial land use designation allows mixed use development with approval of a Conditional Use Permit (CUP) in conformance with the Downtown Residential Overlay District, with an allowable maximum density of 24 units per acre.

The City of Dinuba is currently in the process of developing a Focused 2023 General Plan Update to the existing 2008 General Plan. The update is titled "focused" since it is not a comprehensive update of all elements of the General Plan, but rather a focused analysis of a few growth areas and community topics that are discussed in the Land Use and Circulation Elements of the General Plan. The Focused General Plan Update includes the provision of new residential neighborhoods, the development of policies that encourage mixed-use development in the downtown area and commercial areas, Zoning Code updates to accommodate residential and commercial areas, implementation of road safety measures, and the addition of an Environmental Justice element.

Conclusion

The General Plan includes five residential land use designations with a density range from less than one to 25 dwelling units per acre. The densities ranges are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

A3.3.1.2 Zoning Code

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code, as well as specific plan development codes. A zoning district is assigned to every parcel in the city and the Zoning Code identifies compatible uses. In general, the City's zoning regulations are designed to balance the goal of providing a mix of residential and commercial land use types while protecting the health and safety of residents and preserving the character of existing neighborhoods.

Additionally, development standards such as setbacks, height limits, lot coverage, open space requirements, and parking identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Development standards may be considered a constraint to the development of housing units if they are too restrictive or reduce the development potential on a specific parcel.

The City’s Zoning Code allows residential uses in the following districts: Development beyond 24 units per gross acre is permitted by CUP. The City’s Zoning Code provides for the following residential districts.

- **Agriculture (AN):** The AN district is intended to preserve lands best suited for agriculture from the encroachment of incompatible uses; to protect lands designated for eventual urban development to ensure the orderly and beneficial conversion of these lands to nonagricultural use. The AN district does allow for rural residential development, specifically for single family dwellings. The minimum site area is ten (10) acres for all permitted uses. Each site has no less than five (5) acres for each dwelling unit located on the site, subject to the exception that employee housing may be located on a site with a lesser area for each dwelling unit.
- **Residential Acreage (RA):** The RA district is intended to provide living areas within the city limited to a very low-density concentration of one-family dwellings. The minimum site area is twenty thousand (20,000) square feet for a permitted use. No more than one (1) unit is allowed on each site in the RA district.
- **One Family Residential (R):** The R district is intended primarily to provide living areas at locations designated by the General Plan for medium low and medium density, involving single-family dwellings. In the R district, no more than one (1) dwelling unit is allowed on each site, except as provided under Sections 17.26.030.
- **Multifamily Residential (RM):** The multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.
- **Downtown Commercial District (C-2):** The C-2 zone allows mixed use development, including residential uses, in the Downtown Residential Overlay District with a CUP.

In Dinuba, minimum residential lot sizes are required in some zones. Table A3-4 provides the minimum lot area per dwelling unit standard by zoning district.

Table A3-4 Site Area Per Dwelling Unit (RM)

District	Lot Area
RM-3	3,000 square feet (14.54 units/gross acre)
RM-2	2,000 square feet (21.78 units/gross acre)
RM-1.5	1,500 square feet (Conditional Use Permit [CUP] required over 24 units/gross acre)
Downtown Residential Overlay	1,875 square feet (24.0 units/gross acre)

Source: Dinuba Zoning Code, Adopted September 2022.

Downtown Residential Overlay District

The Downtown Residential Overlay allows residential development as part of a mixed use development throughout the downtown area. Only parcels classified as C-2 within the Downtown Residential Overlay District allow mixed use development subject to approval of a CUP. Mixed use projects allow residential uses on the second and third floor or limited residential use on the ground floor if compatibility is

determined with the neighborhood or other commercial development. Residential uses must include at least two studio units, two one-bedroom units, and two two-bedroom units.

Conclusion

The City's Zoning Code provides for a range of densities and is consistent with the General Plan land use designations.

Recommended Action

None required.

A3.3.2 Residential Development Standards

Table A3-5 shows the development standards for residential zones. The minimum parcel area for residential zones ranges from 6,000 square feet to five acres. Maximum site coverage ranges from 35 percent to 60 percent of the lot area.

The front setback requirement is 15 feet for all R and RM districts and 35 feet for AN and RA districts. The side setback requirement is 15 feet for AN and RA districts, 10 feet for R-1-10, and five feet for the remaining three R districts as well as all RM districts. Rear setback requirement is 15 feet for AN and RA districts, 20 feet for R districts, and 15 feet for RM districts.

Maximum height requirements are 35 feet for AN district, 30 for RA districts, 25 for R districts, and 35 for RM districts. In the RA district, maximum height may be increased to 50 feet with a CUP. In RM districts, buildings within 50 feet of the boundary of an RA or R district may not exceed one story and buildings within 100 feet of the boundary of an RA or R district may not exceed two stories. Height requirements for ADUs are 35 feet for AN district, 35 for RA districts, and 15 feet for all other districts. Maximum density ranges from 0.2 units per acre in the AN district to 24 units per gross acre in the RM-1.5 districts. The City's maximum height requirement for accessory structures requires a CUP for accessory structures over one story in the RA, R, and RM districts. **The height requirement of 35 feet in the AN, RA, and RM zones does not constrain the development of three-story buildings in Dinuba. The City is currently processing an application for a three story multi-family project (El Monte Village) within the 35-foot height limit.**

Table A3-5 Residential Development Standards

Zoning District	Minimum Parcel Area	Minimum Setback (in feet)			Maximum Height (feet)	Maximum Height (Accessory Structure)	Maximum Site Coverage (percent of lot)	Maximum Density (du/acre)
		Front (feet)	Side (feet)	Rear (feet)				
AN	10 acres	35	15	15	35	35	10	0.2
RA	20,000 sq. ft.	35	15	15	30 (50 with CUP)	35	25	2
R-1-10	10,000 sq. ft.	15	10	20	25	25	40	4
R-1-7.5	7,500 sq. ft.	15	15	20	25	25	40	5.7
R-1-6	6,000 sq. ft.	15	5	20	25	25	40	7.2
RM-3	7,000 sq. ft.	20	5	15	35	35	50	14.54
RM-2	7,000 sq. ft.	20	5	15	35	35	55	21.78
RM-1.5	7,000 sq. ft.	20	5	15	35	35	60	24
Downtown Residential Overlay	3,750 sq. Ft.	0 (15 if abutting residential district)	0 (10 to 15 if abutting residential district)	0 (10 if abutting residential district)	40	N/A	N/A	24.0

Notes:

The sum of the two side yards for the R-1-7.5 zone shall be 15 feet and each lot may have one five-foot minimum side yard.

Source: Dinuba Zoning Code, Adopted September 2022.

The City has recently received requests for reduced setbacks to adapt to site-specific constraints. These requests are currently accommodated through the Planned Unit Development process. The City is reviewing setback requirements as part of the comprehensive Zoning Code update that is currently underway.

Conclusion

Development standards related to parcel area, setbacks, height of primary structures, site coverage, and density do not constrain residential development.

Recommended Action

None required.

A3.3.2.1 Parking

According to the Turner Center for Housing Innovation at UC Berkeley, parking can cost \$25,000 to \$75,000 per space to construct. However, given the age of data and the increased cost of land and construction costs discussed above, the costs per parking space are likely much higher.¹ Parking provided in underground or structured parking facilities, or if required to be covered or enclosed, can significantly increase the cost of housing and could affect the feasibility of various housing projects in the city. In addition, requirements for parking space locations and maximum distances from dwelling units may also increase the cost of housing and affect the feasibility of housing projects. Requiring less parking not only reduces the project budget but can allow for more space to build additional housing units.

¹ Turner Center for Housing Innovation at UC Berkeley, 2016. Available at: <http://turnercenter2.berkeley.edu/proforma/>

Table A3-6 provides the residential parking requirements in Dinuba.

Table A3-6 Residential Parking Requirements

Residential Use		Required Parking Spaces
Single-family units		2.0 per unit
Multifamily units	Studio	1.5 per unit + 1 guest space/5 units
	1 Bedroom	2.0 per unit + 1 guest space/5 units
	2 or more Bedrooms	2.0 per unit + 1 guest space/5 units
Mixed Use Projects (residential portion)	Studio	1.0 per unit
	1 Bedroom	1.0 per unit
	2 Bedrooms	2.0 per unit
Senior residential units		1.0 per unit

Spaces for single family units require a garage or carport.
 Multifamily units require one guest parking space per five dwelling units.
 Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

Residential parking requirements for studios (1.5 spaces per unit, plus one guest space per 5 units) and one-bedroom multifamily units (2.0 spaces per unit, plus one guest space per five units) pose a potential constraint due to the requirement of more than one parking space per unit, which can be cost prohibitive to the development of such units.

Recommended Action

Revise parking requirements related to studios and one-bedroom multifamily units to require no more than one space per unit. The City will implement Housing Plan Program 6 to amend the Zoning Code to revise parking requirements for studio and one-bedroom multifamily units to not more than one space per unit.

A3.3.2.2 Open Space and Park Requirements

The Zoning Code establishes open space requirements for the RM districts. In these zones, each building site must provide landscaped and usable recreational and leisure areas equaling at least 350 square feet per dwelling unit. This area should be conveniently located and readily accessible to each dwelling unit. Of this area, at least 25 percent must be designed as recreation area dedicated to promoting athletics and physical activity and at least another 25 percent must be designed as leisure area. Developments with five or more units are required to provide barbecue/picnic areas and children’s play areas. Table A3-7 provides requirements for barbecue/picnic areas and children’s play areas.

Table A3-7 Active Recreation Area Requirements

Number of Units	Required Play Areas	Required Barbecue/Picnic Areas
5 to 50 units	1	1
51 to 99 units	2	2
100 to 149 units	3	3
150 to 199 units	4	4
200 to 249 units	5	5

Source: Dinuba Zoning Code, Adopted September 2022.

Conclusion

The requirement of children’s play areas and barbecue/picnic areas for all developments with five or more units without any consideration of the target population can result in underutilized active recreation areas in some developments. This is an issue when considering children’s play areas due to the greater area requirement for these spaces. Additionally, these spaces are targeted towards a specific age group that may not be present in all multifamily developments.

Recommended Action

Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types, and reduce the amount of open space required, to provide options for housing developers to meet the needs of their intended users. The City will implement Housing Plan Program 6 to amend the Zoning Code to reduce open space requirements for multifamily developments.

A3.3.2.3 Density Bonus

Chapter 17.84 of the Dinuba Municipal Code establishes the City’s density bonus policy. The city provides a density bonus and other incentives or concessions to applicants for residential projects who agree to provide affordable or senior housing pursuant to the provisions of Government Code Sections 65915 through 65918 or successor statute. The City provides an additional density bonus or other incentives or concessions to applicants for residential projects who agree to donate land for affordable housing development and/or provide a childcare facility pursuant to the provisions of state law.

Allowed Density Bonuses

The amount of the density bonus granted shall be determined pursuant to state law. The City may choose to grant a density bonus greater than provided in the provisions of Government Code Sections 65915 through 65918 or successor statute for a development that exceeds the requirements of state law. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval separate from the discretionary approval otherwise required for the project.

Types of Incentives

Incentives or concessions include any of the following:

1. A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing, a reduction in setback and square footage requirements or off-site improvements. Such reduction or modification

requirements must exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code Section 18901 et seq.;

2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if such nonresidential uses are compatible with the housing project and the existing or planned development in the area where the housing project will be located;
3. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions; and
4. Direct financial incentives which include, in order of City priority:
 - a. Financial contributions or mortgage financing from the redevelopment agency's twenty percent set aside for low and moderate income housing (as available);
 - b. Modification of dedication requirements;
 - c. Waiver or reduction of fees (not including connection charges);
 - d. Provision of publicly owned land.

Processing of Density Bonus and Incentive Request

Within thirty days of receipt of a complete written proposal, the director shall notify the applicant in writing of: the types of incentives which may be recommended to comply with Chapter 17.84; and whether staff may support the granting of a density bonus on the basis of required development standards and findings. The target units must be compatible in floor plan, furnishings, and exterior design to non-designated units. Further, the target units must be reasonably dispersed throughout the development. Each density bonus project shall record an affordable housing agreement and resale and/or rental restrictive covenant, or other equivalent document approved as to form by the City Attorney.

Assembly Bill 1287 Additional Density Bonus for Very Low- to Moderate-Income Units

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city, county, or city and county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower income households, conforms to specified requirements and provides 15 percent of the total units to very low households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

The Density Bonus Law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus Law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking rations, as specified.

Conclusion

The City of Dinuba is not in compliance with AB 1287 as it does not provide additional density bonuses for compliance with the criteria set forth by the bill.

Recommended Action

Revise the zoning code to provide additional density bonuses under the criteria set forth by AB 1287. The City will implement Housing Plan Programs 6 and 8 to revise the Density Bonus Ordinance to comply with state law.

A3.3.2.4 On/Off Site Improvement Standards

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. As stated in U.S. Department of Housing and Urban Development's (HUD) study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community.²

If a development borders or is traversed by an existing street, the applicant may be required to:

1. Dedicate all necessary rights-of-way to widen a bordering minor or collector street to the extent of one-half the ultimate width established by the City as the standard for such minor or collector street, or the full extent required for a frontage road.
2. Dedicate all necessary rights-of-way to widen a traversing minor or collector street to its ultimate width established as the standard for such minor or collector street.
3. Dedicate all necessary rights-of-way to widen a bordering or traversing arterial street to the standards of width established by the City.
4. Set back all facilities the required distance from ultimate property lines along an arterial or collector street as shown on any master, official, or precise plan of streets and highways, or by the City's General Plan.
5. Install curbs, gutters, sidewalks, street signs, streetlights, and street trees along one side of a bordering or along both sides of a traversing minor, collector, or arterial street.
6. Install utilities and drainage facilities to the full extent of the service requirements generated by the development.

Improvement Standards

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. Two inches asphalt concrete 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: \$12 to \$15 per linear foot, dependent upon method of construction.
- Sidewalk – 60 inches from back of curb, 4 inches concrete over compacted native soil. Value: range between \$4.50 to \$6.00/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.

² U.S. HUD. 2007. Study of Subdivision Requirements as a Regulatory Barrier.
https://www.huduser.gov/portal/publications/commdevl/subdiv_report.html

- 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.

Total development costs for a recent 64-unit multifamily development, Sierra Village II, was approximately \$21 million. Off-site improvement costs were \$429,200, or about \$6,700 per unit and approximately 2 percent of the overall development costs. On average, off-site improvement costs for single-family home developments are similar to that of Tulare County, which range from \$2,500 to \$30,000 per unit for development in an existing service district.³

Conclusion

On/off site improvement standards for the City of Dinuba are typical of small cities and comparable to surrounding jurisdictions. 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. The City does not consider the requirements to be greater than those necessary to achieve health and safety requirements.

Recommended Action

None required.

A3.3.2.5 Provision of a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites that are zoned to encourage the development of a variety of housing types available to all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others. Table A3-8 summarizes the housing types permitted and conditionally permitted for the City of Dinuba.

Table A3-8 Residential Use Matrix

Residential Use	AN	RA	R	RM	C-2
Single Family (1 per lot)		P	P	P	
Multifamily				P	
Manufactured Housing		P	P	A	
Mobilehome Park	U	U	U	U	
Farm Employee Housing (6 or fewer)	P	P	P	P	
Farm Employee Housing (7 or more)	P	U	U	U	
Emergency Shelters				U	P
Transitional Housing (6 or fewer)	P	P	P	P	
Transitional Housing (7 or more)	P	P	P	P	
Supportive Housing (6 or fewer)	P	P	P	P	U
Supportive Housing (7 or more)	P	P	P	P	U
Single Room Occupancy					

³ County of Tulare. 2023. Tulare County Housing Element. <https://tularecounty.ca.gov/rma/planning-building/tulare-county-housing-element/tulare-county-housing-element-2023-2031-update/>

Residential Use	AN	RA	R	RM	C-2
Residential Care Facility (6 or fewer)	P	P	P	P	
Residential Care Facility (7 or more)					
Accessory Dwelling Unit	P	P	P	P	
Mixed Use					

P = permitted; A = Administrative Site Plan is required; U = Use Permit required
 Source: Dinuba Municipal Code, Adopted September 2022.

Manufactured Housing

Manufactured homes that are built on a permanent foundation must be allowed in the same manner and in the same zones as single-family dwellings. Manufactured housing is permitted by-right in the RA, R-1-10, R-1-7, and R-1-6 zones and can also be used as second units. Manufactured housing development requires an administrative use permit in the RM-3, RM-2, and RM-1.5 zones.

Conclusion

Manufactured housing requirements are a constraint to development of this housing type since manufactured housing development is subject to an administrative use permit in the RM zones but is not required for single-family dwellings.

Recommended Action

Revise the Zoning Code to comply with state law. Through implementation of Program 6, the City will revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones.

Accessory Dwelling Units

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. Updates to state law in 2016 and 2017 included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and came into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

ADUs are permitted by-right in all AN, RA, R, and RM districts subject to development standards and conditions outlined in Section 17.70.024 of the City's Zoning Code and included below.

- A. An accessory dwelling unit shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten feet or the separation as allowed by the Uniform Building Code, whichever is less.
- B. Height. A conditional use permit shall be required for all accessory dwelling units constructed over one story in all RA, R and RM districts.
- C. Number of Units. Only one accessory dwelling unit shall be permitted on any parcel.
- D. Facilities. The accessory dwelling unit shall contain separate living, kitchen, and bathroom facilities.
- E. Construction. All accessory dwelling units shall be constructed so as to be compatible with the existing primary residence and existing residences within the neighborhood.
- F. Screening. All detached accessory dwelling units shall be appropriately screened so as not to be visible from the front street.
- G. Construction within the Rear or Side Yard. Any attached or detached accessory dwelling unit may be constructed within the rear or the side yard of the existing single-family residence.
- H. Mobile Homes. Mobile homes shall not be permitted as an accessory dwelling unit.
- I. Manufactured Homes. Manufactured homes shall be allowed as a detached accessory dwelling unit provided the manufactured unit complies to standards and conditions of this chapter.
- J. Existing Unit. A residential unit shall exist on a parcel before an accessory dwelling unit may be authorized unless approved by the director.
- K. Rental. The accessory dwelling unit may be rented as a one-family unit.
- L. One Family. The accessory dwelling unit shall provide complete independent sleeping, kitchen and bathroom facilities for one family.
- M. Access. The front entrance established for the accessory dwelling unit shall not be located on the same street frontage of the primary residence.
- N. Floor Area. Total floor area of the accessory dwelling unit shall be not less than one hundred fifty square feet. An accessory dwelling unit shall not exceed one thousand two hundred square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight feet wide by forty feet long and three hundred twenty square feet in floor area. An efficiency unit shall not be less than one hundred square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.
- O. Address. Address standards for the accessory dwelling unit shall be the same as established for the existing district; one address per parcel.
- P. Mailboxes. Mailboxes for the accessory dwelling unit shall be the same as for the existing residential unit.
- Q. Trash Disposal. Trash disposal services for accessory dwelling units shall be the same as for those established in the existing zoning district.
- R. Finish Floor Elevation. All accessory dwelling units shall be constructed on a foundation at the same level of the primary residence or compatible to existing standards established within the block and comply with all standards of the Uniform Building Code and flood zone district.

- S. Roof Pitch. All accessory dwelling units shall have a roof pitch equal to the primary residence and not less than what is consistent to be compatible within the block.
- T. Roof Material. All accessory dwelling units shall have roofing material consisting of shingles or other material customarily used for residential units; compatible with the roof of the primary residence and not less than what is consistent to be compatible within the block.
- U. Roof Overhangs. All accessory dwelling units shall have a roof overhang similar and compatible with the primary residence or what is consistent to be compatible within the block.
- V. Exterior. All accessory dwelling units shall have exterior materials compatible with the primary residence or what is consistent to be compatible within the block.
- W. Design. The accessory dwelling unit shall be clearly subordinate to the principal residential unit on the parcel by size, location and appearance.
- X. Utilities. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.
- Y. Fees. All accessory dwelling units shall be subject to all fees required for new construction as adopted by the City.
- Z. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirements or standard.

Conclusion

The City of Dinuba's ADU Ordinance was last updated in 2017 and is not in compliance with state legislation passed since 2017.⁴

Recommended Action

Revise the Zoning Code to comply with state law. The City will facilitate the development of ADUs through implementation of Housing Plan Program 5, which directs the City to amend the Zoning Code in compliance with state ADU law and implement strategies to streamline the ADU permitting process, such as adopting pre-approved ADU plans.

Multifamily

Multifamily housing is permitted by-right in all zones allowing multifamily uses, including the RM-3, RM-2, and RM-1.5 zones. Multifamily development is not permitted in any other zoning district but can be incorporated into a mixed-use development within the Downtown Residential Overlay District subject to approval of a CUP.

Conclusion

Multifamily development requirements are not a constraint to residential development. However, allowing single-family residences by-right in multifamily zones potentially constrains the development of multifamily housing.

⁴ State laws governing ADUs since 2017: Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 345 (2021), Assembly Bill 2221 (2022), Senate Bill 897 (2022), Assembly Bill 345 (2022).

Recommended Action

Amend the Zoning Code provisions for RM districts to prohibit single-family uses. The City will implement Housing Plan Program 6 to reflect this change.

Group Homes/Residential Care Facilities

Group homes with six or fewer residents are permitted by-right in all residential districts, which is in accordance with state law. The City currently has no provisions in the Zoning Code to allow the development of group homes with seven or more residents.

State law requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses in zones where single-family residential uses are allowed. The City of Dinuba allows residential care facilities by-right in the following zones: AN, RA, R, and RM. In commercial, mixed-use, office and industrial zones, residential care facilities of any size are not permitted. Residential care facilities with seven or more persons are not permitted in any zoning district, which is considered a constraint to development.

The City requires one covered parking space per every three beds in group care facilities, including residential care facilities. This is reduced from the two parking spaces required for single-family residential and 1.5 spaces for multifamily residential. The parking requirements in place for residential care facilities are similar to, or reduced from, that of other residential uses and do not pose an undue constraint on housing development for persons with disabilities.

Conclusion

Group homes/residential care facility requirements are not a constraint to development of facilities with six or fewer residents. Facilities with seven or more residents should be allowed by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form.

Recommended Action

Revise the Zoning Code to regulate residential care facilities in the same manner as similar uses in the same zone, regardless of the number of residents. Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. The City will implement Housing Plan Program 6 to amend the Zoning Code to reflect this change.

Emergency Shelters

The City of Dinuba allows emergency shelters by-right in the C-2 zone with a maximum capacity of six persons and emergency shelters with no capacity limitation are allowed with a CUP in RM zones. The maximum stay for any person is limited to six months. The City's zoning code dictates that charitable and religious institutions providing sleeping accommodations must provide one space for each employee and one space for each three beds. AB 2339 requires cities to only require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by-right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families

obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses. The City permits emergency shelters by-right **and without discretion** in the C-2 zone. **The C-2 zone** permits mixed use development with residential uses, which satisfies that requirement of AB 2339.

Identified sites with the C-2 zone must also have a minimum area of 200 square feet per unsheltered person to accommodate the number of people experiencing homelessness. Additionally, AB 2339 requires that emergency shelters can only be subject to parking requirements such that the jurisdiction can require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

The Kings/Tulare County Point-in-time count estimated that 1,053 people experienced homelessness in Tulare County in 2023, including 299 in Porterville, 284 in Tulare, and 434 in Visalia and 36 in the remainder of the county areas including Dinuba. Pursuant to AB 2339, 7,200 square feet or 0.17 acres of land is required to shelter the 36 unsheltered individuals from the 2023 PIT using 200 square feet per person.

As shown on Table A3-9, the C-2 zone has potential capacity for more than 36 individuals in emergency shelters. Smaller parcels (five acres or less) and vacant parcels are more likely to be developed with a shelter than large or nonvacant parcels; therefore, this table only includes vacant parcels less than five acres. While there is more than 0.17 acres of land available to shelter unsheltered individuals, the limit of six persons per emergency shelter in the C-2 zone could be a constraint due to the need to build up to five emergency shelters to house 36 individuals. **The parcels identified in Table A3-9 are within a short walking distance to the Dinuba Transit Center, which provides residents with local bus circulation between Dinuba, Delft Colony, London, and Traver, and the Tulare County Area Transit (TCaT) North County service between Visalia, Yetttem, Seville, Cutler, Orosi, East Orosi, Sultana, Dinuba, Justice Complex, and Patterson Tract. These parcels are also within a 10-minute walking distance of Open Gate Ministries, which provides shelter and food distribution to residents experiencing homelessness.**

Table A3-9 Emergency Shelter Capacity Analysis

APN	Acreage	Realistic Capacity (beds)	Vacant/Non-Vacant
17182016	0.18	39	Vacant
17173006	0.69	150	Vacant
17171009	0.16	36	Vacant
Total	1.03	90	

Source: City of Dinuba and Tulare County, 2023

Conclusion

The limit of six persons per emergency shelter in the C-2 Zone poses a constraint on housing access for unsheltered individuals. Maximum stay requirements pose a constraint to housing access for residents experiencing homelessness. **Additionally, the City’s parking requirements for emergency shelters do not align with the requirements of AB 2339 which poses a constraint to the development of emergency shelters.**

Recommended Action

Revise the emergency shelter definition in the Zoning Code to remove the limit of six persons for emergency shelters in the C-2 zone and the maximum stay requirements.

Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care, ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, and revise parking standards for emergency shelters in order to comply with AB 2339.

Revise the Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses, consistent with AB 101.

Housing Plan Program 6 directs the City to amend the Zoning Code to increase capacity limits and maximum stay requirements for emergency shelters, revise the definition of emergency shelter and parking requirements to be consistent with the requirements of AB 2339, and permit Low-Barrier Navigation Centers, by-right, in mixed-use zones and nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

“Transitional housing” is defined as buildings configured as rental housing operating under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

“Supportive housing” is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining permanent housing, health services, and employment, as needed. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multifamily and mixed-use zones and

precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

The Zoning Code defines supportive housing as “housing with no limit of stay, that is occupied by the target population, and that is linked on an on-site or off-site 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.”

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

Transitional and supportive housing is allowed as permitted use in the AN, RA, R, and RM zones and by CUP in the C-2 zone.

Conclusion

The City’s Zoning Code is not consistent with the requirements of AB 2126.

Recommended Action

Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multifamily uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit, no minimum parking can be required. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Farmworker Housing/Employee Housing

The Employee Housing Act regulates the use and occupancy of employee housing, which consists of privately-owned housing for five or more employees. Employee housing for six or fewer persons is to be treated as a single-family structure and residential use and shall be considered a use of property by a single household (Health & Safety Code Section 17021.5). No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use (Health & Safety Code Section 17021.6). For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

In Dinuba, farmworker/employee housing for six or fewer residents is permitted by-right in the AN, RA, R, and RM zones in accordance with the Employee Housing Act. Farmworker/employee housing for six or fewer residents requires a CUP in the AR (Agriculture) zone, which does not comply with the Employee Housing Act.

Employee housing for seven or more residents, up to 36 beds in group quarters, or up to 12 units or spaces designed for use by a single family or household, is permitted in the AN zone and allowed by use permit in the RA, R, and RM zones. However, these uses are not allowed in the AR (Agriculture) zone.

Conclusion

The City's Zoning Code does not comply with state law regarding employee housing for seven or more residents or 36 beds.

Recommended Action

Revise the Zoning Code to ensure compliance with the Employee Housing Act (Health & Safety Code Section 17021.6). Housing Plan Program 6 directs the City to make this amendment to the Zoning Code.

Single Room Occupancy Units (SROs)

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. Single-room occupancy (SRO) units are not specifically enumerated land use in the Zoning Code.

Conclusion

The Zoning Code does not specifically allow the development of SROs, which constrains the development of these uses.

Recommended Action

Revise the Zoning Code to define SROs and allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change

A3.3.3 Housing for Persons with Disabilities

California Government Code Section 65583 requires local jurisdictions to analyze potential and actual government constraints on the maintenance, improvement, and development of housing for people with disabilities. This is to ensure that persons with either physical or mental disabilities are provided reasonable accommodation for access to and the enjoyment of all facilities, including housing. Government Code Section 65583(c)(3) also requires housing elements to provide a program to "...address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities."

This section analyzes if the zoning policies and permitting procedures in Dinuba impose any constraints on persons with disabilities accessing appropriate and adequate housing in the city.

A3.3.3.1 Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's definition for "family." A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The City of Dinuba's definition of family is as follows:

"Family" or "household" means all those persons, related and unrelated, who occupy a single housing unit.

Conclusion

The City's definition of "family" is not restrictive.

Recommended Action

None required.

A3.3.3.2 Reasonable Accommodation Procedures

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations require that local jurisdictions make modifications or exceptions in their zoning laws and other land-use regulations when accommodations are necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City's Zoning Code requires that the alteration of any building, structure, or land may take place only after review and approval by the Director of Development Services after applying all the necessary permits and licenses. Site plan review is necessary to ensure that all improvements, including, without limitation, structures, parking areas, walks, refuse containers, landscaping, and street improvements, are properly related to the site and surrounding sites and structures.

The following development types shall be submitted to the Director of Development Services for review:

1. All new multifamily residences.
2. All additions to existing multifamily residences.
3. All renovations to multifamily residences which involve façade or exterior work.
4. All new or exterior renovations to commercial buildings.
5. All new or exterior renovations to industrial buildings.

Dinuba does not provide a reasonable accommodation procedure; however, it does provide an accelerated approval process for minor modifications to approved plans or building details of an approved CUP. The City is currently preparing a comprehensive update of the Zoning Code that will include a reasonable accommodations ordinance, anticipated summer 2024.

Conclusion

Dinuba’s lack of a reasonable accommodation procedure, and the requirement of a discretionary permit for modifications that facilitate access to a building for persons with physical and non-physical disabilities, limits housing opportunities for people with disabilities.

Recommended Action

Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. Housing Plan Program 6 directs the City to amend the Zoning Code to include a reasonable accommodation procedure.

A3.3.4 Planning and Development Fees

The city charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities.

Dinuba’s fees for a CUP, variance, and zone change are lower than those in nearby, similarly sized cities, such as Farmersville and Lindsay. Fees for other permit and plan review categories fall within the middle range of similar cities in the county. Table A3-10 describes residential development planning fees for both single-family and multifamily development.

Table A3-10 Residential Development Planning Fees

Fee Title	Amount
Annexation Process	\$5,192
Lot Line Adjustment	\$413 + actual costs
Tentative Subdivision Map Review	\$1,515 + \$29/lot
Final Subdivision Map Review	\$601 + \$30/lot
Tentative Parcel Map	\$2,838 + actual costs
Final Parcel Map	\$1,455 + actual costs
Final Tract Map	\$1,259 + actual costs
Planned/Smart Development	\$785
Preliminary Plan Review	\$1,455 + actual costs
Site Plan Review-Major	\$1,249
General Plan Amendment	\$2,712
Rezoning Review	\$1,536
Negative Declaration	\$769 + County Fees
Categorical Exemption	\$198 + County Fees
Lighting and Landscape Fee	\$2,362
Landscape Plan Check/Inspection	\$225
Conditional Use Permit	\$1,301
Variance Review	\$781

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-11 shows development impact and permit fees for single-family and multifamily prototype developments. The single-family prototype is representative of a single-family detached residential dwelling unit with 1,500 square feet of living area in the R-1-6 zoning district. It assumes a 10-acre parcel subdivided into 60 single-family units occupying 360,000 square feet in area (assumes each lot contains 6,000 square feet in area) with an estimated price of \$322,000, based on Zillow’s average home value for single-family homes in Dinuba.⁵ Single-family residential development fees range from \$37,059 to \$38,888 per unit and account for approximately 11 percent of the home price.

Estimated multifamily fees are based on a 108-unit multifamily development in the RM-2 zoning district. It assumes a five-acre parcel, 2.2 parking spaces per unit, a single 30-foot-wide travel lane, 350 square feet of open space per unit, and 1,011 square feet per unit. Multifamily residential development fees range from \$32,796 to \$33,962 per unit, approximately 8 percent of the cost of development.

Table A3-11 Residential Development Fees

Number of Units	Cost Per Unit	
	Multifamily	Single Family
Land System Development Charges		
Water	\$1,317	\$3,918
Sewer	\$1,127	\$3,342
Transportation	\$2,140	\$6,366
Storm Drainage Master Plan	\$148 to \$657	\$535 to \$2,364
Park Master Plan	\$3	\$9.25
Park Land Dedication In-Lieu	\$1,392	\$1,749
Fire Protection Facilities	\$758	\$890
Subtotal	\$6,885 to \$7,542	\$16,809 to \$19,173
Building System Development Charges		
Water	\$1,171	\$1,737
Sewer	\$1,471	\$2,183
Transportation	\$2,283	\$3,387
Subtotal	\$4,926	\$7,307
Building and Other Fees		
Building Permit	\$860	\$1,425
Strong Motion Instrument Fee	\$9	\$13
Building Standards	\$3	\$4
Water Meter Service	\$4	\$449
Construction Water Payment	\$1	\$100
General Plan Maintenance	\$40	\$60
Subtotal	\$916	\$2,051
Dinuba Unified School District Fee	\$7,342	\$10,890
Total	\$32,796 to \$33,962	\$37,059 to \$38,888

Source: Dinuba Zoning Code, Adopted September 2022.

⁵ Zillow. Dinuba Home Values. 2023. <https://www.zillow.com/home-values/118558/tokay-dinuba-ca/>

According to a 2019 National Impact Fees Survey of 37 jurisdictions in California, the average impact fees are \$37,471 per single family unit and \$21,703 per multifamily unit. Dinuba’s fees for a single-family unit are less than the survey average; however, the City’s fees are much higher than the average for multifamily units. The Turner Center for Housing conducted a study of the amount and effects of development and impact fees in six California cities: Los Angeles, Sacramento, Roseville, Oakland, Irvine, and Fremont⁶. Fees in Fremont and Irvine were calculated at over \$60,000 per multifamily unit while Roseville, Sacramento, and Los Angeles were calculated to be under \$20,000 per multifamily unit. Dinuba’s fees are higher than some of the studied cities but less than others.

Single-family development fees in Dinuba are much higher than for similarly sized cities in the same county. Fees for a single-family unit range from \$37,059 to \$38,888 in Dinuba but range from \$12,009 to \$19,269 in the cities of Exeter, Lindsay, Farmersville, and Woodlake. Similarly, fees for a multifamily unit range from \$32,796 to \$33,962 per multifamily unit in Dinuba and range from \$10,495 to \$16,400 per unit in other cities. Table A3-12 shows a comparison of development fees in other Tulare County jurisdictions.

Table A3-12 Residential Development Fee Comparison

Jurisdiction	Total Cost Per Unit	
	Multifamily	Single-Family
Dinuba	\$32,796 to \$33,962	\$37,059 to \$38,888
Exeter	\$10,495.25	\$16,482
Farmersville	\$16,400.00	\$19,269
Lindsay	\$40,342.88	\$12,009
Porterville	\$12,000 to \$14,500	\$17,000 to \$20,000
Tulare	\$17,781	\$18,677
Woodlake	\$11,477.88	\$14,606.67

Conclusion

Given that planning and development fees are much higher in Dinuba than in other small cities in the region, planning and development fees may be a constraint to development.

Recommended Action

Review the City’s development impact fees and revise to be competitive with other cities in the same county. Program 6 directs the City to review and revise the City’s development impact fees.

A3.3.5 Permit Types

The City of Dinuba provides the full range of services relating to the development of property within its city boundaries and Sphere of Influence. Subdivision maps, parcel maps, CUPs, and building plans are all processed by the City.

The City’s Development Review Committee (DRC) process is intended 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.

⁶ Turner Center for Housing Innovation at UC Berkeley, 2018. Available at, It <https://turnercenter.berkeley.edu/blog/it-all-adds-up-the-cost-of-housing-development-fees-in-seven-california-cities/>

Staff 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 should 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.

Site Plan Review

For projects subject to Site Plan Review, projects may only be denied if the project does not comply with City codes, standards, policies, or California Environmental Quality Act (CEQA) requirements. The Site Plan Review process follows objective approval standards and is not considered a constraint to development. New multifamily development, additions to existing multifamily development, and renovations to multifamily residences which involve façade or exterior work require Site Plan Review. The Planning Director reviews the site plan within 60 days of submission to determine compliance, and makes a decision within 30 days of acceptance of the site plan. **The findings for Site Plan Review are as follows:**

- **The proposed project is consistent with the Dinuba General Plan and the purpose and standards of the site zoning.**
- **The proposed project will not have an adverse impact on the public health, safety or welfare.**
- **The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.**

The director's decision shall be final unless appealed to the Planning Commission. **Current City procedure states that** when, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. **The City will remove this provision concurrently with updates to the City's Zoning Code, as directed by Housing Plan Program 6.**

Design Review

The City's design review process consists of an assessment of conformance with Chapter 17.82, *Design Guidelines*, of the Zoning Code and consistency with the City's Residential Design Guidelines. In addition to Chapter 17.82, the City adopted the Residential Design Guidelines in June 2023. Many design requirements include objective measures for compliance; however, some of the guidelines for neighborhood, single-family, and multifamily development are subject may be restrictive to development. For example, the guideline that "the project should be designed to harmonize with surrounding development in terms of scale, setbacks, location of buildings on the parcel, etc." may limit larger residential developments. This requirement is subjective in that determination of compliance

would require judgement on whether or not the project harmonizes with surrounding development. Chapter 17.82 includes the following subjective design standards:

- A. The site should be designed so as to create a development which is pleasant in character, human in scale and facilitates on-site circulation.
 1. Existing natural features such as trees, other native vegetation, natural ground forms, water and view shall be retained to the maximum extent feasible.
 2. The visual impact and presence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, and screening parking areas from view, both interior and exterior to the site.
 3. Where appropriate due to the nature of the project, bicycle parking with access from adjacent streets, driveways or paths shall be provided.
 4. Traffic congestion or impairment of traffic visibility shall be avoided.
 5. Pedestrian safety and welfare shall be protected.

- B. There is no single architectural style and design theme for Dinuba. Good architectural style and design should reflect compatibility with the character of the area. Compatibility includes building style, size, setback, form, color and material considerations.
 1. The architectural style and design shall enhance the neighborhood and contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character.
 2. A consistent color scheme should be used throughout a project and the scheme(s) should not contrast negatively with the character of the area.
 3. The design of projects containing many buildings should provide variety in building size and massing. A mixture of single and multistory buildings should be used.
 4. The architectural scheme (form, materials, color and detailing) of a building should be carried throughout all exterior elevations to achieve design, harmony and continuity.
 5. Coordinate roof shape, color and texture with the overall building design.
 6. Continue on all elevations the architectural character established for the street facing elevations to the extent possible.
 7. Mechanical equipment and utilities, with the exception of solar heating panels, shall be architecturally screened from view. Rooftop mechanical and electrical equipment and appurtenances to be used in the operation and maintenance of a building shall be installed so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall, in all cases, be either enclosed by out building walls or parapets, or grouped and screened in a manner architecturally compatible with the building. Minor features not exceeding one foot in height shall be exempted from this requirement, except that such minor features shall be of a color that minimizes glare and blends with the building. Ground- or interior-mounted mechanical equipment is strongly recommended.
 8. Ensure that the physical proportions of the project and the manner in which the project is designed are appropriate in relation to the size, shape and topography of the site and adjacent developments.

9. Buildings with box-like appearances, lacking architectural variation on all elevations, are discouraged. Architectural variation can be achieved through a variety of design techniques, including but not limited to:
 - a. Off-setting or varying building setbacks;
 - b. Providing covered porches, balconies and entries;
 - c. Combining single-story and two-story construction in a single building, with single-story nearest property lines;
 - d. Varying roof lines, height and type and building elevations;
 - e. Providing meandering sidewalks.
10. Each project shall contain a sufficient number of trash enclosures to adequately serve the use. Said enclosures shall be constructed to City standard specifications.
11. Screen exterior trash and storage areas, service yards, loading docks and utility services from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design.
12. All sides of commercial buildings shall be architecturally treated to produce an aesthetically pleasing facade which is of a design compatible with surrounding commercial buildings and the character of the community.
13. Signage should be compatible with the architectural style and design of the building and should contribute beneficially to the overall design quality and visual character of the community.

Chapter 17.71, *Special Provisions and Development Standards*, includes design standards for landscaping that applies to all projects that require landscaping, including residential development. Some of the landscaping standards are subjective in nature. The City's Landscape Design Guidelines, last updated in 2021, also contain subjective requirements that apply to residential development. For instance, the requirement that "plant materials should reflect the approved architectural theme" is subjective and would require judgement to determine compliance. Section 17.71.130 of the Zoning Code includes the following subjective landscape design standards:

1. All vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, or disease, and any such vegetation which shows signs of such damage or injury shall be replaced by the same or similar vegetation of a size and character which will be comparable at full growth.
2. Landscaping shall be kept free from weeds and undesirable grasses.

Chapter 17.61 of the Zoning Code regulates the Downtown Residential Overlay District and encourages the development of mixed-use development. This Chapter establishes a subjective standard regulating the design of mixed-use development, "The overall exterior appearance of mixed land use projects shall favor a commercial architectural design."

The Development Review Committee (DRC) reviews and provides comments on applicable projects. The DRC is composed of staff from the departments of Planning and Development, City Manager's Office, Public Works, Police, Parks and Recreation, Fire and other outside agencies. This process is concurrent with the rest of the entitlement review. All residential projects in the city require the same level of design review.

Conditional Use Permits

The CUP review process consists of an analysis to verify consistency of the project with the City's Zoning Code and General Plan, and requirements of CEQA. A conditional use permit requires a public hearing and approval by the City's Planning Commission. The Planning Commission may impose reasonable conditions upon a project, subject to appeal to the City Council.

The following findings shall be made by the approving authority prior to the approval of any discretionary permit:

1. General Plan. The use or project proposed is consistent with the General Plan.
2. Zoning Code. The use, activity or improvement(s) proposed is consistent with the provisions of the zoning code.
3. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
4. Compatibility. The location, size, design and operating characteristics of the proposed use will not create conditions or situations that may be incompatible with other permitted uses in the vicinity.
5. General Welfare. The approval of the permit application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
6. Site Characteristics. That the site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Municipal Code to adjust such use with the land and uses in the neighborhood.
7. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
8. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood.
9. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Such conditions may include:
 - a. Special yards, spaces and buffers;
 - b. Fences and walls;
 - c. Surfacing of parking areas subject to specifications;
 - d. Requiring street dedications and improvements (or bonds) subject to the provisions of the site plan review of this title, including service roads or alleys when practical;
 - e. Regulation of points of vehicular ingress and egress;
 - f. Regulation of signs;
 - g. Requiring landscaping and the maintenance thereof;
 - h. Requiring the maintenance of the grounds;
 - i. Regulation of noise, vibration and odors;
 - j. Regulation of time for certain activities;
 - k. A bond for the removal of such use within a specified period of time;
 - l. Such other conditions as will make possible development in an orderly and efficient manner; and
 - m. Authorization for staff to bring back discretionary permits for a planning commission review after a specified period of time.

Requirements related to neighborhood character are subjective.

Variances

An applicant must request a variance when seeking an exception to specific requirements of the Zoning Code, Parking Regulations, and Sign Regulations, if those requirements would result in a hardship due to the physical conditions of a property. The Planning Director or the Planning Commission acts on variance requests. Administrative action on a variance request takes place two to four weeks after the application is deemed complete; additional time is necessary if Planning Commission review is required.

General Plan Amendment and Zone Change

Projects that are not consistent with the General Plan or Zoning Code may require approval of a General Plan Amendment or a Zone Change. Approval of these types of proposals is discretionary, subject to CEQA, and requires public hearings before the Planning Commission and City Council.

Subdivision Map Review

All tentative subdivision maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 50 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. The City Council may overrule or modify any ruling or determination of the Planning Commission regarding a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance.

Parcel Map

All tentative parcel maps are reviewed by the Subdivision Review Committee prior to the submission of the map to the Planning Commission. The Subdivision Review Committee review the completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision, conformity of the overall design of the subdivision to the General Plan and other City plans, the provisions for and adequacy of street improvements and utilities, and provisions for public areas and services. The Subdivision Review Committee may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider is informed of the nature of the recommendations following the Committee meeting. Within 30 days after the tentative map has been filed with the City Planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by CEQA, the Planning Commission shall conduct a public hearing on the tentative parcel map. If the applicant is dissatisfied with the decision of the Planning Commission, an appeal in writing to the City Council for a hearing can occur within 15 days after the decision of the Commission.

Conclusion

Site Plan Review findings are objective. The Design Guidelines contain guidelines for multifamily housing to “integrate architectural elements and building articulation that is similar to the surrounding neighborhood,” which are restrictive to multifamily development. Additionally, findings for discretionary permits regarding neighborhood character are subjective.

Recommended Action

Revise the City’s Design Guidelines Ordinance, Residential Design Guidelines, and Landscape Design Guidelines to remove the guideline for multifamily development to “integrate architectural elements and building articulation that is similar to the surrounding neighborhood” and revise findings for discretionary permits to be objective. Housing Plan Program 6 directs the City to amend the Zoning Code to remove restrictions on design standards and revise findings for discretionary permits to be objective.

A3.3.6 Permit Procedures and Processing Times

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 A3-13 identifies the typical processing time for various entitlement applications. 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.

The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months.

Table A3-13 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 weeks	City Staff
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
Development/Design Review	2 - 4 weeks	City Staff Dev. Review Comm.
Tentative Subdivision Map	3 - 5 months	PC, CC if easements
Final Subdivision Map	6-12 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

Type of Approval or Permit	Typical Processing Time	Approval Body
Environmental Impact Report	4 - 6 months	PC and CC
Single Family Unit/Bldg. Permit Review	3 - 4 weeks	Building Official

Source: Dinuba Zoning Code, Adopted September 2022.

Table A3-14 shows the typical processing procedures by project type for Dinuba. As shown, single-family units have the shortest estimated processing times (one week) while planned unit development has the longest (3-4 months). Dinuba’s permit process times are consistent with typical permit processing times for cities in Tulare County.

Table A3-14 Typical Processing Procedures by Project Type

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

Source: Dinuba Zoning Code, Adopted September 2022.

Building Permits

Building permit review timelines for all projects are as follows depending on complexity and scope of work:

- First review: 1 to 20 working days
- Second review: 1 to 15 working days
- Third review: 1 to 15 working days
- Fourth review: 1 to 10 working days
- Fifth review: 1 to 10 working days

State Streamlining (SB 35)

Under the 5th Cycle Housing Element reporting period (2015-2023), the City of Dinuba has made insufficient progress toward its lower-income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50 percent affordability. SB 35 requires that eligible projects be reviewed for compliance and consistency with the City’s objective standards and are not subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days. In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (very low-income and low-income) be subject to by-right approval if projects include 20 percent affordable units for lower income households on-site. No SB 35 project applications have been received by the City. The City has not adopted procedures for processing SB 35 applications and has not created a checklist for SB 35 applications.

Conclusion

The lack of permit procedures and resources for SB 35 applicants is a constraint to development.

Recommended Action

Amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Housing Plan Program 6 directs the City to amend the Zoning Code to reflect this change.

Permit Streamlining Act

The Permit Streamlining Act sets forth various time limits within which state and local government agencies must either approve or disapprove permits and provides that these time limits may be extended once by agreement between the parties. The City currently meets the timelines below and complies with the Permit Streamlining Act including streamlining determinate with 30-day CEQA determination:

- 30 days to deem application complete/incomplete
- 30-day period restarts with each resubmittal on an incomplete application.
- 30 days to make environmental determination after an application is deemed complete
- 60 days after the environmental determination, including a finding that the project is exempt from CEQA, the City must take action to approve or disapprove the project. Applicants can agree to an additional 90 days to take action.

Conclusion

The City complies with the Permit Streamlining Act.

Recommended Action

None required.

A3.3.7 Short-Term Housing Rentals

Dinuba does not currently have a short-term housing rental program that regulates short-term vacation rentals in the jurisdiction. As of July 2023, there were two active VRBO and Airbnb rentals in the city. Both listings rented the entire house and located in Northwest Dinuba.⁷

Conclusion

The low number of short-term rentals in the city indicates short-term rentals are not a constraint to long-term rental housing supply.

Recommended Action

None Required.

⁷ AirDNA. 2023. https://www.airdna.co/vacation-rental-data/app/th/default/bangkok/din-daeng_huai-khwang/overview

A3.3.8 Code Enforcement

The City of Dinuba implements the California Building Code (CBC), 2016 Edition, which is based on the 2015 International Building Code and is published by the California Building Standards Commission as Part 2 of Title 24 of the California Code of Regulations. The 2016 California Building Code is set forth to regulate and govern the conditions and maintenance of all property, buildings, and structures within the city by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use and providing for the condemnation and demolition of buildings and structures that are unfit for human occupancy and use. Investigation of violations is complaint-based.

The City has included two local amendments to the CBC: (1) no permits shall be issued for the improvement of, or the construction, installation, or placement of any building or structure on any lot or parcel of land resulting from a subdivision of land contrary to the provisions of Ordinance No. 424 of the City of Dinuba; (2) no permit shall be issued in connection with any building or structure erected, constructed, altered, enlarged, converted, move or maintained, or for the use of land in a manner contrary to the provisions of Ordinance No. 376. Ordinance No. 424 consists of Chapter 16.04 of the Zoning Code, adopted pursuant to the Subdivision Map Act and Ordinance No. 376 consists of Title 17, the Zoning Code. Neither ordinance poses a constraint to development.

The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.

The enforcement of building codes in the city is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City staff prioritizes code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance.

Dinuba's code enforcement program is complaint based. A summary of the process as provided by the code enforcement officer is as follows:

- Complaint is submitted
- City inspects and attempts to make contact with the occupant/owner and provide a verbal warning with a deadline date for compliance. A written notice is also sent.
- If compliance does not occur, then second and third notices are sent. If compliance is still not achieved then the City can levy fines as follows:
 1. First administrative citation—one hundred dollars;
 2. Second administrative citation—two hundred dollars;
 3. Third administrative citation—five hundred dollars.

If it becomes an ongoing issue and the occupant/owner is not responding to administrative citations, the City has the option to cite as a misdemeanor if the City Attorney sees fit.

Conclusion

The City has yet to adopt the most recent (2022) California Building Code.

Recommended Action

Adopt by reference the 2022 edition of the California Building Code. Housing Plan Program 6 directs the City to amend the Zoning Code to adopt the most current edition of the California Building Code. The City will implement Housing Plan Program 10 to advertise available rehabilitation grant programs on the City's website and ensure that Code Enforcement has the information when addressing enforcement cases.

Transparency in the Development Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City's Planning and Development Services Department webpage (<https://www.dinuba.org/departments/planning-development>) provides links to planning and building permit resources, including the City's zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City's website as well but are not linked on the Planning and Development Services Department webpage.

Conclusion

While the City's website provides information on permit processing and zoning, links to these resources are outdated.

Recommended Action

The City should evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. Update links on the City's Planning and Development Services Department webpage to connect to the most recent versions of each resource and document. Housing Plan Program 7 directs the City to comply with new transparency requirements and update links to the most recent version of each resource and documents on the Planning and Development Services webpage.

A3.3.8.1 Cumulative Impact of Development Standards

The Housing Element must analyze the cumulative effect of development standards on the development of housing and/or achieving densities after considering how all standards and/or ordinances relate to each other. In Dinuba, overly restrictive parking requirements, and recreation area/open space requirements, together with comparably high development impact fees, may constrain development of multifamily housing. Dinuba will amend its Zoning Code by summer 2024 to reduce and remove constraints to housing development.

A3.4 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes environmental constraints to housing development in the city.

A3.4.1 Floodplains

There are multiple floodplains in Dinuba affecting roughly 63 percent of all properties in Dinuba.⁸ Principal flooding problems exist in the western portion of the city, as identified by FEMA. Parcels in the western half of the city are primarily comprised of R zoning districts, general commercial zones, light industrial zones, and resource conservation in the southwestern portion of the city. Development within a flood zone typically is required to be protected against flood damage. FEMA recommends developers to obtain a flood zone elevation certificate when development is to occur on parcels in the flood zone, as it can also be used by the property owner to obtain flood insurance. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that flood zone. Flood zone elevation certificates increase the cost of development by a small amount (\$67) but are necessary to ensure protection against flood risks.

The Site Inventory identifies parcel-specific environmental constraints, including whether the site is within the FEMA 100-year flood zone. Several sites in the Site Inventory are located in Zone X (500-year flood zone) and Zone AO (100-year flood zone); however, the flood zone is not a constraint to development.

A3.4.2 Seismic Zones

While Dinuba is in proximity to major California fault lines, there is no specific threat or hazard from seismic ground shaking to residential development within Tulare County and all new construction must comply with current State building code requirements related to seismic retrofitting. Due to the minimal historical hazard of earthquakes in the city and the use of the most current building codes and construction techniques, seismic faults do not pose a constraint to residential development.

A3.4.3 Wildfire

The California Department of Forestry and Fire Prevention (CALFIRE) has designated the entire city of Dinuba and surrounding area as "Local Responsibility Area Unzoned." The City of Dinuba Fire Department is responsible for wildfire prevention activities in the city. While there are no fire severity zones within the city boundaries, the City ensures that developments comply with California Fire and Building Code requirements for health and safety through the City's site plan review process.

A3.4.4 Soil Contamination

Agricultural uses may contaminate sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase One Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase Two study. The City ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated

⁸Risk Factor, Dinuba, California, https://riskfactor.com/city/dinuba/619318_fsid/flood accessed April 2023.

sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up and potential site contamination is not considered a constraint.

Conclusion

Environmental conditions in Dinuba are not considered a constraint to development.

Recommended Action

None required.

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A4 Dinuba Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Dinuba’s ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Dinuba are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources*.

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Dinuba, and a virtual community workshop held on May 30, 2023.

A4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Dinuba must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or its assigned share of the region’s housing need. Dinuba’s RHNA is 1,588 units, which is distributed among five income categories, as shown in Table A4-1.

Table A4-1 Dinuba 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	178	11.2%
Very Low (30 to 50% of AMI)	209	13.2%
Low (51 to 80% of AMI)	238	15.0%
Moderate (81% to 120% of AMI)	268	16.9%
Above Moderate (> 120% of AMI)	695	43.7%
Total	1,588	100.0%

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (Assembly Bill (AB) 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City’s very low-income requirement is 387 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by the United States Department of Housing and Urban Development, 37.2 percent of households in the city earned less than 50 percent of the AMI. Among these households, 45.9 percent earned incomes below 30 percent (extremely low-income). Therefore, the City’s RHNA allocation of 387 very low-income units was distributed as 178 extremely low (46 percent of the 387 very low-income units required by the RHNA) and 209 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

A4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City demonstrates in the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a “no net loss” policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate funding resources to and facilitate the development of affordable housing.

A4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called “pipeline projects”) can be credited towards the City’s RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City’s 6th cycle RHNA are listed in Table A4-2.

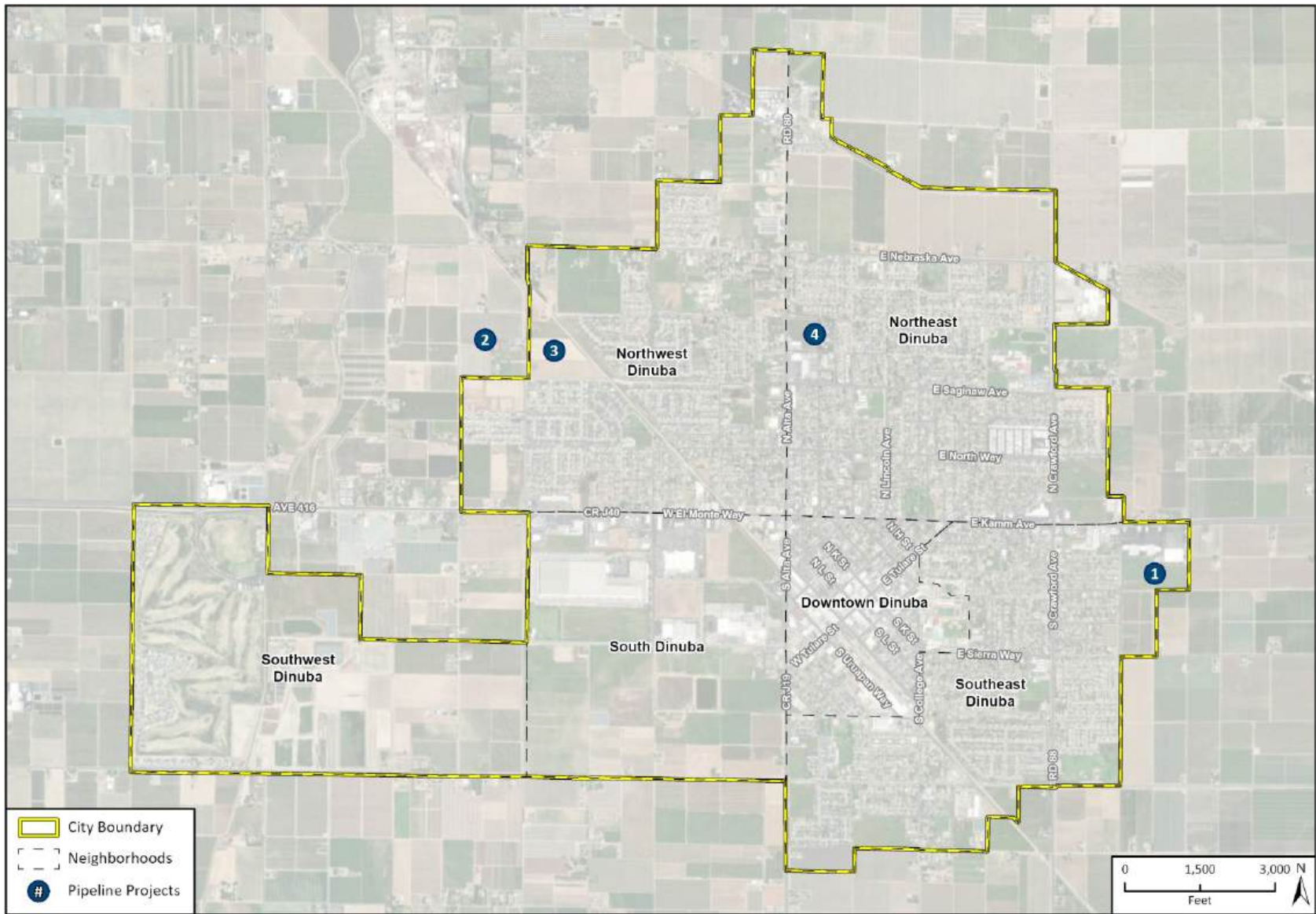
Figure A4-1 shows the locations of pipeline projects. For the purposes of this analysis, the city is divided into six neighborhoods: Downtown Dinuba, Northeast Dinuba, Northwest Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba. These pipeline projects are mostly concentrated in Northeast and Northwest Dinuba and consist of single-family and multifamily projects. The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months. The City typically processes a single-family building permit in one week while the process takes three to four months for a planned unit development. Very few approvals result in expired entitlements, and the City provides extensions for projects to the extent possible. Considering the City’s past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy by 2027, well before the end of the 2023-2031 planning period. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

Table A4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN) ¹	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	Castlerock Subdivision	18180031	0	0	0	71	71	Tentative map and zone change approved. Construction expected to begin in 2024 and be completed by October 2026.
2	Montebella 2/3	12272013	0	0	0	121	121	All but final map approved. Annexation is expected upon the completion of the project. Construction is currently underway and expected to be completed by November 2025.
3	Vineyard Estates	14013007	0	0	0	63	63	Final map is in process. Construction is currently underway and expected to be completed by April 2026.
4	Sequoia Apartments	14450003	0	0	0	61	61	Approved
Total			0	0	0	316	316	

¹An assessor's parcel number is a series of digits used to identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure A4-1 Pipeline Projects



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Additional data provided by County of Tulare, 2019.

Accessory Dwelling Units

The City issued an average of one ADU building permit per year during the last five years. Extrapolated over the 2023-2031 Housing Element planning period, the City can assume the production of eight ADUs. ADUs permitted in previous years have been reported in the very low and low-income categories without deed restrictions. While it is likely that some ADUs may be affordable to lower- or moderate-income households, due to the relatively small sample size of permitted ADUs, all anticipated ADUs were conservatively assigned to the above moderate-income category.

Table A4-3 shows the recent history of ADU permit issuance.

Table A4-3 Accessory Dwelling Unit Production, City of Dinuba

Reporting Year	ADU Building Permits Issued
2018	1
2019	0
2020	0
2021	2
2022	3
Total	6
Annual Average	1

A4.3 Summary of RHNA Credits

The City can satisfy 19 percent of its RHNA requirement with planned and approved units and projected ADU development. To achieve the remaining RHNA after accounting for planned and approved projects and ADUs, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 1,264 units. The City will implement Housing Plan Program 6 to amend the Zoning Code to remove constraints to housing development, including restricting single-family use development in RM districts and complying with state law for ADU development. This unit count is sorted by household income level. As shown on Table A4-4, Dinuba has a remaining RHNA of 387 units affordable to very low-income households, 238 units affordable to low-income households, 268 units affordable to moderate-income households, and 371 units affordable to above moderate-income households.

Table A4-4 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	387	0	0	387
Low	238	0	0	238
Moderate	268	0	0	268
Above Moderate	695	316	8	371
Total	1,588	316	8	1,264

A4.4 Nonvacant Sites

Nonvacant sites included on the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Development Trends*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

The housing element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 35 percent of its lower-income RHNA, 26 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 65 percent of lower-income RHNA, 74 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA are proposed on sites currently used for agriculture.

A4.4.1 Redevelopment of Existing Uses

Of the 32 sites included in the City's Site Inventory, 16 are vacant and 16 are on sites with currently operational agricultural uses (nonvacant sites). Of the 16 nonvacant sites, 13 sites are currently zoned for residential use and three sites are proposed for rezone from light industrial to medium-density residential. Since these sites are not currently zoned for agricultural use, the sites are not subject to the Williamson Act. The City anticipates development of the 13 nonvacant sites zoned for residential use to accommodate medium low- and medium high-density residential uses. The City does not consider existing uses on these sites to impede housing development as these sites are all residentially zoned (R-1-6, R-1-7.5, and R-1-10) which permit single-family residences by-right. The three sites that are currently zoned light industrial also currently have agricultural uses. The City will implement Housing Plan Program 2 to complete the rezoning of the three industrial zoned sites to residential use (RM-2) to ensure that they are available for the development of housing. Further discussion on rezone sites is provided in Section A4.6.6.

A4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified agricultural land with current or proposed residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for high potential for redevelopment with residential uses. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development.

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of these types of projects developed within the previous planning period are listed on Table A4-5. While none of these projects are located in Dinuba, one can assume that future redevelopment in the City will fall in line with regional trends.

Sixteen sites in the Dinuba Site Inventory are currently utilized for active agricultural operations. These sites range in size from less than five acres to over 38 acres, with an average size of approximately 17 acres. The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. The largest site is approximately the same acreage as the recently developed Westbrook development in Los Banos. Five of the sites are under 10 acres, similar to Village at Shannon

Parkway Apartments in Visalia and Stocking Street in Dos Palos. Many of the sites border existing residential uses.

Table A4-5 Redevelopment Trends on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Tulare County				
Woodlake	Hillside Estates	28.5	75	2.2
Visalia	Village at Shannon Parkway Apartments	9.24	216	23.38
Merced County				
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28

Given the redevelopment trends on sites used for agricultural production, the City does not anticipate that existing operational agricultural uses will impede conversion from agricultural land to residential development on the sites included in the Site Inventory.

A4.5 Development Trends

As discussed in detail in Chapter 4.4, *Regional Housing Resources, Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, five of the recently approved residential developments in the region are in Dinuba: Castlerock Subdivision, Montebella (will be annexed to Dinuba), Vineyard Estates, Sequoia Apartments, Sierra Village, and Merced Street. Sierra Village is an affordable multifamily housing complex, and the remaining five projects consist of units rented or sold at market rate. These six projects have an average density of approximately 14 units per acre with an average achieved density of 96 percent of the maximum density allowed by the zoning district, as shown in Table A4-6.

Table A4-6 Dinuba Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Castlerock Subdivision	71	15.44	4.49	R-1-6	7.26	112	63%
Montebella 2/3	121	29.15	4.20	R-1-6	7.26	209	58%
Vineyard Estates	63	10	6.30	R-1-6	7.26	72	87%
Sequoia Apartments	61	2.56	29.05	RM-1.5	29.04	74	82%
Sierra Village	108	5.50	19.64	RM-2	14.54	80	135%
Merced Street	10	0.46	21.74	RM-2	14.54	6	150%
Dinuba Average			14.24				96%
Regional Average			16.18				99%

A4.5.1 Realistic Development Capacity

Factors such as site-specific conditions, and development standards such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. To determine a realistic development capacity on the sites in the inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Dinuba, as shown in Table A4-2, achieved an average density of 96 percent of the maximum density allowed on the site based on the site's zoning and development standards. As discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, the average density achieved for projects collectively in the region is 99 percent. Based on the local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or general plan designation.

The Site Inventory includes parcels in five residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- One-Family Residential (R-1-10): This district allows for single-family residential uses with one unit per 10,000 square feet of lot area, equal to a maximum residential density of 4.36 dwelling units per acre.
- One-Family Residential (R-1-7.5): This district allows for single-family residential uses with one unit per 7,500 square feet of lot area, equal to a maximum residential density of 5.8 dwelling units per acre.
- One-Family Residential (R-1-6): This district allows for single-family residential uses with one unit per 6,000 square feet of lot area, equal to a maximum residential density of 7.26 dwelling units per acre.
- Multifamily Residential (RM-3): This district allows for a variety of housing types with a maximum residential density of 14.54 units per acre.
- Multifamily Residential (RM-2): This district allows for a variety of housing types with a maximum residential density of 21.78 units per acre.
- Multifamily Residential (RM-1.5): This district allows for a variety of housing types with one unit per 1,500 square feet of lot area, equal to a maximum residential density of 29 dwelling units per acre.

Recent development trends show that when projects are unlikely to achieve the maximum zoned density allowed on a given parcel, it is likely due to market-driven factors such as preference for additional residential amenities. To address this constraint to developing at maximum density, the City will implement Housing Plan Program 6 to amend the Zoning Code to provide additional density bonuses under the criteria set forth by AB 1287.

Table A4-7 details the realistic capacity of available sites by zoning district.

Table A4-7 Realistic Capacity of Sites by Zoning District

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate Income- Units	Above Moderate-Income Units	Total Units
RM-2	12.94	21.78	16.34	206	3	0	209
RM-3	7.34	14.54	10.91	0	78	0	78
R-1-6	75.74	7.26	5.45	0	0	421	421
R-1-7.5	138.36	5.80	4.35	0	0	599	599
R-1-10	81.93	4.36	3.27	0	0	264	264
Total	316.31			206	81	1,284	1,571

A4.6 Large Sites for Lower-Income Units

The Site Inventory identifies two large sites (defined as sites that are larger than 10 acres) that are assumed to accommodate lower-income units. These large sites are 21.9 and 12.0 acres, respectively, and could accommodate 438 and 240 housing units based on the minimum allowed density of 20 units per acre. Typically, development on large sites supports market-rate development, while the development of affordable units more often occurs on smaller parcels. Based on these trends, the City assumes that only a portion of these sites (10 acres or less) would be developed with units affordable to lower-income households, rather than the entire site. Rent-restricted affordable housing developments that use state and federal funds typically develop with no more than 150 units. Therefore, the City assumes that 150 units affordable to lower-income households would be developed on each of these large sites.

Table A4-8 shows the characteristics of the two large parcels that are suitable for lower-income units. Both sites would likely need to be subdivided into appropriately sized parcels (e.g., one to 10 acres) to accommodate residential projects that are the size of most subsidized (income-restricted) developments (e.g., 50 to 150 units). The City assumes that both sites will accommodate the development of a variety of housing types to support a mix of lower, moderate, and above moderate affordability levels due to the minimum density requirements (20 units per acre) and market trends.

To encourage housing development on these sites, the City will annually meet with property owners and interested developers, as described in Housing Plan Program 2. The City will also support the production of affordable housing on these sites by providing technical assistance; expedited and streamlined project application review; and potential fee waivers, reductions, or deferrals; as described in Housing Plan Program 8.

Table A4-8 Large Sites with Lower-Income Units

Address	APN	Zone	Acres	Existing Use	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
---------	-----	------	-------	--------------	--------------	-----------------	-----------------------	-------------

Road 74 & Avenue 408	017-020-015	RM-1.5	21.90	Agricultural/ open space	150	144	144	438
S Alta Ave & Avenue 408	017-020-059	RM-1.5	12.00	Agricultural/ open space	150	45	45	240

Development Trends on Large Sites

As discussed in Chapter 4, *Regional Housing Resources*, Tulare County and the broader San Joaquin Valley region have a strong trend of residential development on large sites. The capacity assumptions for lower-income units for the two large sites listed in Table A4-8 are consistent with, or more conservative than, the actual yield of recent developments on similar-sized sites in the region.

A list of recent developments on large sites in the San Joaquin Valley is shown in Table A4-9. Large sites in Merced County have generally been developed with market-rate units, but there have been deed-restricted projects developed on large sites in Tulare County and Fresno County. For projects included in Table A4-9, the sites range from 12 to 58 acres and the projects average 188 units. Projects with deed-restricted units have been developed on sites that range from 10 to 120 acres and average 291 units (with an average of 109 deed-restricted units).

A comparison of the two sites in Table A4-8 with similarly sized sites in Table A4-9 shows that the capacity assumptions for the two sites are realistic and achievable. The Ben Maddox-K property developed 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property developed 342 lower-income units on 11.4 acres (30 units per acre). These projects are similar to the type of development expected on portions of the identified sites in Dinuba, yet yielded significantly more deed-restricted units and a higher density than what is assumed by the Site Inventory for the two sites in Table A4-8. Additionally, the Parc Grove Commons project in Fresno County, which is on a 24-acre site (similar to the 21.9 acre-acre site in Dinuba), yielded 213 affordable units, more than the assumed 150 units of affordable housing identified in the Site Inventory.

Table A4-9 Recent Developments on Large Sites in San Joaquin Valley

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Merced County				
Bell Crossing	40.43	0	188	188
Nebela Drive	28.34	0	127	127
Sandstone Way	30.85	0	122	122
Manzanita	51.33	0	213	213
Sundance Village	21.63	0	97	97
The Villas	58.95	0	231	231
Westbrook	37.81	0	162	162
Stoneridge South	29.75	0	160	160
Average	37.39	0	163	163
Tulare County				
The Ben Maddox-K	10.8	292	3	295
Lovers-Caldwell	11.4	342	4	346
Cambria	12.8	0	144	144
Hillside Estates	28.5	0	75	75
Average	15.88	159	57	215
Fresno County				
Fancher Creek Town Center	91.0	420	240	660
The Vineyards	38.9	158	0	158
West Creek Village	120.0	120	135	255
Parc Grove Commons	24.0	213	2	215
Campus Pointe	27.5	0	550	550
Avalon Commons	17.8	104	1	105
Average	53.20	169	155	324
Regional Average	35.49	109	125	234

A4.7 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table A4-10 and Table A4-11 and shown geographically on Figure A4-2.

The table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))

- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)¹

A4.7.1 Downtown Dinuba

Downtown Dinuba is bounded by El Monte Way to the north, Vassar Avenue to the south, College Avenue/Dinuba High School to the east, and Alta Avenue to the west. This area primarily consists of commercial, office, and one-family and multifamily residential zones. Downtown Dinuba is in an Urban Unzoned Fire Hazard² and in an area of minimal flood hazard³. This neighborhood can accommodate three sites with an assumed capacity of **11** lower-income units and **two** moderate-income units. Downtown Dinuba is suitable for the development of lower- and moderate-income units due to its proximity to shopping, services, transit, employment, and Felix Delgado Park. All sites identified in this area are currently vacant. All sites are in areas with a TCAC designation of Areas of High Segregation and Poverty.

A4.7.2 Northeast Dinuba

Northeast Dinuba is bounded by city boundaries to the north and east, Alta Avenue to the west, and El Monte Way to the south. This area primarily consists of land designated as a one-family residential zone. Northeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Northeast Dinuba can accommodate eight sites with an assumed capacity of **146** lower-income and 792 above moderate-income units. Based on community input, a residentially zoned portion of parcel 013-090-037 (shown as Site 5 in Figure A4-2) in northeast Dinuba has been included in the Site Inventory. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

A4.7.3 Northwest Dinuba

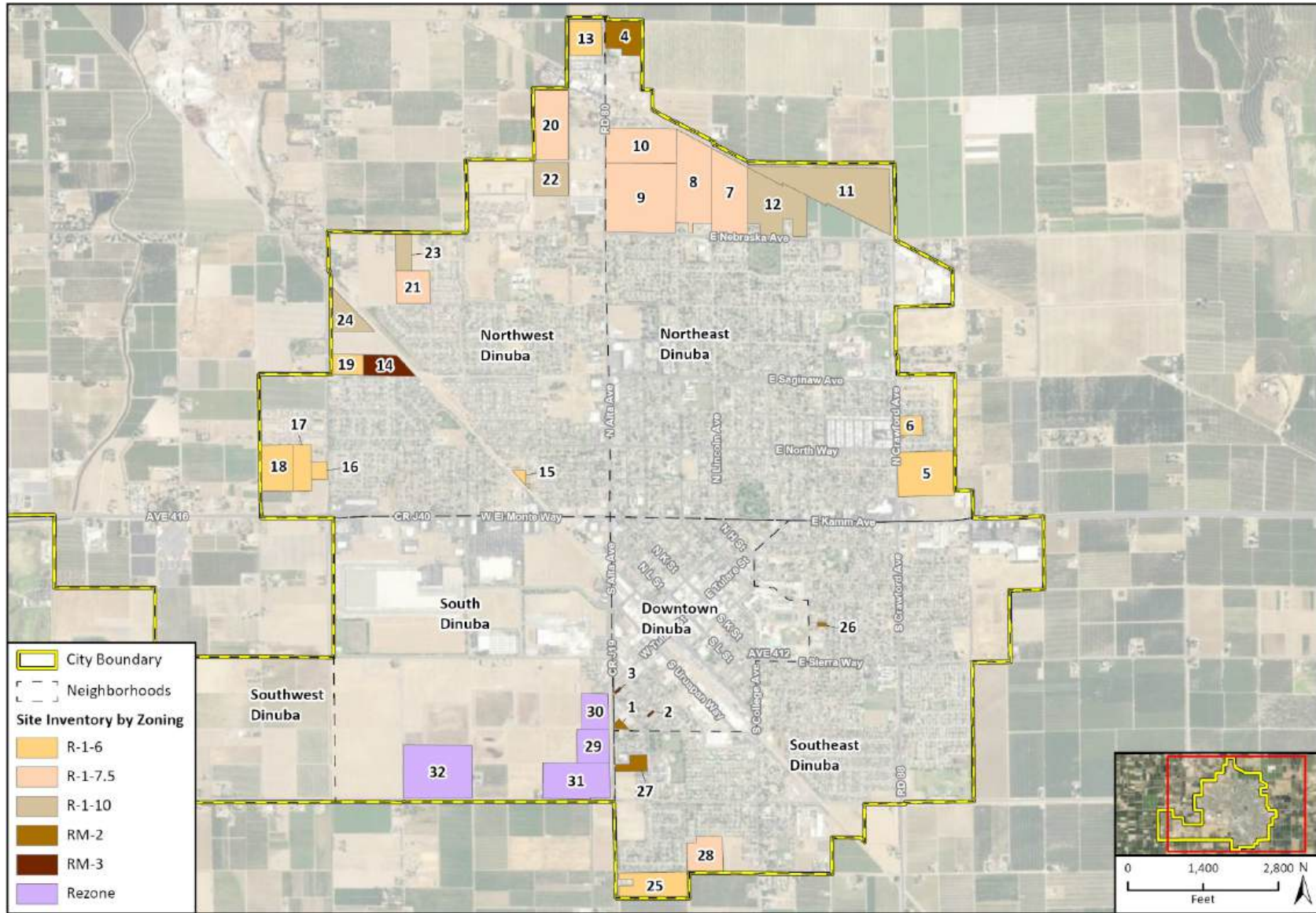
Northwest Dinuba is bounded by city boundaries to the north and west, Alta Avenue to the east, and El Monte Way to the south. This neighborhood primarily consists of one-family residential zone and commercial space. Northwest Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development between Englehart Avenue and Road 70, residentially zoned portions of parcels 012-282-038, -035, and -036 (shown as Sites 16, 17, and 18 respectively in Figure A4-2) in Northwest Dinuba have been included in the Site Inventory. Northwest Dinuba can accommodate 12 sites with an assumed capacity of **76** moderate-income units and 376 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

¹ Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: <https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf>

² The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/>

³ The City has the Flood Hazard designation of "X". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Figure A4-2 Dinuba Site Inventory



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 Additional data provided by County of Tulare, 2019.

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 Site Inventory - Dinuba

Table A4-10 Dinuba Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Downtown Dinuba													
1	S Alta Ave	17173006	0.69	Residential - Medium High	RM-2	Vacant	0	21.78	11	0	0	11	High Segregation & Poverty
2	S P St & W Ventura St	17171009	0.16	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
3	126 Q St	17182016	0.18	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
Total									11	2	0	13	
Northeast Dinuba													
4	Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	0	21.78	146	0	0	146	High Resource
5	1831 El Monte Way	13090037	26.55	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	144	144	High Resource
6	N Crawford Ave	13120001	2.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
7	E Nebraska Ave	13050038	21.61	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	94	94	High Resource
8	E Nebraska Ave	13050074	24.18	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	105	105	High Resource
9	E Nebraska Ave & N Alta Ave	13050012	35.00	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	152	152	High Resource
10	N Alta Ave	13050013	19.68	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
11	Ave 424	13050064	38.22	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	124	124	High Resource
12	Ave 424	13050071	23.21	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	75	75	High Resource
Total									146	0	792	938	

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Northwest Dinuba													
13	42975 Rd 80	13140001	8.88	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	48	48	High Resource
14	42032 Rd 72	14013008	7.00	Residential - Medium High	RM-3	Vacant	0	14.54	0	76	0	76	High Resource
15	N Euclid Ave & W Adelaide Way	14045031	0.89	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	4	4	High Resource
16	W El Monte Way	12282038	2.51	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
17	7116 Ave 416	12282035	6.10	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	33	33	High Resource
18	7076 Ave 416	12282036	11.65	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	63	63	High Resource
19	42032 Rd 72	14013008	5.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	29	29	High Resource
20	Ave 426	13020009	19.72	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
21	Rosemary Ave	14013003	8.50	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	36	36	High Resource
22	Ave 426	13020022	9.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	29	29	High Resource
23	Ave 424	14013003	4.50	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	14	14	High Resource
24	Englehart Ave	14013004	7.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	22	22	High Resource
Total									0	76	376	452	
Southeast Dinuba													
25	Alta Ave & Penny Ln	30120097	13.66	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	74	74	High Resource
26	S Short Ave	18052014	0.24	Residential - Medium High	RM-2	Vacant	0	21.78	0	3	0	3	High Segregation & Poverty
27	Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	0	21.78	49	0	0	49	High Segregation & Poverty

Tulare County Association of Governments
Tulare County Regional Housing Element

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
28	Grace Ln	30120089	9.67	Residential - Medium Low	R-1-7.5	Vacant	0	5.8	0	0	42	42	High Resource
Total									49	3	116	168	
South Dinuba													
29	S Alta Ave	17020058	8.67	Residential-Medium High*	RM-1.5*	Vacant	20	24	150	2	0	152	High Resource
30	S Alta Ave	17320003	7.64	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	23	0	173	High Resource
31	S Alta Ave & Avenue 408	17020059	12.00	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	45	45	240	High Resource
32	Road 74 & Avenue 408	17020015	21.90	Residential-Medium High*	RM-1.5*	Agriculture	20	24	150	144	144	438	High Resource
Total									600	214	189	1,003	
Dinuba Total									806	295	1,473	2,574	

* Rezone sites list the proposed land use and zoning designations

A4.7.4 Southeast Dinuba

Southeast Dinuba is bounded by city boundaries to the south and east, El Monte Way to the north, and Alta Avenue and Downtown Dinuba to the west. This neighborhood primarily consists of resource conservation and one-family residential. Southeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Southeast Dinuba can accommodate four sites with an assumed capacity of 49 lower-income units, three moderate-income units, and 116 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites identified for the development of lower income units are in areas with a TCAC designation of High Resource or Areas of High Segregation and Poverty, but are located near shopping and employment in Downtown, Dinuba High School, and Felix Delgado Park.

Dinuba is preparing a revitalization plan for the entire southeast part of the community, including Downtown and Southeast Dinuba, called the South El Monte Revitalization Plan. This study is intended to guide and inform future initiatives that could enhance community and economic development, as well as accommodate future growth.

Key analyses related to the study encompass community beautification and landscaping, public facilities such as sidewalks, parks, and streets, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention alongside public safety considerations. The result will be a series of goals and action programs to make meaningful changes in this part of the city and the study will serve to leverage funds to make those changes. The study is planned to be completed by July 2024. These changes will work to address fair housing issues in Downtown and Southeast Dinuba by implementing revitalization strategies that will increase access to opportunities for residents in these neighborhoods. Housing Plan Program 13 commits the City to complete the South El Monte Revitalization Plan and implement programmed improvements.

A4.7.5 South Dinuba

South Dinuba is bounded by city boundaries to the south, El Monte Way to the north, and Alta Avenue to the east, and Road 72 to the west. This neighborhood primarily consists of industrial and commercial zones. South Dinuba is in a Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. South Dinuba can accommodate four sites with an assumed capacity of 600 lower-income units, 214 moderate-income units, and 189 above moderate-income units. All sites identified in this area are to be rezoned from industrial to high density residential; the sites are currently vacant or used for agricultural uses. The properties surrounding the identified sites will also be rezoned to allow future residential development and a new high school. All sites are in areas with a TCAC designation of High Resource.

A4.7.6 Rezone Sites

To accommodate a shortfall of capacity, the City is obligated to rezone land suitable to facilitate the development of the listed rezone sites. The City anticipates beginning the rezone process with outreach and public hearings for all properties identified in the Site Inventory in spring 2024, continuing through fall 2024 with adoption by December 31, 2024.

The Site Inventory includes four sites in South Dinuba that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass approximately 50 acres and can accommodate an estimated 600 low-income units, 214 moderate-income units, and 189 above-

moderate income units. All sites are in South Dinuba, as seen in Figure A4-2. Table A4-11 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table A4-11 Realistic Capacity of Rezoned Sites

Map ID	Proposed Zoning District	APN	Acres	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
South Dinuba									
29	RM-2	17020058	8.67	24	16.34	150	2	0	152
30	RM-2	17320003	7.64	24	16.34	150	23	0	173
31	RM-2	17020059	19.03	24	16.34	150	45	45	240
32	RM-2	17020015	29.20	24	16.34	150	144	144	438
Total			50.21			600	214	189	1,003

A4.7.7 Sites used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households, to be allowed by-right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). Two sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table A4-12. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table A4-12 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	146
Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	49
Total		12.01				195

A4.7.8 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 806 lower-income units, 295 moderate-income units, and 1,473 above moderate-income units on 32 sites. In accordance with California Department of Housing and Community Development’s default density and size requirements, no sites smaller than 0.5-acres in size are used to accommodate lower-income housing.

The Site Inventory includes a surplus of 181 lower-income units, giving the City a 29 percent buffer for this income category above the RHNA requirement. The summary of the residential Site Inventory is presented in Table A4-13.

Table A4-13 Adequacy of Residential Site Inventory

Lower-Income	Moderate-Income	Above Moderate-Income	Total
--------------	-----------------	-----------------------	-------

RHNA Allocation	625	268	695	1,588
Planned and Approved Units	0	0	316	316
ADUs Anticipated	0	0	8	8
Remaining RHNA	625	268	371	1,264
Downtown Dinuba	11	2	0	13
Northeast Dinuba	146	0	792	938
Northwest Dinuba	0	76	376	452
Southeast Dinuba	49	3	116	168
Rezone Sites	600	214	189	1,003
Total Units on Sites	806	295	1,473	2,574
Total Unit Surplus	181	27	1,102	1,310
Percent Buffer over RHNA	29%	10%	297%	104%

A4.8 Availability of Infrastructure and Services

The City’s Public Works Department Division ensures the continued maintenance and improvement of the city’s infrastructure. This includes all public utilities such as streets, utilities, transit, sewer, and disposal services. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this housing element. The City Public Works Department has confirmed all sites identified in the inventory have existing and available infrastructure that can support residential development. Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City’s Public Works Department Division, pursuant to Government Code Section 65589.7 (Program 11).

A4.8.1 Wastewater System

Dinuba operates a wastewater reclamation facility (WWRF) that received and treated 746 million gallons (MG) of effluent wastewater in 2020. There are eleven active ponds, which have an approximate volume of 22 million gallons, and one emergency pond. Currently, the WWRF has sufficient capacity to meet the City’s needs through 2030. Expansion of treatment capacity of the WWRF through replacement of obsolete equipment with modern equipment is planned to improve wastewater treatment and serve anticipated growth through 2030.

A4.8.2 Potable Water System

The Public Water System is a retail water supplier managed and operated by the City. The primary source of supply for the Public Water System is groundwater from City-owned wells. The City currently operates eight drinking water wells that are located throughout the public water system service area. The City Engineer has confirmed that the City has sufficient water to accommodate the City’s RHNA for the 6th housing cycle (2023-2031).

Water demands are anticipated to increase in proportion to population growth. Water demands in the Public Water System service area are projected to total approximately 2,427 MG annually in 2040. The City is in the process of performing studies to update its General Plan to accommodate anticipated residential, commercial, and industrial growth to the west and southwest of the current urban area. The water demand of these additional areas is anticipated to be met by constructing additional public water supply wells. Well 21, the latest well, is scheduled for construction in 2024.

A4.8.3 Storm Water and Drainage

Dinuba captures stormwater generated within the city and discharges storm flows into City or privately owned and maintained detention or retention basins. Excess storm flows are pumped into irrigation canals. The City maintains a 28-acre dedicated groundwater recharge basin constructed to help reduce flooding as well as promote groundwater recharge. Smaller basins cover an extra 29.5 acres. The city's stormwater basins serve approximately 1,900 acres of developed land. The stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

A4.8.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Dinuba, each dry utility has one provider: Pacific Gas and Electric (PG&E) provides natural gas and electricity services, and American Telephone and Telegraph (AT&T) provides telecom services. The City does not anticipate any constraints with connecting utilities to future residential development sites during the planning period.

A4.9 Environmental Considerations

As noted in Chapter A3, *Housing Constraints*, environmental constraints to housing development in Dinuba include risks associated with earthquakes and flooding. The sites identified in the Site Inventory are all located outside of identified flood zones and compliance with state building codes will reduce potential hazards from earthquakes.

There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays and airport or military compatibility that could impact housing development on identified sites in the planning period. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

A4.10 Opportunities for Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City has 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 provides 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.

The City provides builders interested in construction of affordable housing with 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 plus utility costs), that cannot exceed 30 percent of each renter's income. This allows 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.

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A5 Affirmatively Furthering Fair Housing Analysis

A5.1 Introduction

This section of the Housing Element analyzes issues relating to fair housing for the City of Dinuba. This analysis is based on the directives from State Assembly Bill (AB) 686. Background information on Assembly Bill 686, countywide fair housing services, data sources, and analysis of the regional Affirmatively Furthering Fair Housing (AFFH) issues are included in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*.

A5.2 Methodology

This local AFFH analysis evaluates fair housing issues on the following topics:

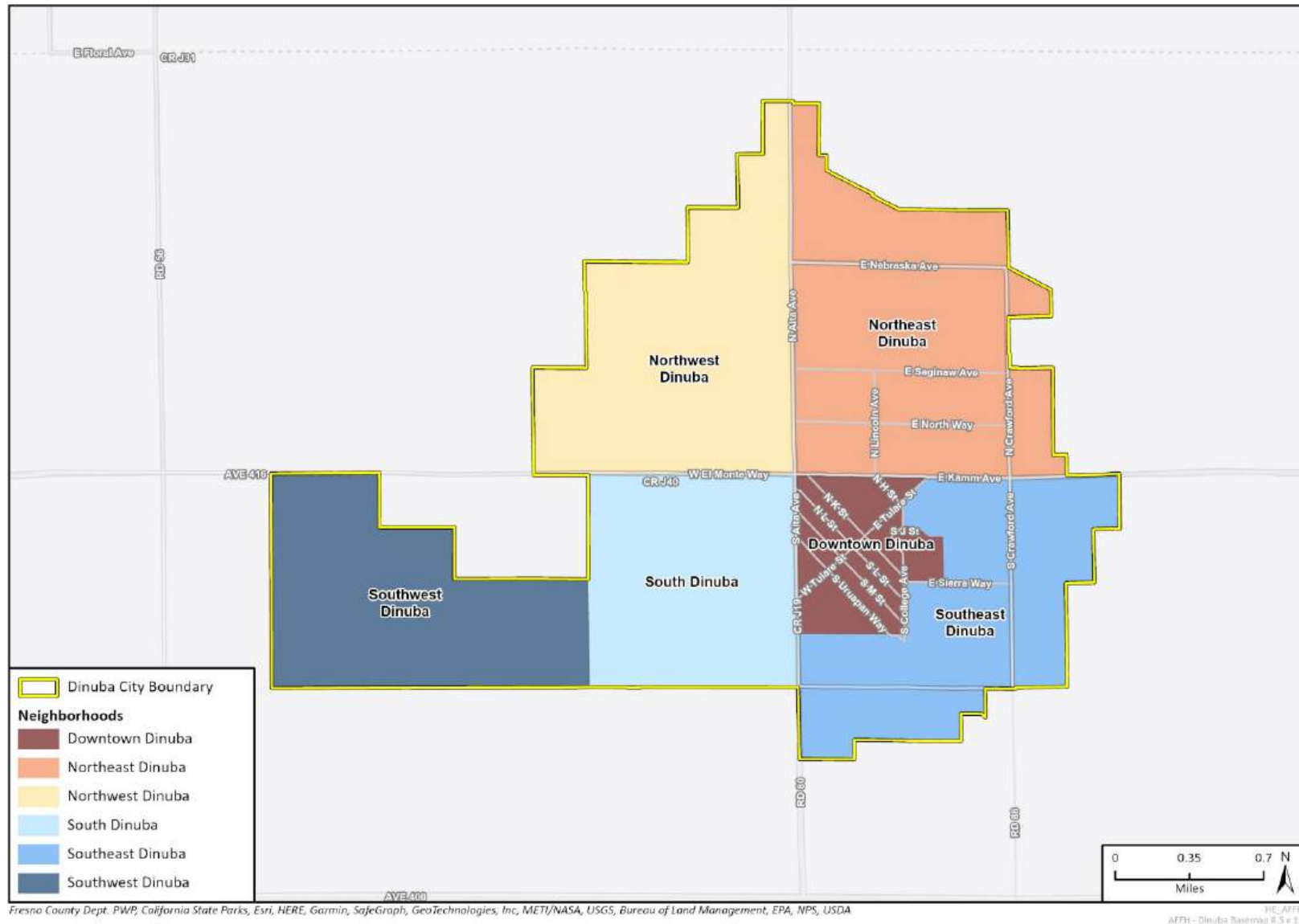
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors
- Analysis of Housing Site Inventory using AFFH Indicators

This analysis identifies patterns and trends at the local scale. Where appropriate, the analysis refers to the regional AFFH analysis provided in *Regional Affirmatively Furthering Fair Housing Analysis*, which analyzes patterns and trends at the county and Tulare County/Kings County/Fresno County tri-county areas.

For the purposes of this analysis, the city is divided into six neighborhoods: Northeast Dinuba, Northwest Dinuba, Downtown Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba (Figure A5-1). These neighborhoods were based on the City's planning documents, including the General Plan, as well as local knowledge from City staff. Most of the geographic analysis of fair housing issues in Dinuba is based on the California Department of Housing and Community Development (HCD) AFFH Data Viewer described in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The AFFH Data Viewer relies on information provided by the Census and other data sources at the census tract and block group level. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment*, due to the availability of data at the time of drafting.

For reference, South and Southwest Dinuba have relatively limited residential uses compared to other areas of the city. South Dinuba mostly consists of land zoned for light industrial uses with minimal amounts of residential and commercial zoning. Several of the largest employers in Dinuba, such as Wal-Mart, the Best Buy Distribution Center, and Ruiz Foods, Inc., are located in this neighborhood. Currently, a large portion of the area zoned light industrial is used for agricultural purposes. Southwest Dinuba is mostly zoned Resource Conservation with small areas zoned for single-family residential use.

Figure A5-1 Dinuba Neighborhoods



Land uses in Southwest Dinuba primarily consist of the Ridge Creek Golf Club and agricultural uses. The only residential uses in Southwest Dinuba are the Ridge Creek Estates which are semi-custom, single-family homes that were constructed in 2020. In addition, several census tracts overlap with unincorporated parts of the county or encompass portions of multiple neighborhoods within Dinuba. Therefore, the data shown for these areas may not accurately portray the demographics for residents of those areas.

There are five census tracts that overlap the city, some of which contain large areas within the unincorporated part of the county. However, City staff confirmed that data presented by the HCD AFFH Data Viewer accurately reflects housing trends in Dinuba.

A5.2.1 Summary of AFFH Analysis Findings

Compared to other cities in Tulare County, Dinuba has greater racial/ethnic diversity, higher poverty rates, and a higher percentage of low- and moderate-income residents. Dinuba is similar to nearby cities in southern Fresno County. The entire city of Dinuba is predominantly Hispanic/Latino, with approximately 88 percent of the population identifying as Hispanic/Latino. Cost burden (spending more than 30 percent of household income on housing costs) among renters is high throughout the city. Similar to other cities in Tulare and Fresno County, Dinuba has a high pollution burden, primarily from ozone, particulate matter, and pesticide use.

Below is a summary of AFFH findings by neighborhood in Dinuba.

Northeast/ Northwest Dinuba	Downtown/ Southeast Dinuba	South Dinuba	Southwest Dinuba
<ul style="list-style-type: none"> • Primarily low density residential with limited commercial, office, and industrial uses • High percentage of non-white residents and high poverty rate • Higher median household income, lower percentage of LMI residents • High percentage of overcrowding (Northeast Dinuba) • Moderate and high resource areas 	<ul style="list-style-type: none"> • Mix of commercial and low, medium, and high density residential uses • Older housing units • Highest percentage of non-white residents, LMI residents, residents below the poverty line, and residents with a disability • High percentage of homeowners experiencing overpayment and overcrowding • Low-income residents at risk of displacement • Areas of high segregation and poverty and moderate resource areas 	<ul style="list-style-type: none"> • Mostly industrial and agricultural uses with limited residential and commercial uses • High percentage of non-white residents and LMI populations • High rates of overcrowding • Moderate resource areas 	<ul style="list-style-type: none"> • Mostly agricultural/vacant land with limited residential uses consisting entirely of newer housing units • Mostly agricultural uses and the Ridge Creek Golf Course • Lowest percentage of non-white residents • Higher percentage of LMI residents • Lower rates of overcrowding • High percentage of renters and homeowners experiencing overpayment • Moderate resource areas

A5.2.2 Data Sources

To conduct this analysis, the City utilized data from a variety of sources discussed in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The analysis includes a discussion of historic land use and segregation patterns and input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents. The data contained throughout this chapter may differ from the data included in Chapter A2, *Housing Needs Assessment*, based on HCD recommended data sources for AFFH analyses and the availability of data at the time of drafting.

Dinuba City staff were also interviewed on all topics as part of the preparation of this AFFH Analysis in December 2024. Self-Help Enterprises was also consulted on fair housing issues in Dinuba.

A5.2.3 Fair Housing Resources

Enforcement and Outreach Capacity

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the Housing Authority of Tulare County (HATC) to ensure compliance with fair housing laws and to address complaints.

Compliance with Existing State and Federal Fair Housing Laws

The fair housing assessment should include a description of state and local fair housing laws and how the City complies with those laws. These laws include the following:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964.** The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973.** See Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's Human Resources Department. See <https://www.dinuba.org/departments/human-resources>
- **American Disabilities Act (ADA).** The City complies with the ADA through building permit review and issuance and as described in this Housing Element.
- **California Fair Employment and Housing Act (FEHA) Regulations.** The City complies with FEHA and its regulations through established City protocols decision making, legal counsel, and advisement.
- **Government Code Section 65008.** The City Zoning Code is written to ensure that the City's actions regarding the development of housing for very low-, low-, moderate-, and middle-income persons and households or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.).
- **Government Code Section 8899.50.** Chapter A5, *Affirmatively Furthering Fair Housing Analysis*, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

- **Government Code Section 11135 et seq.** The City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Gov. Code, Section 65915.).** The City will update its density bonus ordinance to comply with the new provisions as part of the updates to the Zoning Ordinance (Housing Plan Programs 6 and 8).
- **Housing Accountability Act (Gov. Code, Section 65589.5.).** The City has documented compliance with the Housing Accountability Act as described in Chapter A3, *Housing Constraints Analysis*.
- **No-Net-Loss Law (Gov. Code, Section 65863).** The City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net loss via required annual reporting to HCD.
- **Least Cost Zoning Law (Gov. Code, Section 65913.1).** Housing Plan Program 2 ensures that sufficient land is zoned with appropriate standards to accommodate the City’s RHNA.
- **Excessive subdivision standards (Gov. Code, Section 65913.2.).** The City’s subdivision standards are typical or not excessive and in compliance with the Government Code.
- **Limits on growth controls (Gov. Code, Section 65302.8.).** The City complies as the City does not maintain any restrictions on the number or timing of housing development. The City’s General Plan does establish the Urban Development Boundary; however, the boundary extends beyond the city limits and Sphere of Influence and does not limit housing development within the city.
- **Housing Element Law (Gov. Code, Section 65583, esp. subs. (c)(5), (c)(10)).** This Housing Element documents compliance with state Housing Element Law.

The City of Dinuba ensures compliance with these laws through the City’s daily operations, with any complaints referred to the City Attorney and/or the City Manager for investigation and action, as appropriate. **The City has not faced any lawsuits, enforcement actions, or settlements related to fair housing or civil rights.** Further analysis of the City’s compliance with fair housing laws is also provided in Chapter A3, *Housing Constraints Analysis*, of this Housing Element.

A5.2.4 Ability to Address Complaints

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to FHCCC, the Tulare County Housing Authority, and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. Fair housing complaints are also reported to the United States Department of Housing and Urban Development’s (HUD) Office of Fair Housing and Equal Opportunity (FHEO). Based on data provided by HUD, three FHEO inquiries were reported in Dinuba between 2013 and 2021. These inquiries are not considered official cases, and no data is known about them.

The City provides fair housing brochures and posts resources on the City’s website.

A5.2.5 Segregation and Integration Patterns and Trends

Race and Ethnicity

Dinuba is more racially and ethnically diverse than Tulare County and the Tulare County/Fresno County/Kings County tri-county area. The percent of Hispanic/Latino residents is significantly higher in Dinuba (88 percent) than the county (66 percent) and tri-county area (58 percent). Throughout most areas of the city, between 61 and 80 percent of residents identify as non-white (Figure A5-2). Southwest Dinuba has the lowest percentage of non-white residents, approximately 57 percent.

Over the past decade, racial/ethnic diversity increased in Dinuba (Table A5-1). The percent of city residents that identified as white decreased by 14 percent between 2011 and 2021, and Asian American/Pacific Islander decreased by one percent. The percent of Hispanic/Latino residents increased by two percent and those who identified as “other or multiple races” increased by 14 percent. The percent of Black/African American residents and Native American/Alaskan Native residents remained the same, at less than one percent.

Table A5-1 Population by Racial Group (City of Dinuba)

Race	Percent of Population	
	2011	2021
Hispanic/Latino (of any race)	85.8%	88.2%
Not Hispanic/Latino		
White	11.5%	9.7%
Native American/Native Alaskan	0.2%	0.5%
Black/African American	0.0%	0.4%
Asian/Pacific Islander	1.9%	0.1%
Other or Multiple Races	0.5%	0.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2007-2011, 2017-2021), Table DP05.

The HCD AFFH Data Viewer identifies the degree to which areas have a predominant racial/ethnic majority. The predominant racial/ethnic group in each census tract is that with the largest population. The entire city is predominantly Hispanic/Latino. However, Southwest Dinuba has the lowest percentage of Hispanic/Latino residents compared to the rest of the city (Figure A5-3).

According to Othering and Belonging Institute (OBI) racial segregation/integration data, most of Dinuba has a low-medium level of segregation (neither highly segregated nor integrated) (Figure A5-4). Downtown Dinuba and part of Southeast Dinuba has high people-of-color (POC) segregation (larger POC population than the surrounding areas).

Based on local knowledge, the Dinuba Core area (Downtown, east, and south areas) are older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. North Dinuba households tend to have higher incomes. This area also tends to have larger white populations.

Dinuba has a significantly larger non-white population than Tulare County and the tri-county area. The percentage of residents that identify as Hispanic/Latino are as follows:

- Dinuba: 86%
- Tulare County: 66%
- Tri-County Area: 58%

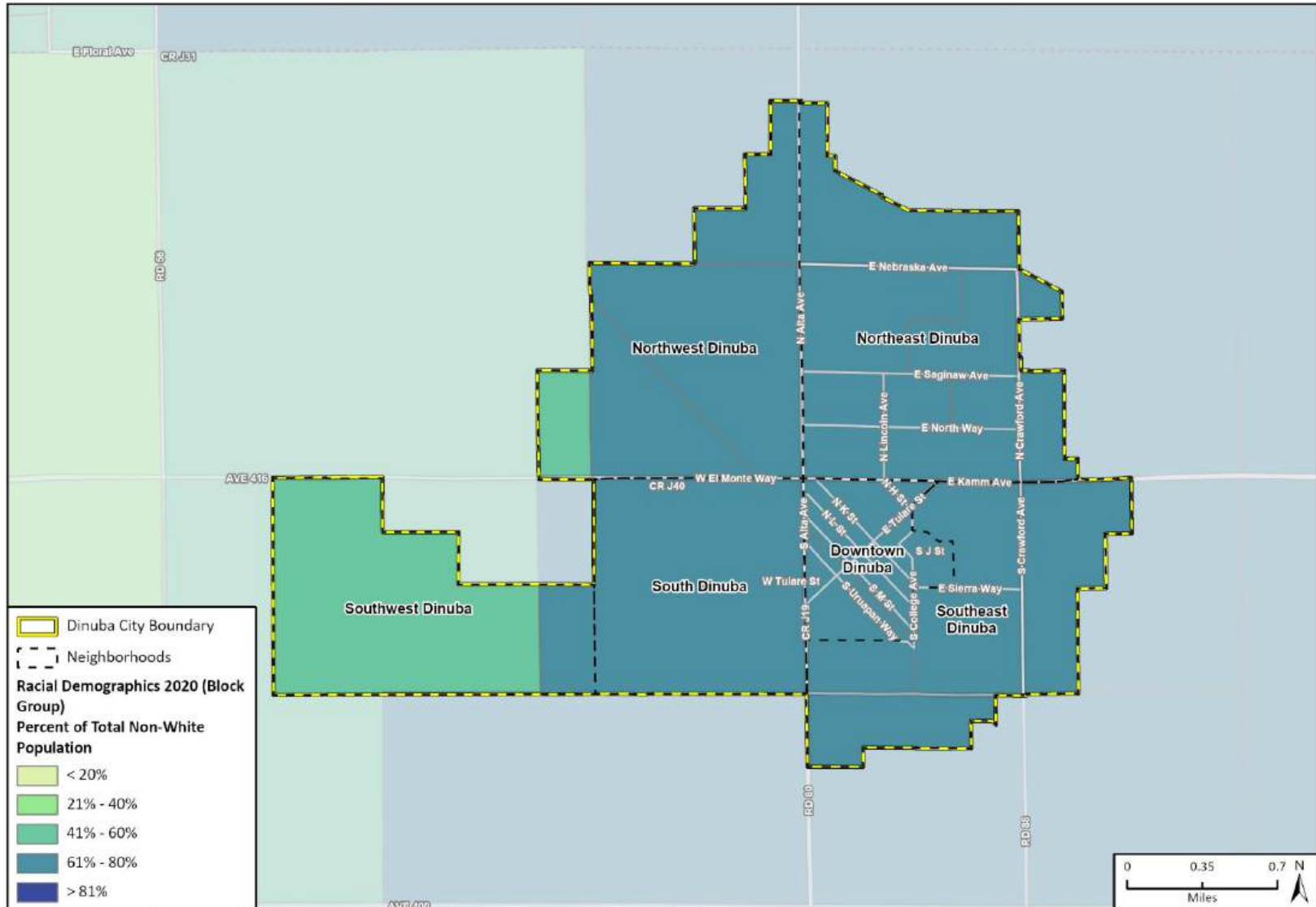
Persons with Disabilities

As referenced in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the total population in Dinuba (equal to 2,009 residents) reported living with one or more disabilities. This is less than the overall percentage of residents living with a disability in Tulare County (12 percent) and tri-county area (12 percent). The most common disability in the city is ambulatory difficulty, defined as having serious difficulty walking or climbing stairs, followed by independent living difficulty and cognitive difficulty (Figure A5-5). Disabilities are most prevalent among senior residents. Approximately 37 percent of residents aged 65 and over have a disability. In addition, Black/African American and non-Hispanic/Latino white residents reported the highest rates of disability by racial/ethnic group, at 23 percent and 18 percent, respectively.

Less than 10 percent of the population has a disability in Northwest Dinuba, Northeast Dinuba, and South Dinuba (Figure A5-7). A slightly higher percentage of residents in Downtown, Southeast, and Southwest Dinuba have a disability (11 to 12 percent).

Adult residential facilities and residential elderly care facilities are shown in Figure A5-6. There are two adult residential facilities and one residential elderly care facility in Dinuba, both in the northern city area. Given the size and population of Dinuba, these facilities are generally considered sufficient to serve Dinuba residents but additional facilities, particularly in the southern neighborhoods, may benefit the community. However, location and type of facility is dependent on land availability and service provider interest.

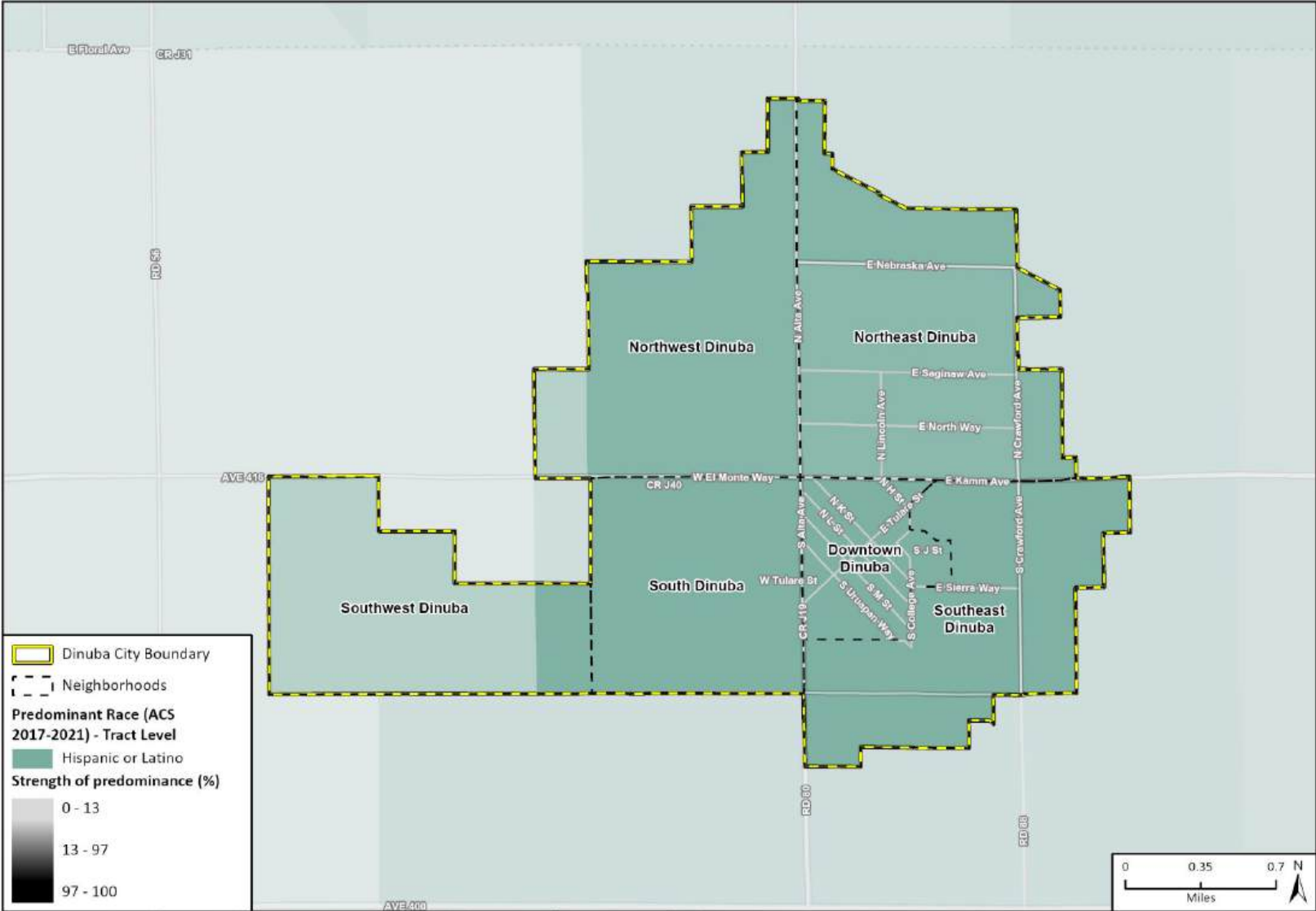
Figure A5-2 Percent of Total Non-White Population (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

Figure A5-3 Predominant Populations (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

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AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023.

Figure A5-4 Racial Segregation and Integration (City of Dinuba)

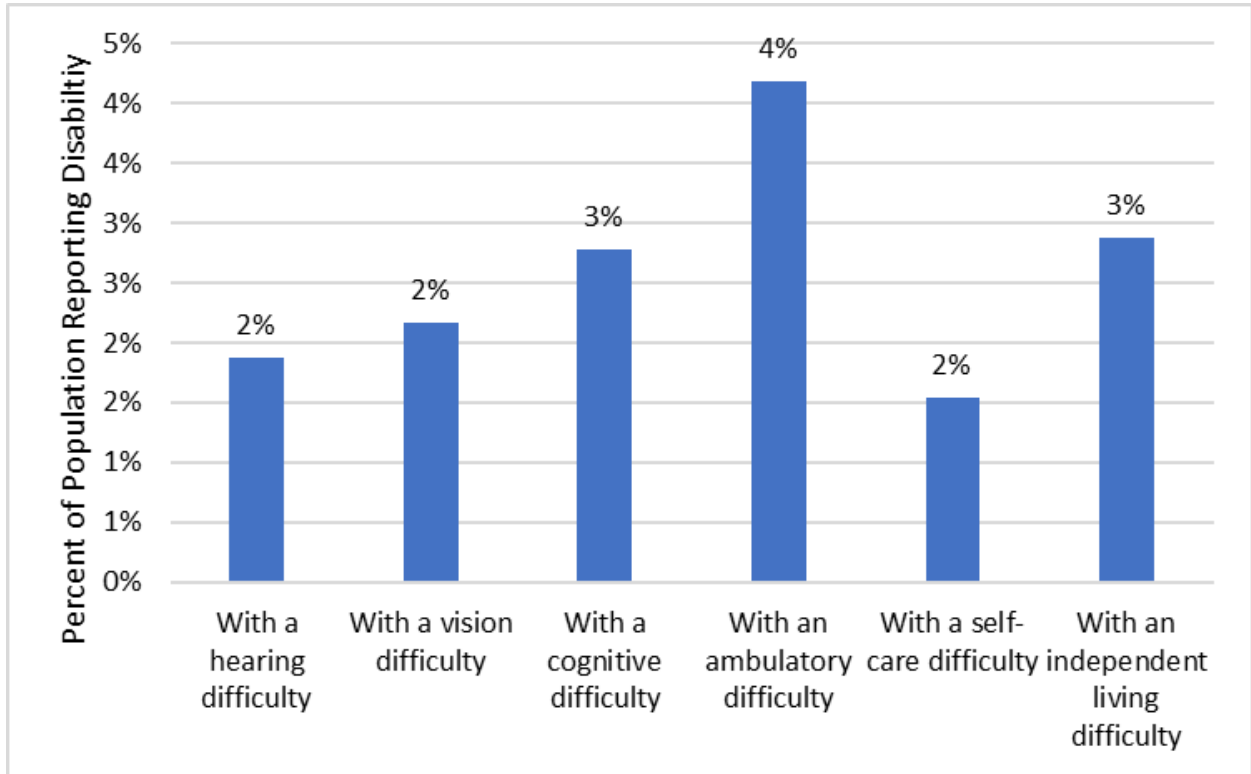


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023.

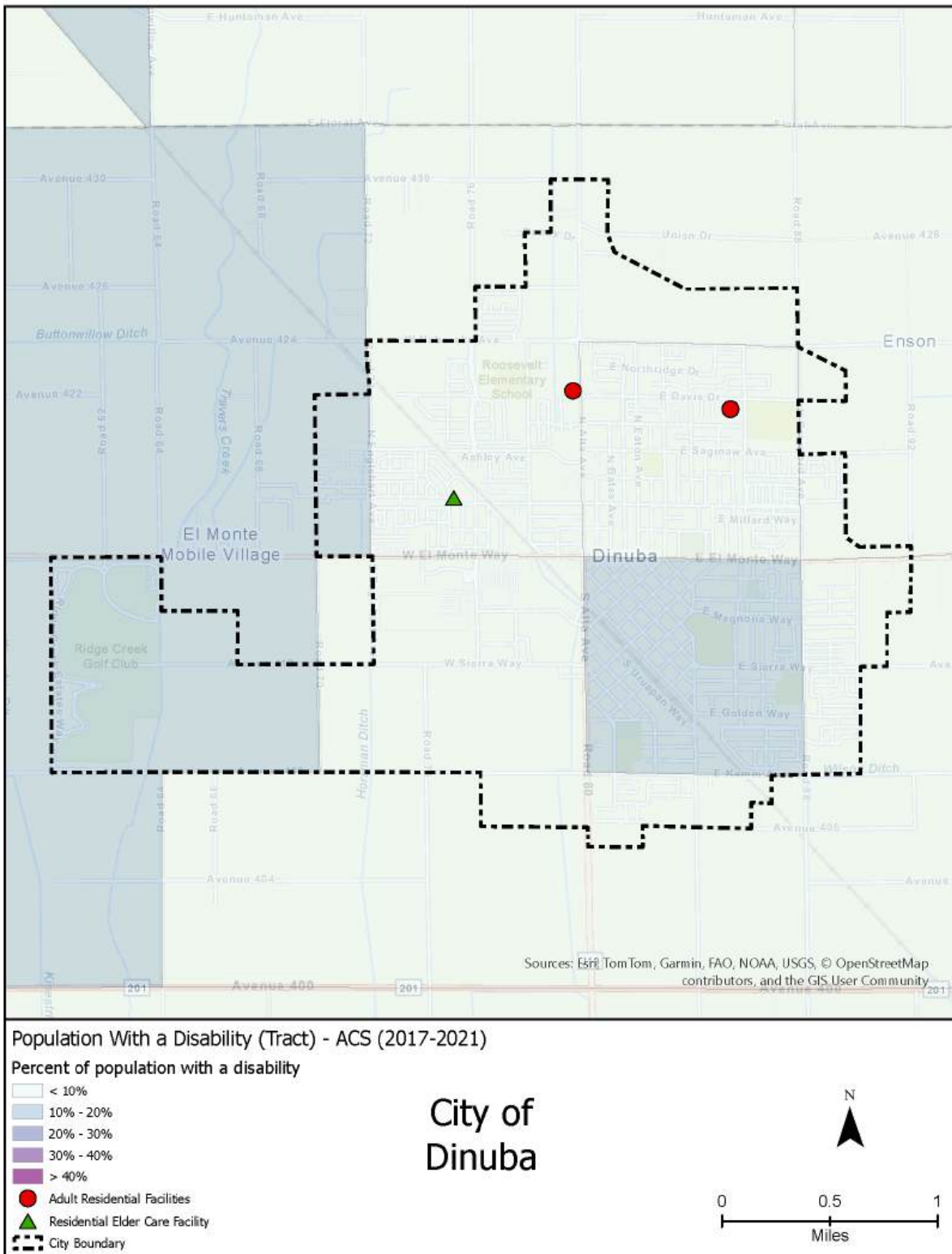
Figure A5-5 Disability by Type (City of Dinuba)



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

Figure A5-6 Percent of Population with a Disability and Residential Care Facilities (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Figure A5-7 Percent of Population with a Disability (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

Familial Status

As described in Chapter A2, *Housing Needs Assessment*, familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location. These actions are potentially discriminatory. Single-parent households are protected by fair housing law.

Household composition in Dinuba is similar to that of the county. As of 2021, households with children present comprised approximately 46 percent (2,876 households) of the total households in the city. Married-couple families with children comprised the largest share of households with children (50 percent), followed by female, single-parent households (41 percent). Male, single-parent households comprised nine percent of all households with children. Single-parent, female-headed households are more likely to rent than own, comprising approximately 29 percent of renter-occupied households but only 10 percent of owner-occupied households (Table A5-2).

Table A5-2 Tenure by Household Type and Presence of Children (City of Dinuba)

Household Type	Residing in Owner-Occupied Household	Percent of Total Owner-Occupied Households	Residing in Renter-Occupied Household	Percent of Total Renter-Occupied Households	Percent of Households with Children
Married Couple Family, with Children Present	835	24.0%	611	22.2%	50.3%
Single-Parent, Male Householder, no Spouse Present	139	4.0%	119	4.3%	9.0%
Single Parent, Female Householder, No Spouse Present	361	10.4%	811	29.4%	40.8%
Total Households with Children Present	1,335	38.4%	1,541	56.0%	
Total Households	3,473		2,754		

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children, 2017-2021 Estimates.

Downtown and Southeast Dinuba have the highest percentages of children residing in female-headed, single-parent households, at 42 percent (Figure A5-8). Southwest Dinuba has the lowest percentage of children living in female-headed, single parent households, approximately 17 percent. Throughout the rest of the city, between 20 and 40 percent of children live in female-headed, single-parent households.

The percentage of children residing in married-couple households is highest in Southwest Dinuba, where more than 80 percent of children live in married-couple households (Figure A5-9). Throughout the rest of the city, between 40 and 60 percent of children live in married-couple households.

Childcare centers and single-parent female-headed households are shown in Figure A5-10 at the tract level. There are three child care centers in Dinuba, two in Downtown/Southeast Dinuba and one in Northeast Dinuba. There are two child care centers in the tract with the highest concentration of single-parent female-headed households. Childcare centers are accessible to most Dinuba populations. Further, there are additional family childcare homes in the City, but locations of these facilities are unavailable due to security and privacy reasons.

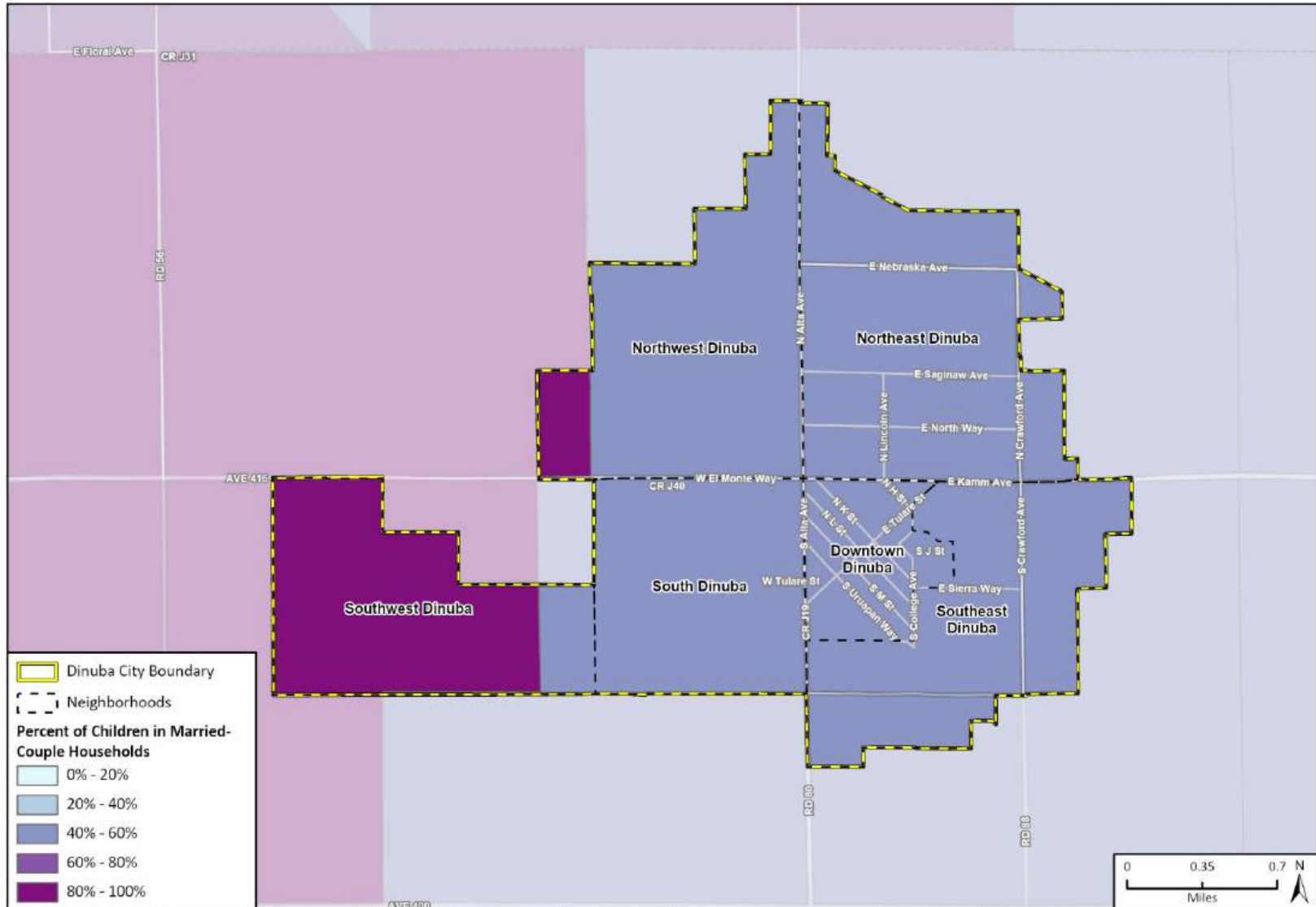
Figure A5-8 Children in Female-Headed Households, No Spouse/Partner Present (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

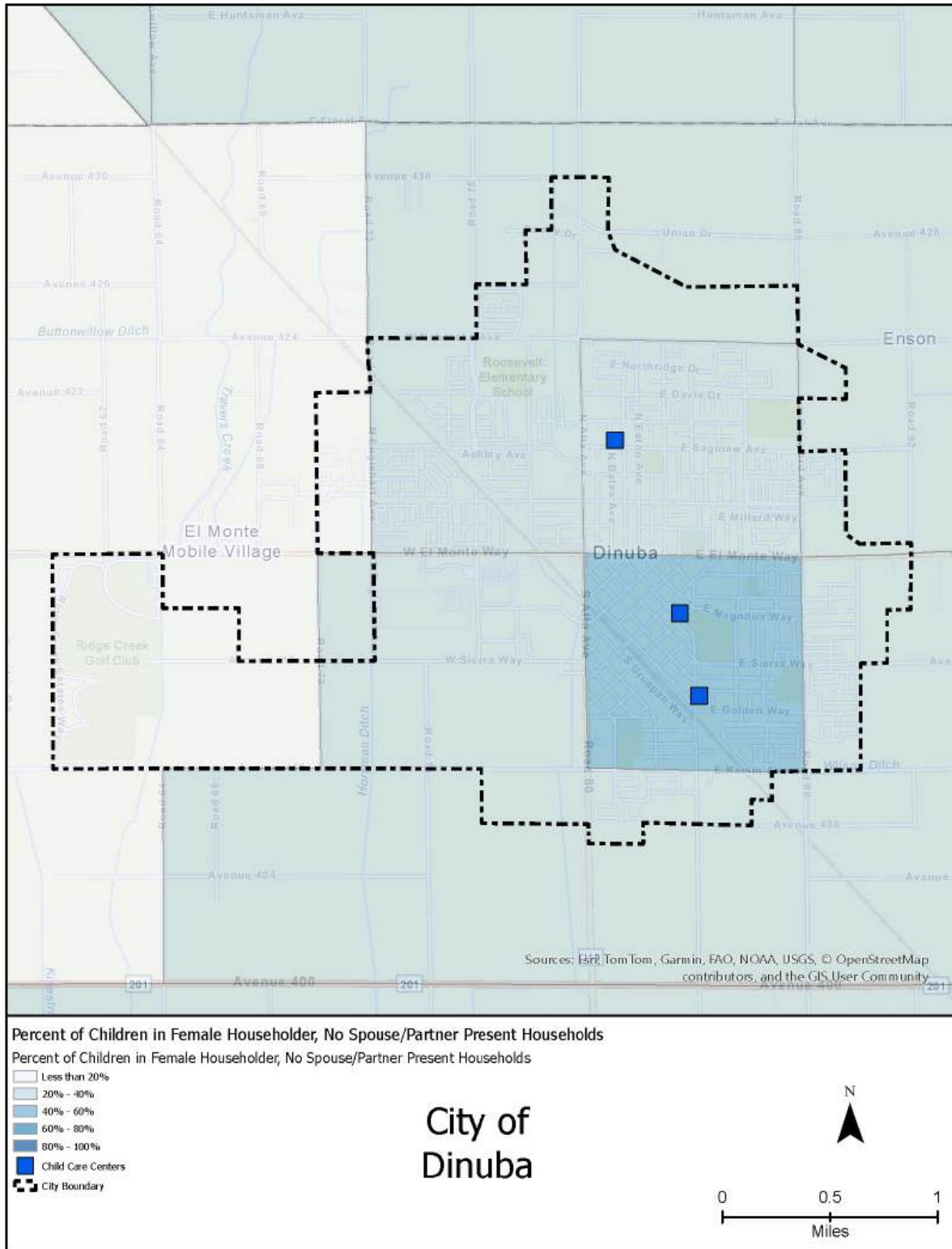
Figure A5-9 Children in Married-Couple Households (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

Figure A5-10 Children in Female-Headed Households, No Spouse/Partner Present and Child Care Centers (City of Dinuba)



Source: AFFH Data Viewer, 2024, and Department of Developmental Services, 2024.

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have a choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis is from the HUD Low and Moderate Income Summary based on the 2011-2015 American Community Survey (most recent available data).¹



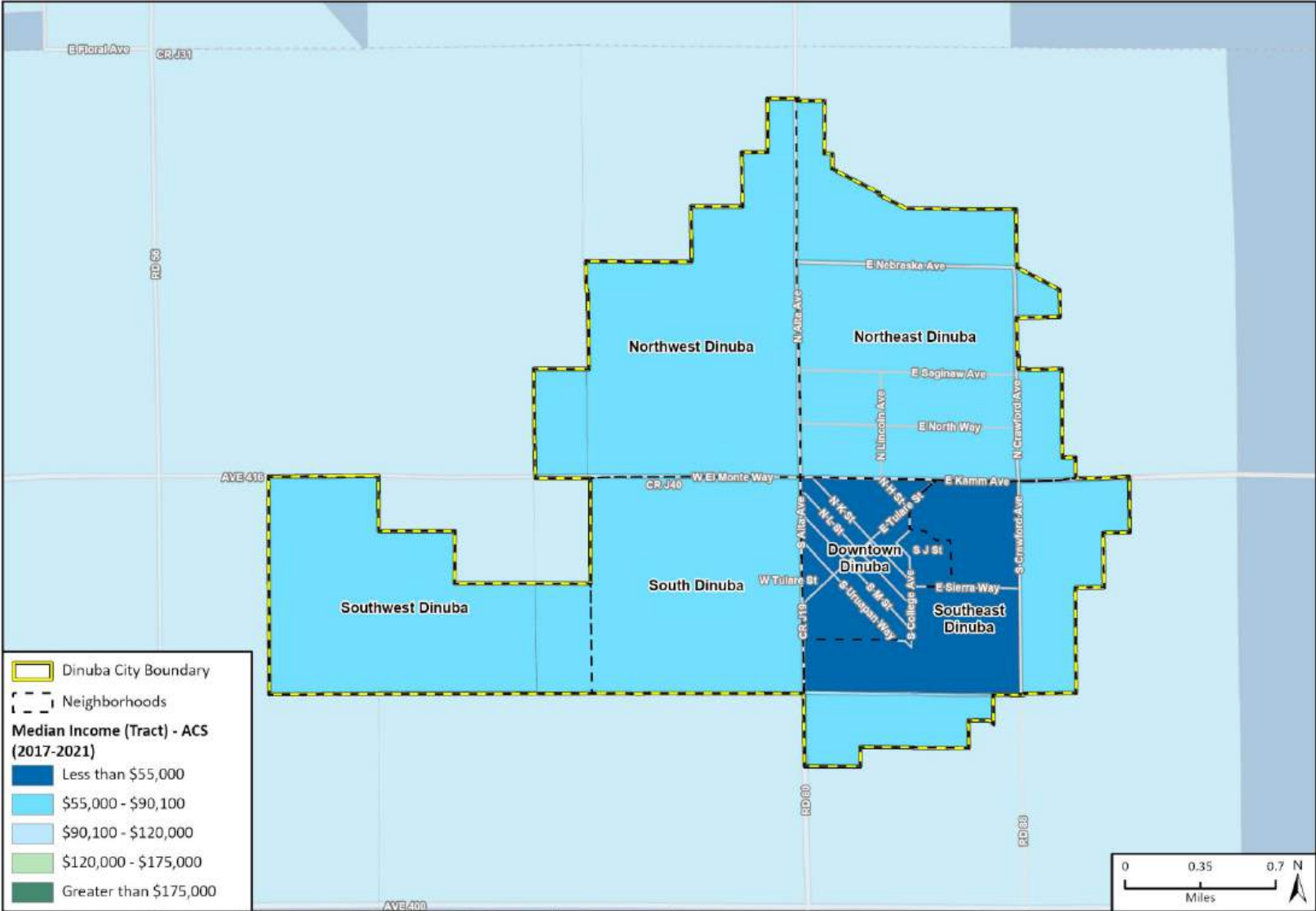
As of 2021 (most recent available data), Dinuba had a median household income of \$50,186 per year, 13 percent less than the county's median income of \$57,394 and much lower than the state median household income of \$87,100.

Households with the lowest household median income are located in Downtown and Southeast Dinuba. In these two areas household median income is \$32,400 per year (Figure A5-11). The rest of the city has slightly higher median household incomes, ranging from \$55,068 to \$69,414, which is well below the state median household income. The area with the highest median household income is Northwest Dinuba, at \$69,414 per year.

LMI populations are prevalent throughout Dinuba, particularly in southern parts of the city. Downtown, Southeast, and Southwest Dinuba have higher percentages of LMI residents compared to other areas of the city, comprising more than 50 percent of the population of those areas. Areas with the highest percentage of LMI populations are located in Downtown and Southeast Dinuba, with more than 75 percent of residents who are LMI (Figure A5-12). While Northeast and Northwest Dinuba have a lower percentage of LMI populations than other areas of the city, the percentage of LMI populations is still high, between 43 and 50 percent.

¹ HUD Exchange 2021: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Figure A5-11 Median Household Income (City of Dinuba)

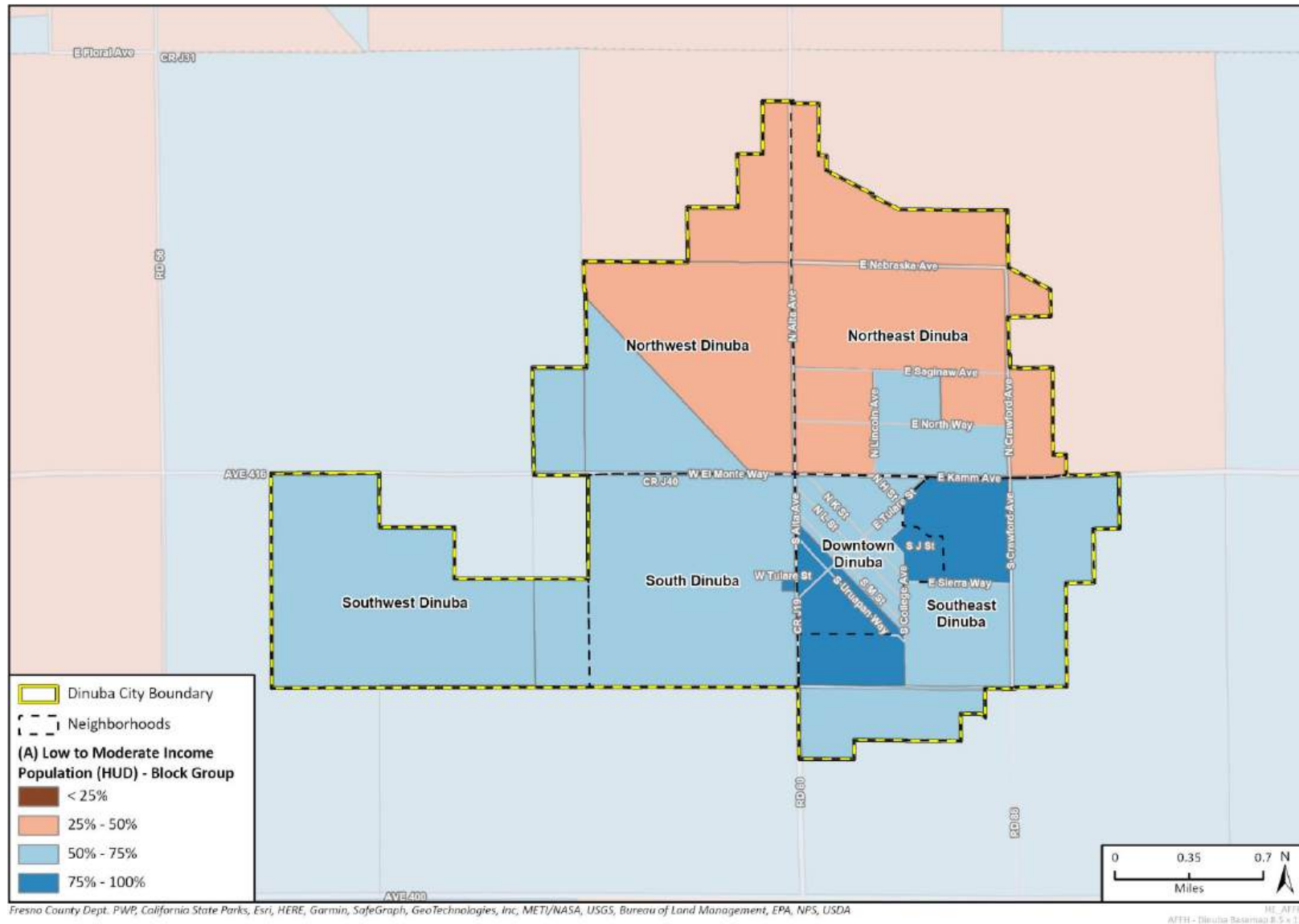


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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Source: AFFH Data Viewer, 2023

Figure A5-12 Low and Moderate Income Population (City of Dinuba)



Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), TCAC includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology. HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and "extreme poverty" is considered a R/ECAP.

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. There is one area of high poverty and segregation in Dinuba located in Downtown/Southeast Dinuba (Figure A5-13). This area is predominantly Hispanic/Latino (Figure A5-3), with 92 percent of residents identifying as Hispanic/Latino, and approximately 47 percent of residents are living below the poverty line (Figure A5-14).

Demographics of the area of high segregation and poverty compared to Dinuba as a whole are shown in Table A5-3. The Downtown/Southeast Dinuba tract identified as an area of high segregation and poverty has a larger percentage of housing structures with two or more units, population below the poverty level, renter households, and non-white population. The median household income in this tract is also lower than the median income citywide. This tract also has a lower TCAC economic score compared to all other Dinuba tracts and is considered a community at risk of displacement. Between 40 and 60 percent of the housing stock in this tract was built prior to 1960, compared to less than 40 percent in all other Dinuba tracts.

There are four subsidized housing projects and several public housing buildings located in the area of high segregation and poverty. Subsidized housing and public housing buildings are presented in Figure A5-16. While subsidized housing units are not restricted to the area of high segregation and poverty alone, all public housing buildings in Dinuba are located in this tract. There is also one emergency shelter in Dinuba, located in the area of high segregation and poverty. These types of housing units likely contribute to the concentration of lower income households in this area. Subsidized housing is further discussed in Section A5.2.10. Land use practices and the history of the city, which contributes to the distribution of lower income households, are further described in Section A5.2.9.

According to the Healthy Places Index (HPI), created by the Public Health Alliance of Southern California, the area of high segregation and poverty in Dinuba has the highest rate of park access compared to other City tracts. All residents (100 percent) in this tract live within a half mile of a park larger than one acre. This tract also has a higher retail density compared to most other Dinuba tracts. According to the HPI, the gross retail, entertainment, services, and education employment density (jobs/acre) on unprotected land for the area of segregation and poverty is 5.05 compared to less than 1.0 for most other city tracts. Similarly, the area of segregation and poverty has the second highest rate of supermarket access compared to other tracts in the city. The designation of this tract as an area of high segregation and poverty is likely mostly due to the types of housing available in this neighborhood rather than the availability of jobs and services.

Based on City staff knowledge, the area of high segregation and poverty is generally more walkable and have more access to services and resources such as parks and retail. The southern areas of the city tend to be older and have aging infrastructure with heightened rehabilitation needs, especially in comparison

with the northwest area of the city where housing developments are newest. The City has approved or is in the process of developing new subdivision areas in eastern Dinuba.

Table A5-3 Demographics of Area of High Segregation and Poverty

Area	Percent of Housing With Two or More Units	Median Income	Poverty Rate	Percent Renter Households	Percent Non-White
Downtown/Southeast Dinuba	25.9%	\$32,400	46.5%	56.0%	94.4%
Dinuba	24.5%	\$50,186	31.9%	44.2%	90.3%

Source: HCD AFFH Data Viewer 2.0 and 2017-2021 ACS.

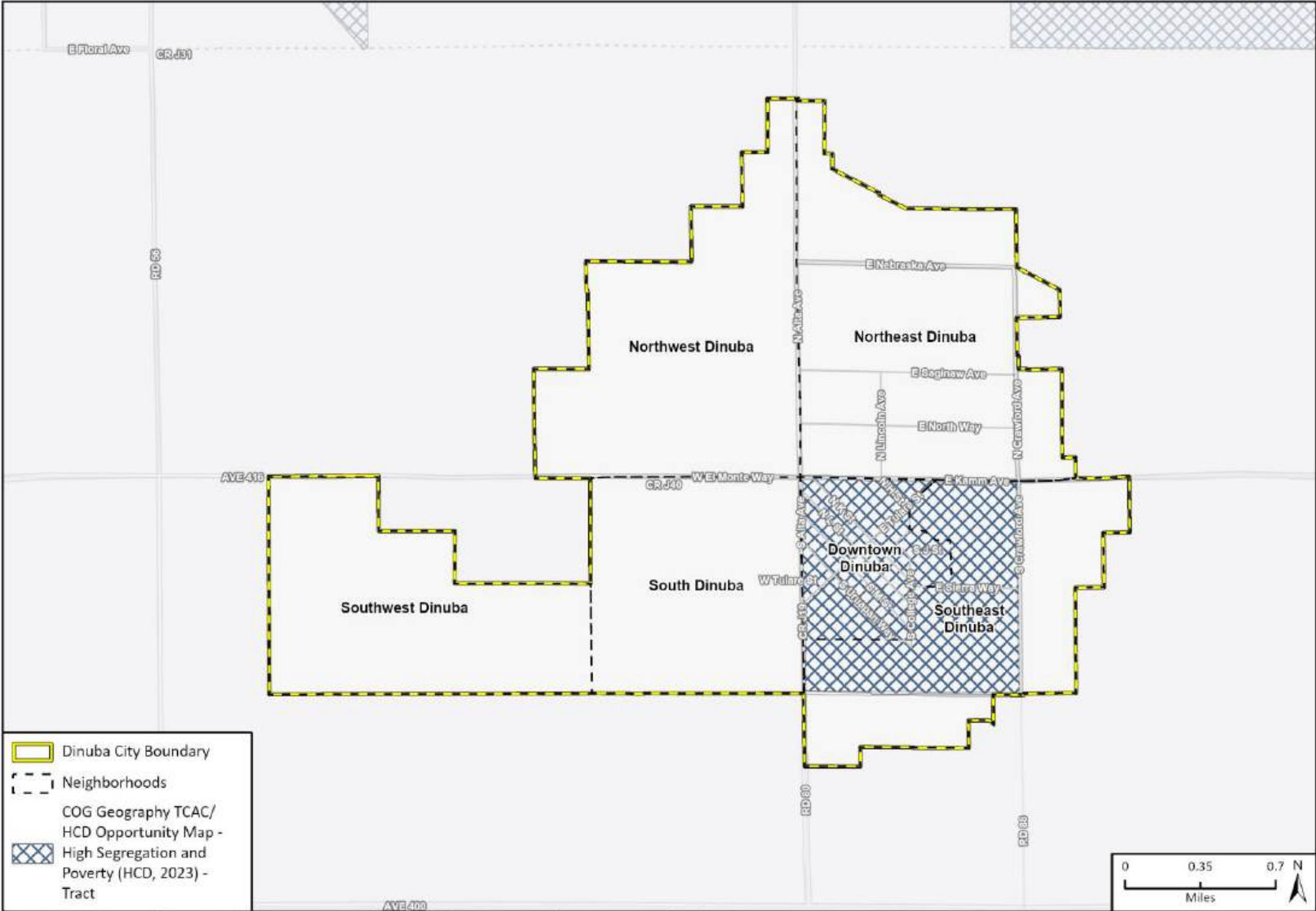
Poverty and Segregation

Similar to other cities in Tulare County, Dinuba has areas of concentrated poverty. The area with the highest poverty rate is in Downtown/Southeast Dinuba, where 47 percent of residents earn an income below the poverty line (Figure A5-14). Southwest Dinuba has the lowest percentage of residents living below the poverty line (15 percent). Throughout the rest of the city between 22 percent and 29 percent of residents are living below the poverty line.

Concentrated Areas of Affluence

HCD’s AFFH Data Viewer identifies RCAAs as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region (which for Dinuba consists of the entirety of Tulare County) and a household median income 1.5 times higher than the AMI. There are no RCAAs in Dinuba, as most of the city has a low percentage of white residents and a median household income that is lower than the county average. No census tracts within Dinuba have a median household income that is 1.5 times higher than the AMI.

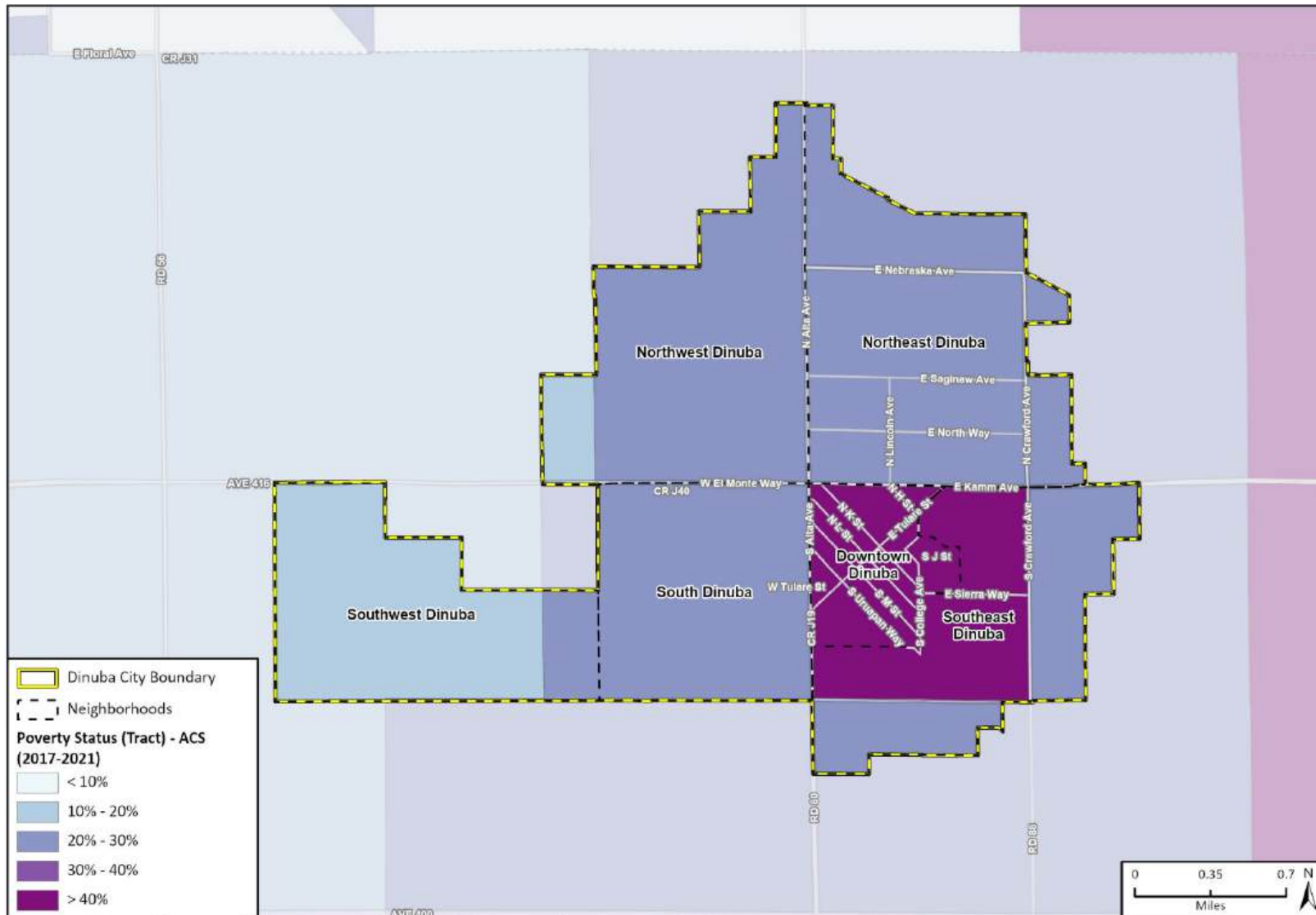
Figure A5-13 Areas of High Segregation and Poverty (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-14 Poverty Status (City of Dinuba)

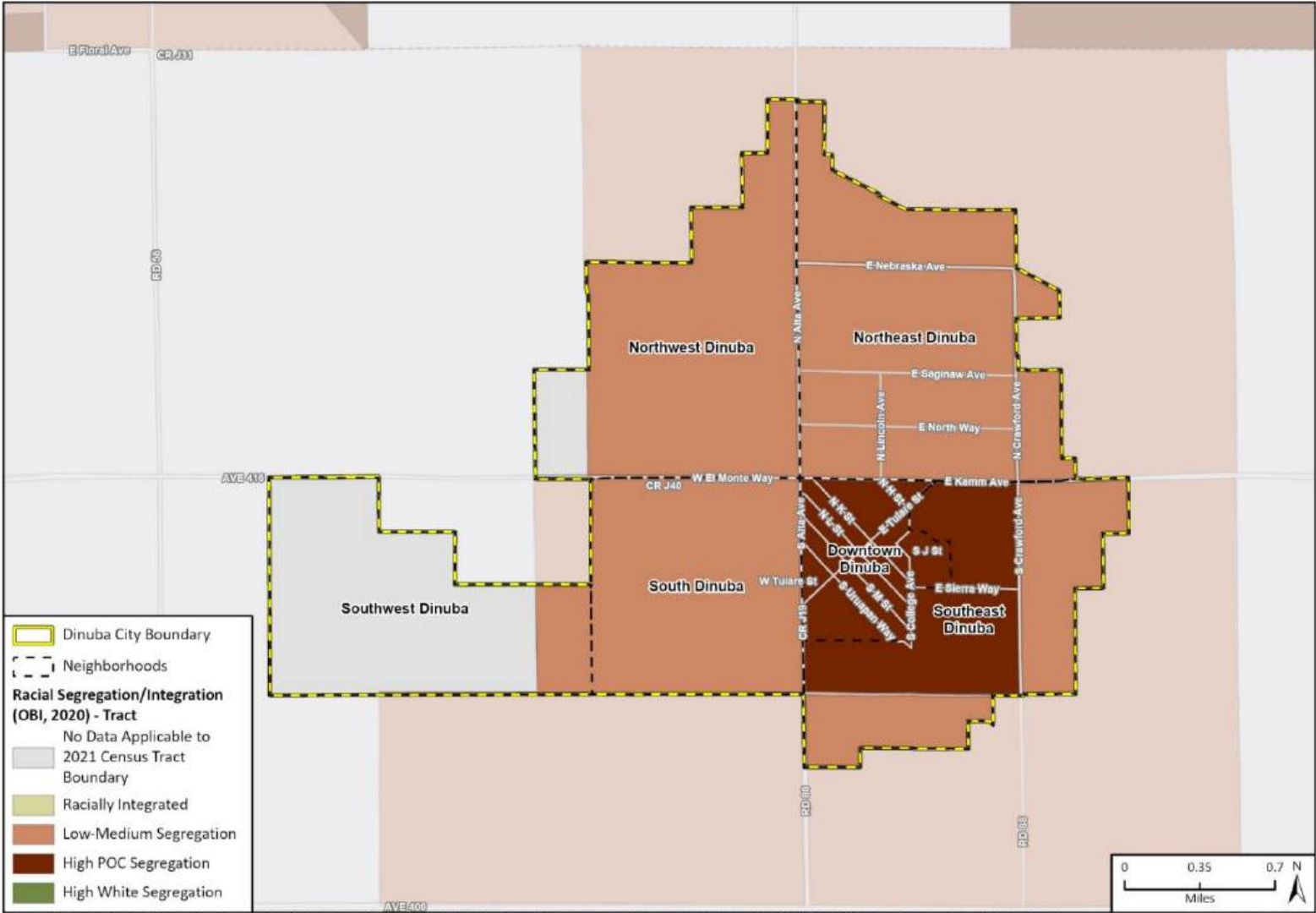


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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Source: AFFH Data Viewer, 2023

Figure A5-15 Racial Segregation and Integration (City of Dinuba)²



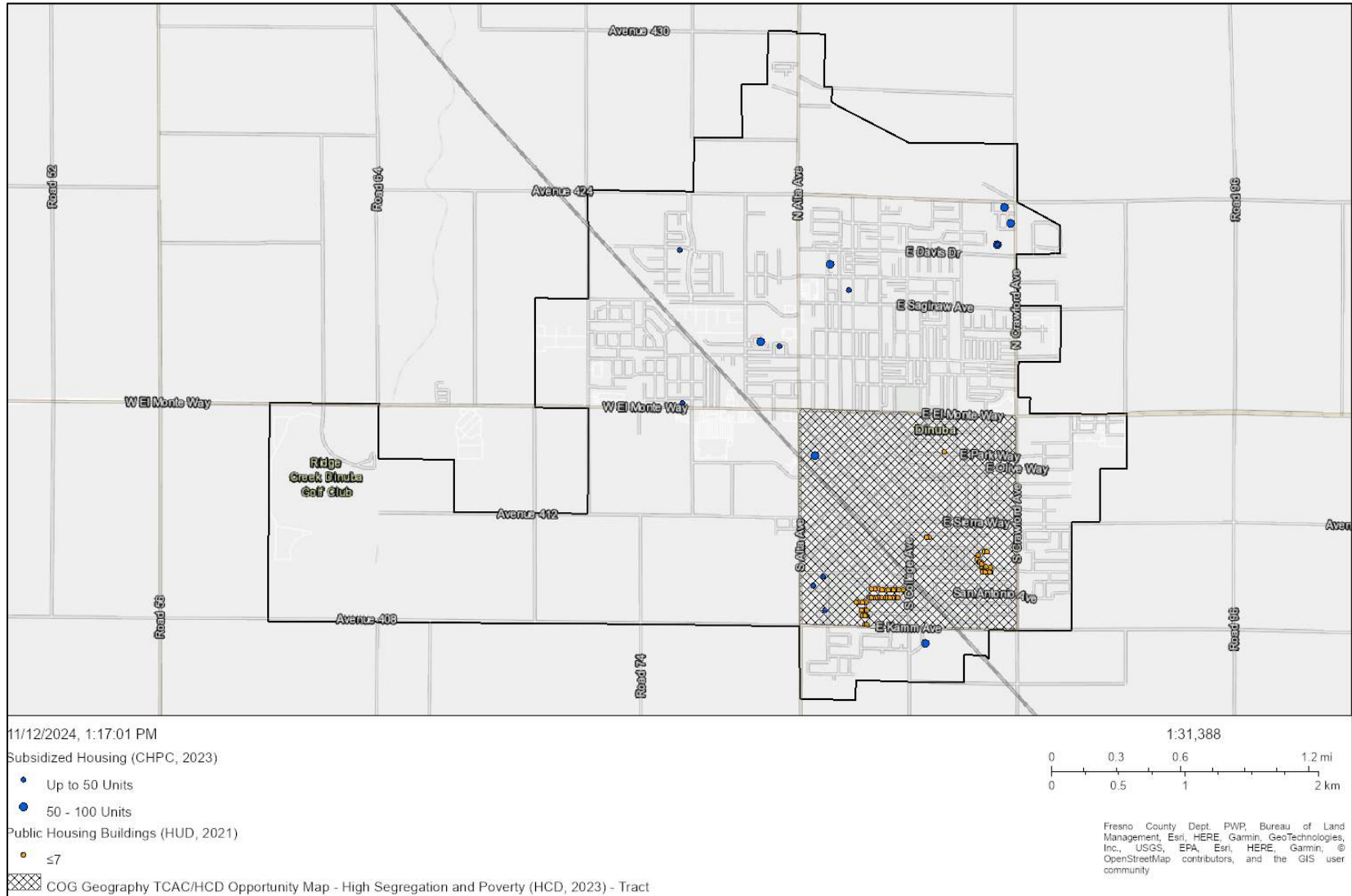
Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, MCO, PlaceWorks, HUD

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AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

² POC (People of Color)

Figure A5-16 Subsidized Housing and Public Housing Buildings



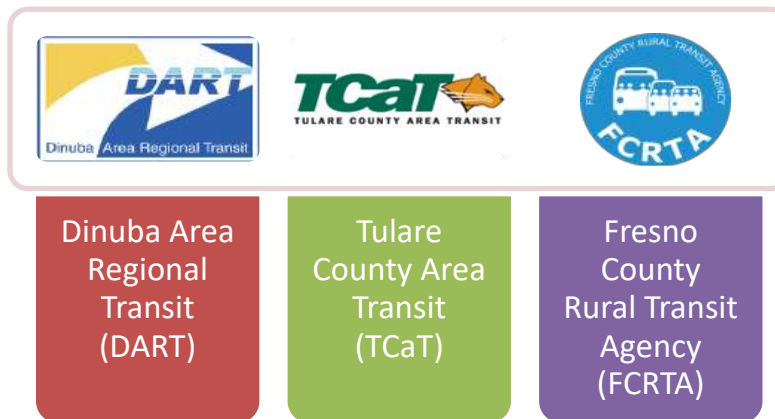
Source: AFFH Data Viewer, 2024

A5.2.6 Disparities in Access to Opportunities

Transit Access and Walkability

Several transit organizations operate throughout the city of Dinuba, offering fixed-route bus services to residents.

Transit Organizations Operating in Dinuba



- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART), a fixed route bus service with four routes throughout the city. DART operates from 7:00 am to 6:00 pm on weekdays, 6:30 pm to 9:00 pm on Fridays, and 9:30 am to 9:00 pm on Saturdays. DART also operates DART Flexroute, a fixed route and dial-a-ride service, which travels through north and south Dinuba, leaving the route to pick up dial-a-ride passengers between route stops.
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection, a fixed route bus service connecting the cities of Dinuba and Reedley in Fresno County. The Dinuba Connection operates Monday through Friday with longer service hours during the school year.
- TCRTA operates Tulare County Area Transit (TCaT), a fixed route bus service operating throughout the county, with two routes that pass through Dinuba (Routes C10 and C60). These routes connect Dinuba to the city of Visalia and the communities of Delft Colony and London, which are census designated places southwest of Dinuba. These routes operate from approximately 6:00 am to 7:00 pm on weekdays and 9:30 am to 6:00 pm on weekends. TCaT also offers Dial-A-Ride services to rural parts of Dinuba Monday through Friday.
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service, a shared-ride, advanced-reservation, origin-to-destination service, is provided to locations within the cities of Dinuba, Porterville, and Tulare. Service is available within $\frac{3}{4}$ mile of each local fixed route. The service is available to ADA-eligible individuals, as well as seniors (age 65+) and Medicare card holders. ADA-eligible passengers must receive certification through an application process. Paratransit provides same-day service to non-ADA passengers (seniors and Medicare card holders only) on a space available basis. Paratransit services operate the same hours and days as TCRTA's local fixed route system; service is provided Monday through Saturday from 7:00 am to 7:00 pm, and Sunday from 8:00 am to 5:00 pm. Next day reservations are required and are taken seven days a week.
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Residents in Dinuba have lower access to transit and lower transit ridership compared to larger cities in the region such as Visalia and Tulare. The city of Dinuba received an average AllTransit performance score of 4.8 which is based on a combination of low number of transit trips per week and low number of jobs accessible by transit.³ For comparison, the cities of Visalia and Tulare received slightly higher performance scores, 6.5 and 5.4 respectively. According to ACS estimates, 79 percent of commuters commute by driving alone, 16 percent carpool, and less than one percent walk.

Walk Score is a private company that offers a walkability index on its website, that measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.⁴ Dinuba received a walk score of 56 out of 100, which is considered “somewhat walkable.” Walkability is highest in the center of the center and decreases with increased distance from the city’s center. The Environmental Protection Agency (EPA) has a walkability index which ranks block groups according to their relative walkability. According to the National Walkability Index, the most walkable areas in the city are within the center of the city, in Downtown Dinuba and parts of Northeast and Southeast Dinuba (Figure A5-17). Areas on the outer edges of the city are considered the least walkable.

According to the Tulare County Association of Governments (TCAG) 2022 Regional Active Transportation Plan for the Tulare County Region, priority active transportation improvements in the city of Dinuba emphasize improving pedestrian and bicycle connections throughout the city and creating safe routes to schools. Projects include bicycle and pedestrian infrastructure improvements and educational outreach surrounding safe routes to elementary schools and Dinuba High School, as well as sidewalk improvements in Downtown Dinuba, pedestrian path along Ventura Street, and railroad crossing across the San Joaquin Valley Railroad tracks. These planned improvements will increase walkability and access to active transportation throughout the city, particularly in Downtown Dinuba and along Road 88, Alta Avenue, and Avenue 416.

Local knowledge from City staff indicates that the Core area (Downtown, East, and South Dinuba) tends to be more walkable than other areas of the city. As of December 2024, bike lane installations, road widenings, and striped bike lanes are currently underway. The City’s current active transportation network suffers from discontinuous sidewalks and bike lanes, inadequate ADA curb ramps, unsafe crossings, sight distance issues to crosswalks, and an uncomfortable walking and biking environment for residents. The City is implementing an Active Transportation Plan to construct bicycle and pedestrian improvements, including the improvements currently underway. The City has aggressively pursued funding to make transportation improvements, particularly for bike lanes and walking trails in disadvantaged parts of the community (Core area, south, southeast and east).

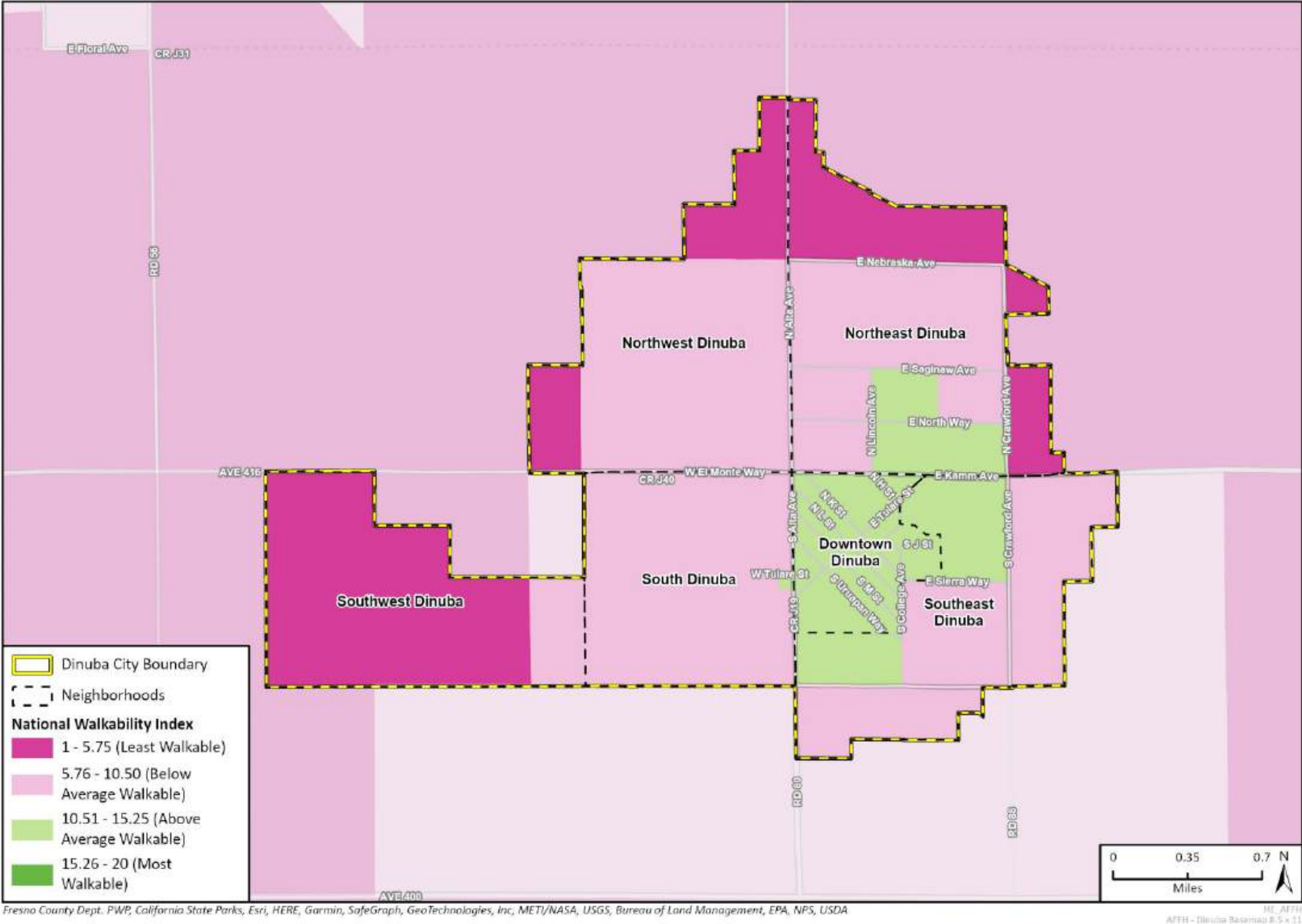
The City is also preparing a Revitalization Plan for the South El Monte Neighborhood that will support goals in this area related to community beautification and landscaping, public facilities, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention and public safety. This Plan aims to improve this neighborhood in aspects beyond transportation alone, creating improved economic and environmental opportunities as well. Access to economic and environmental opportunities citywide area outlined in the following subsections.

According to Self-Help, Dinuba could benefit from additional transit, open space, and employment options.

³ AllTransit.Org, 2021. <https://alltransit.cnt.org/>

⁴ Walk Score, 2021. <https://www.walkscore.com/methodology.shtml>

Figure A5-17 Walkability Index (City of Dinuba)



Source: National Walkability Index, 2023

Access to Quality Education

TCAC Educational outcomes are measured through the educational opportunity index, which measures the percentage of 4th graders who meet math and literacy proficiency standards, percentage of high schoolers who graduate on time, and percentage of students not receiving free or reduced-price lunch. Scores are generated by comparing each census tract to all other census tracts within the same COG. Scores range from 0-1, with 1 being the most positive educational outcome, and 0 being the least positive educational outcome.

Dinuba generally has less positive educational outcomes. Southwest Dinuba has the highest educational outcomes in the city (Figure A5-18).

Dinuba is served by the Dinuba Unified School District (DUSD), which manages 11 schools and nine campuses throughout Dinuba. The DUSD operates six elementary schools, one middle school, one traditional high school, one continuing education school, one independent study school, and one adult education school.⁵ During the 2021-2022 school year, DUSD had a total student enrollment of 6,592 students.

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, DUSD had a high school graduation rate of 91 percent in 2021. The student population is very diverse. Ninety-four percent of students are Hispanic/Latino, four percent are white, two percent are Asian American/Pacific Islander, and less than one percent are Black/African American, Native American/Alaskan Native, or multiracial.⁶ Thirty-three percent of students are English learners, almost all of whom are Spanish speakers. Approximately 86 percent of students are eligible for free and reduced-price meals, indicating they are living in low-income households. In addition, approximately seven percent of students are eligible for the Migrant Education Program, meaning their parent/guardian is a migratory worker in the agricultural, dairy, lumber, or fishing industries and whose family has moved during the past three years.⁷

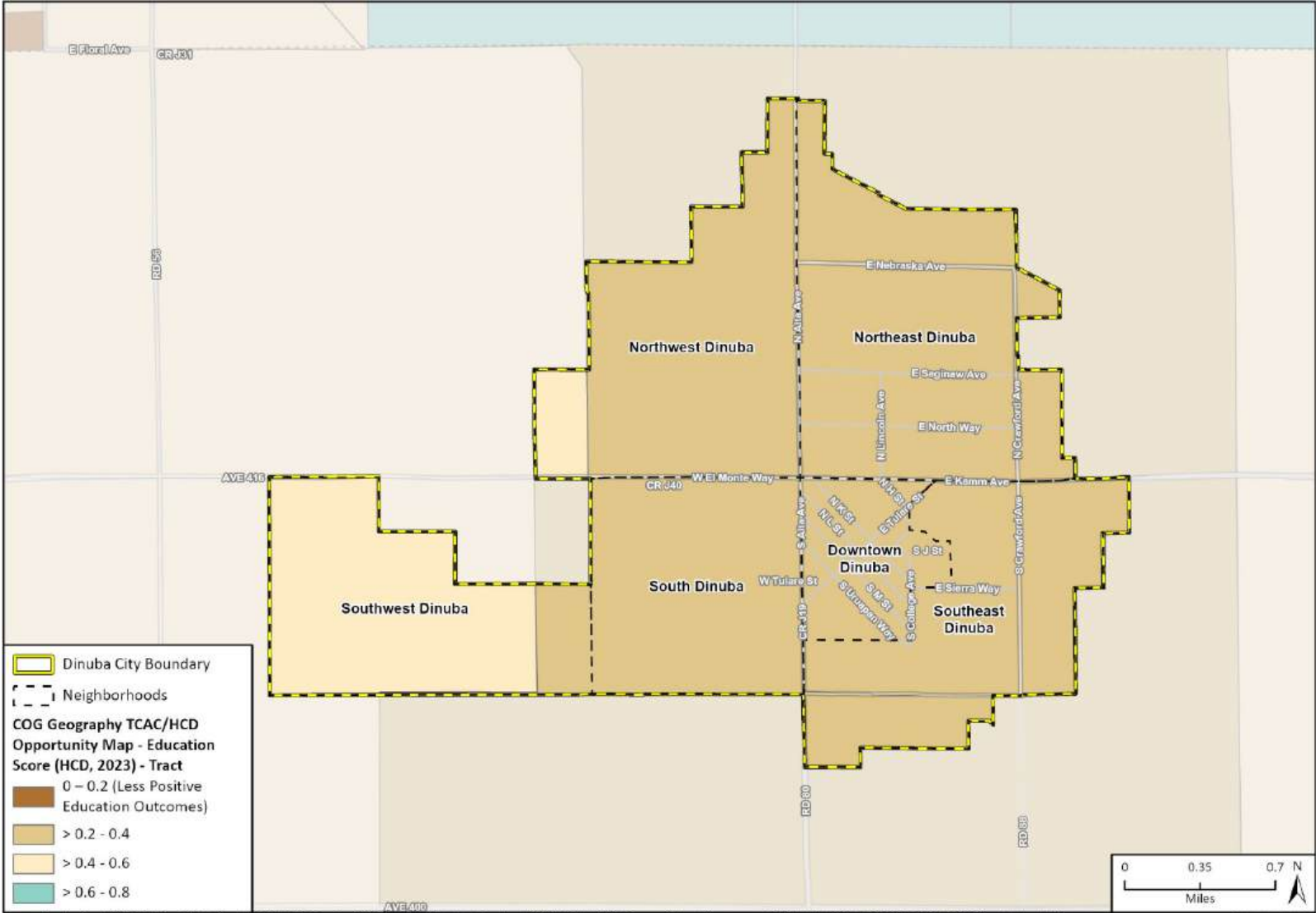
Education attainment levels of Dinuba residents are slightly lower than the county and tri-county averages. According to ACS estimates, 88 of the city's population (25 years of age and older) does not have a college degree (compared to 86 percent of the county and 83 percent of the tri-county area) and 31 percent did not graduate high school (compared to 30 percent of the county and 25 percent of the tri-county area).

⁵ Dinuba Unified School District. 2023. DUSD At-A-Glance. <https://www.dinuba.k12.ca.us/aboutDUSD>

⁶ Kidsdata.org. 2023. Dinuba Unified. <https://www.kidsdata.org/region/1551/dinuba-unified/results#cat=18>

⁷ Ed-Data. 2023. Dinuba Unified. <http://www.ed-data.org/district/Tulare/Dinuba-Unified>

Figure A5-18 TCAC Opportunity Areas – Education Outcomes (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

22_13436_HH_AFFH
AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

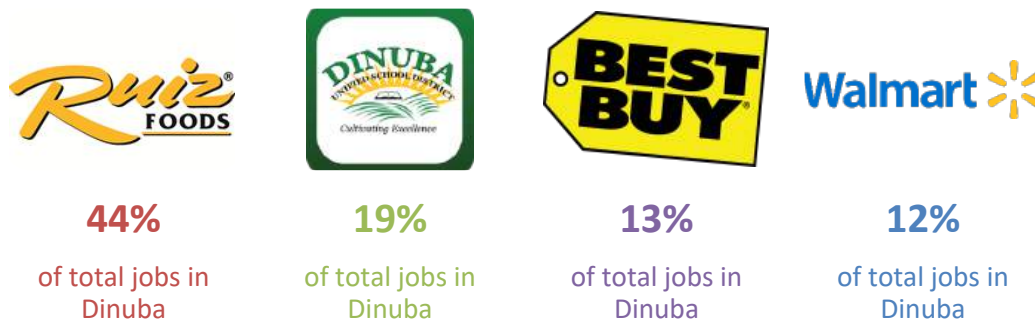
Economic Outcomes

TCAC economic opportunities measured by census tract, consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes.

Economic outcomes vary in Dinuba but are mostly higher than most other cities in Tulare County. Northwest and Southwest Dinuba have the most positive economic outcomes in the city while Downtown/Southeast Dinuba has the least positive economic outcome in the city (Figure A5-19). This area is also an area of high segregation and poverty (Figure A5-13), and has a higher percentage of residents with a disability (Figure A5-7) and the lowest median household income (Figure A5-11) compared to the rest of the city.

In 2021, Dinuba had a labor force participation rate of 63 percent for persons 16 years and older, which is similar to the labor force participation rate of the county and tri-county area. The largest industries in Dinuba are educational services, and health care and social assistance (23 percent of employed population), agriculture, forestry, fishing and hunting, and mining (20 percent of employed population), and retail trade (12 percent). This makeup is similar to other cities in the county.

Largest Employers in Dinuba



Source: City of Dinuba, 2021, 2021 Comprehensive Annual Financial Report.⁸

Most of the land zoned for commercial and industrial uses is in Downtown and South Dinuba. Most of Northeast, Northwest, Southeast, and Southwest Dinuba is not zoned for uses that provide employment opportunities. These areas are primarily zoned for residential and resource conservation uses. Ruiz Foods Products Inc., Walmart, and the Best Buy Distribution Center, three of the city's largest employers, are located in South Dinuba. The majority of working residents commute outside the city for work (76 percent) and 48 percent commute outside of Tulare County. Of the 52 percent of residents who work in Tulare county, 24 percent of employed Dinuba residents work in Dinuba, 10 percent work in Visalia, four percent work in, and four percent work in Tulare. Approximately 30 percent of working residents work in Fresno County, including seven percent who work in Reedley and five percent who work in Fresno.⁹ The remaining 20 percent work in a county other than Tulare or Fresno.

The City has implemented several economic development strategies to incentivize economic development including reduced/waived fees for new development. As discussed above, the City has had success in bringing in industrial uses such as a Best Buy distribution center, Ruiz Foods, and dental equipment manufacturing uses.

⁸ City of Dinuba. 2021. Comprehensive Annual Financial Report. https://www.dinuba.org/images/docs/forms/dinuba_acfr.pdf

⁹ U.S. Census Bureau. 2023. OnTheMap Work Destination Analysis. <https://onthemap.ces.census.gov/>

Figure A5-19 TCAC Opportunity Areas – Economic (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METY/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

22_13456_NE_AFFH
AFFH - Dinuba Backmap R.9 x 11

Source: AFFH Data Viewer, 2023

Healthy and Safe Housing Environment

Like the rest of western Tulare County and the western tri-county area, pollution burden is high throughout the city of Dinuba. The CalEnviroScreen map for the city of Dinuba identifies the degree to which communities are considered burdened by pollution by comparing the scores of each census tract to every other census tract in the state. CalEnviroScreen identified pollution burden is high throughout most of the city (Figure A5-20). Pollution burden is highest in Downtown and Southeast Dinuba (96th percentile) and lowest in Northeast Dinuba (75th percentile). Pollution burden associated with ozone and particulate matter is high throughout the entire city. Pollution burden associated with pesticide use, cleanup sites, and groundwater threats is highest in southern parts of the city. Downtown and Southeast Dinuba also have a high pollution burden from lead risk from housing and proximity to cleanup sites.

Pollution burden is high throughout Dinuba, particularly pollution associated with ozone and particulate matter. Characteristics associated with vulnerability to impacts from pollution in Dinuba include high rates of asthma and cardiovascular disease, low education attainment, and high rates of poverty and unemployment.



The TCAC environmental opportunity map also identifies pollution burden, using CalEnviroScreen scores. However, unlike CalEnviroScreen, the TCAC map compares census tracts to other census tracts within the same COG to show differences in pollution burden within the region. According to the TCAC opportunity map, environmental outcome scores vary throughout the city but are generally more positive (Figure A5-21). Environmental outcomes are lowest in Southwest Dinuba and are also low in Downtown and part of Southeast Dinuba. Throughout the rest of the city, environmental outcomes are positive.

Senate Bill (SB) 535 tasks the California Environmental Protection Agency with identifying disadvantaged communities. Disadvantaged communities are low-income areas that are disproportionately affected by environmental pollution and other hazards. Under SB 35, a minimum of 25 percent of funds from the Greenhouse Gas Reduction Fund, funded by revenue from the State's cap-and-trade emissions program, goes to projects that benefit disadvantaged communities. All of Dinuba is considered a disadvantaged community under SB 535 (Figure A5-22).

In recent years the City has channeled the majority of such investments into the central, east and southeast part of the community, recognizing these neighborhoods tend to be lower income with higher rates of minority residents.

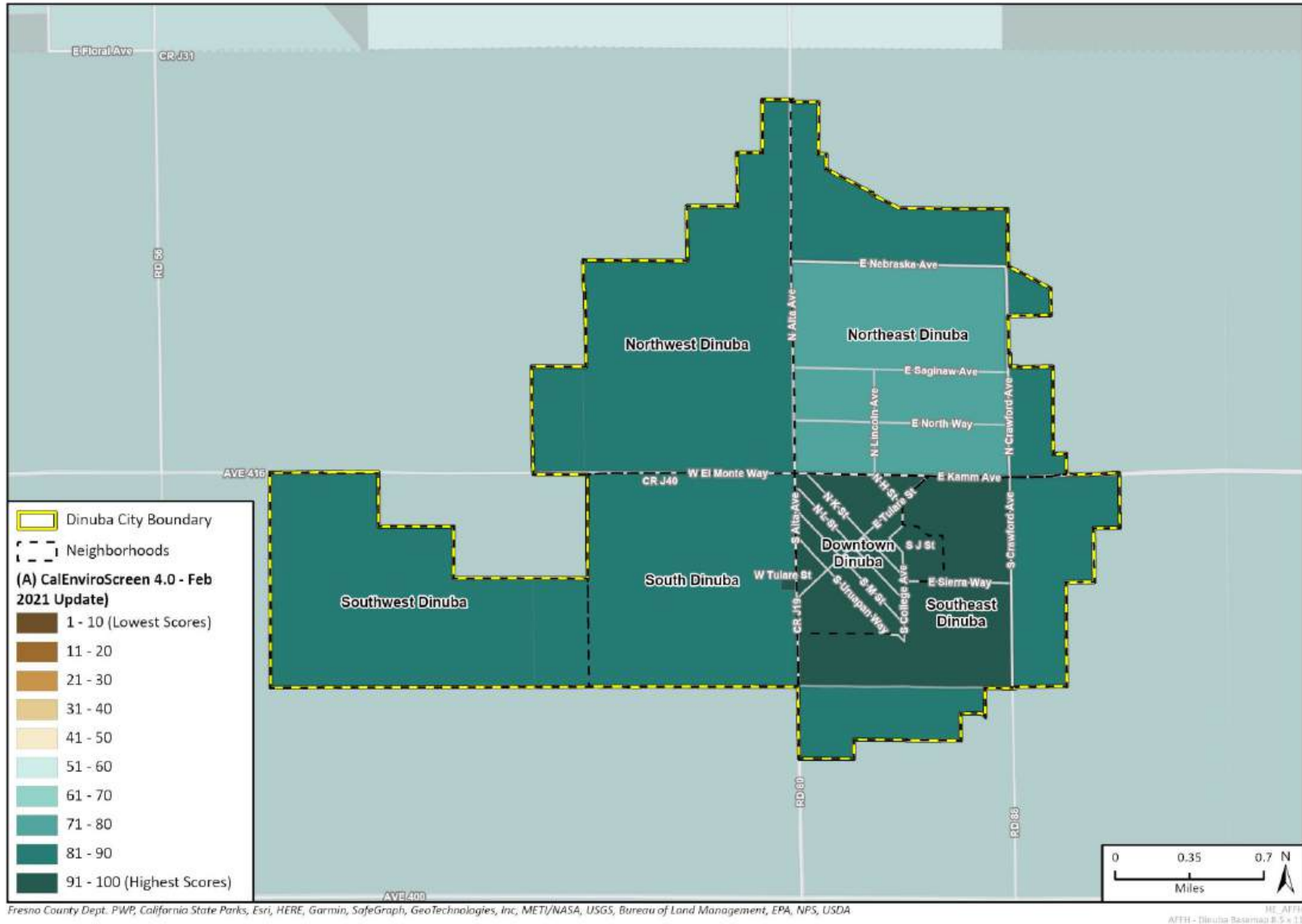
Based on local knowledge from staff, the City generally tries to keep industrial uses away from current or planned residential uses. There are no groundwater contamination issues in Dinuba. Parks are accessible to all areas of the City, including lower income areas.

Flooding in Dinuba has been reported to have occurred in 1937, 1950, 1955, 1966, 1969, and 1993. Flooding in the City has been the result of intensive localized rainfall combined with snowmelt runoff which has resulted in overflows of the East Branch of the Alta Canal. Portions of Dinuba are within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on their Flood

Insurance Rate Map. Much of the flood area in Dinuba roughly follows the course of sloughs or creeks that originally flowed through the area, but were diverted into irrigation ditches as the area was settled.

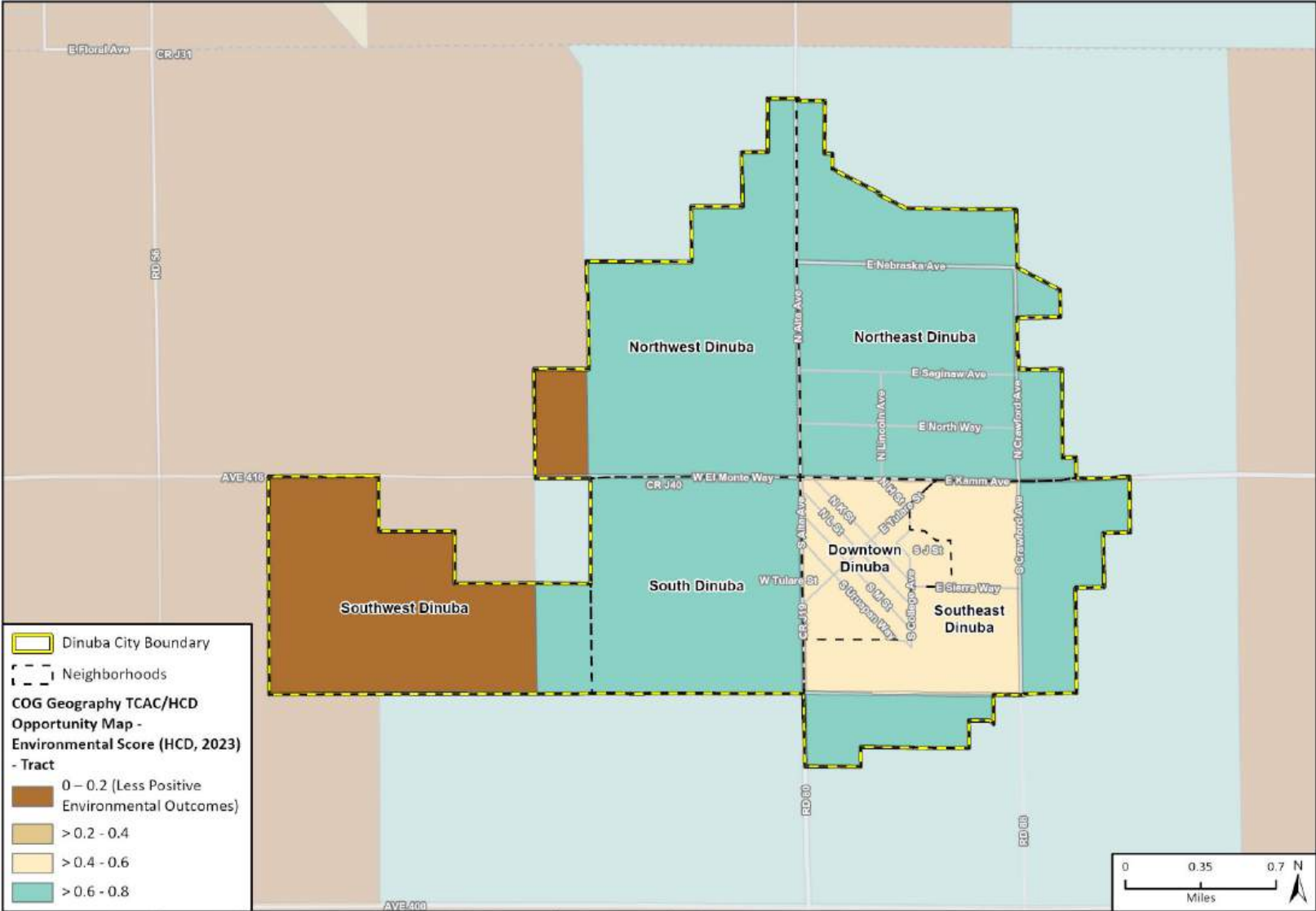
Access to grocery stores citywide has recently improved. There are two new grocery stores on the east side and within the last year (2024), the City revitalized an old shopping center called Mercantile Row. According to the HPI, more than 94 percent of residents live within a mile of a supermarket or large grocery store.

Figure A5-20 CalEnviroScreen 4.0 Percentile Scores (City of Dinuba)



Source: AFFH Data Viewer, 2023

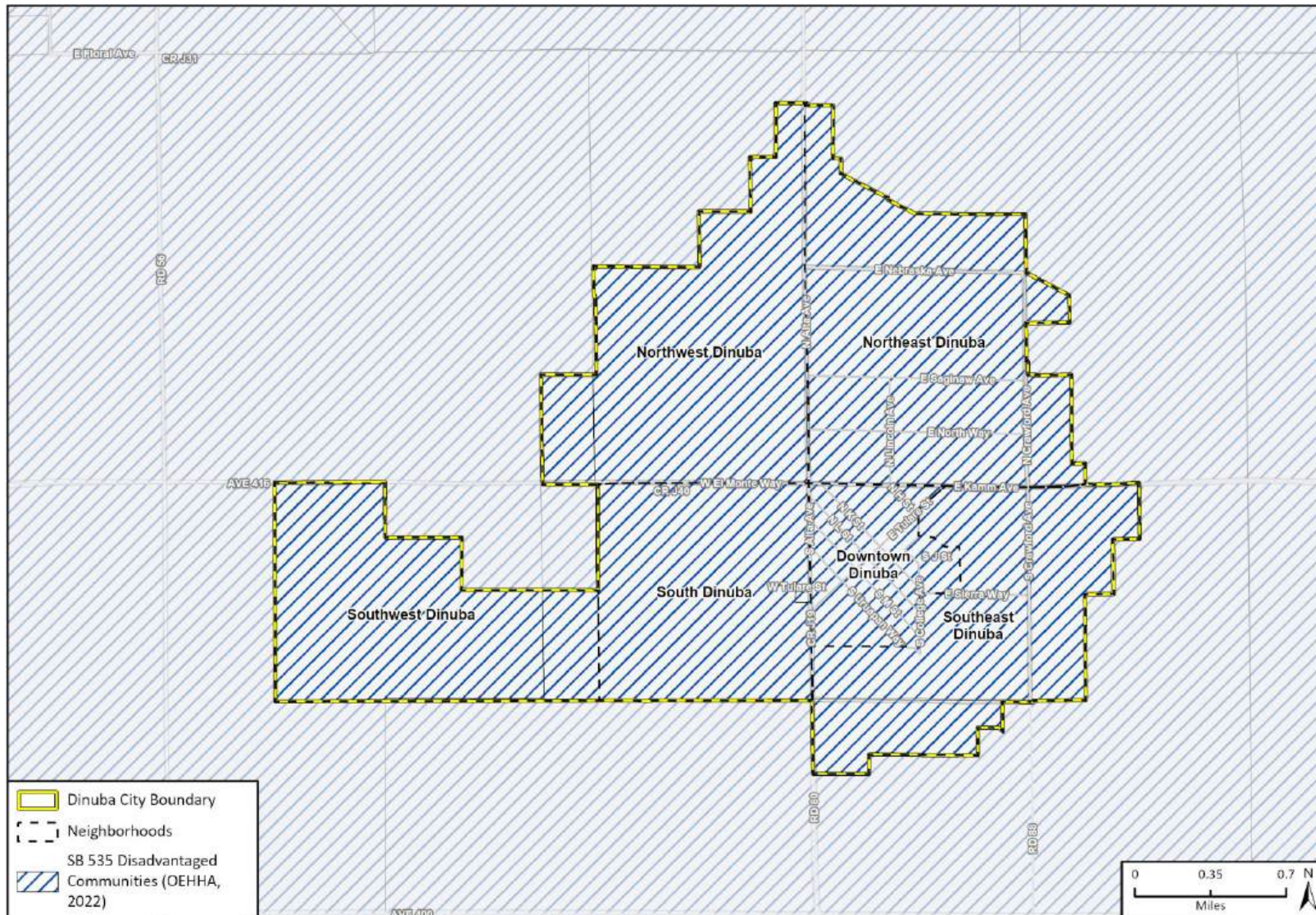
Figure A5-21 TCAC Opportunity Areas - Environmental (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-22 SB 35 Disadvantaged Communities (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHA, FEMA

Source: AFFH Data Viewer, 2023

A5.2.7 Disproportionate Housing Needs

Housing Problems

Similar to other cities in the county, almost half of all households in Dinuba are experiencing housing problems. Housing problems, as defined by HUD, include overcrowding, cost burden, lack of kitchen facilities, and lack of plumbing facilities. Approximately 49 percent of households in Dinuba are experiencing housing problems and 29 percent of households are experiencing severe housing problems. The percent of households experiencing housing problems and severe housing problems in Dinuba is slightly higher than the county and tri-county area, where 44 percent of are experiencing housing problems and 26 percent of households are experiencing severe housing problems in both the county and tri-county area.

Substandard Housing

HUD considers housing units to be “standard units” if they comply with local building codes, whereas housing units are considered “substandard” if they lack complete plumbing or kitchen facilities. According to ACS estimates Dinuba has approximately 42 substandard housing units, which comprises approximately 0.6 percent of the total occupied units in the city. Of the 42 substandard units, most lack complete kitchen facilities (27 housing units). The percentage of substandard housing units in Dinuba is similar to Tulare County and other jurisdictions in the region.

Approximately 61 percent of the city’s housing stock was constructed prior to 1990 and is more than 30 years old. Housing units older than 30 years have a higher likelihood of needing repair and modernization improvements. The areas of Dinuba with older housing or housing that is more likely in need of repair are Downtown and Southeast Dinuba. According to ACS estimates, housing units in Downtown and Southeast Dinuba are older than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old, 70 percent of which are over 50 years old.

As mentioned previously, the Dinuba Core area (Downtown, east, and south areas) tend to be older neighborhoods with lower quality housing. These areas also tend to have the lowest housing costs, for both rental and ownership housing. Northwest Dinuba is the newest development area. There are currently new subdivisions approved/in process in eastern Dinuba. Aging neighborhoods in the Core area tend to have a higher need for rehabilitation efforts.

Housing cost burden is significantly higher among renters than homeowners in Dinuba. Approximately 52 percent of renters and 23 percent of homeowners are cost burdened in Dinuba.



Housing Cost Burden

The rate of cost burden (spending more than 30 percent of household income on housing costs) among Dinuba residents is higher than the county and tri-county area averages. Approximately 38 percent of all households are cost burdened, compared to 38 percent and 18 percent of the county and tri-county areas, respectively. Housing cost burden is much higher among renters than homeowners.

Twenty-three percent of homeowners in Dinuba experience cost burden. Cost burden among homeowners is highest in Downtown and Southeast Dinuba, where 53 percent of households are cost burdened, and Southwest Dinuba, where 51 percent of homeowner households are cost burdened

(Figure A5-23). Northeast Dinuba has the lowest percent of homeowner households that are cost burdened (18 percent).

In Dinuba, renters experience cost burden at more than double the rate of homeowners. Fifty-two percent of renters experience cost burden in Dinuba. South and Southwest Dinuba have the highest percentage of renters experiencing cost burden (65 percent). Northeast Dinuba has the lowest percentage of renters experiencing cost burden (39 percent) (Figure A5-24).

As household income increases, the likelihood of experiencing cost burden decreases (Table A5-4). Extremely low-income households have the highest percentage of cost burden, 86 percent of homeowners and 84 percent of renters. Among low-income households, 35 percent of homeowners are cost burdened and 31 percent of renters are cost burdened. Moderate- and above moderate-households have the lowest rates of cost burden among the different income levels. Less than one percent of moderate- and above moderate-homeowners and three percent of moderate- and above moderate-renters are cost burdened.

Table A5-4 Assistance Needs of Lower-Income Households, 2015-2019 (City of Dinuba)

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely low-income (0-30% AMI)	865		175		1,040	
With any housing problem	740	86%	170	97%	910	88%
With cost burden >30%	725	84%	150	86%	875	84%
With cost burden >50%	545	63%	125	71%	670	64%
Very low-income (31-50% AMI)	735		490		1,225	
With any housing problem	650	88%	335	68%	985	80%
With cost burden >30%	580	79%	320	65%	900	73%
With cost burden >50%	145	20%	150	31%	295	24%
Low-income (51-80% AMI)	655		745		1,400	
With any housing problem	405	62%	400	54%	805	58%
With cost burden >30%	205	31%	260	35%	465	33%
With cost burden >50%	30	5%	10	1%	40	3%
Moderate & Above Income (>80% AMI)	675		1,830		2,505	
With any housing problem	60	9%	240	13%	300	12%
With cost burden >30%	19	3%	95	5%	24	1%
With cost burden >50%	15	2%	0	0%	15	1%
Total Households	2,930		3,240		6,170	
With any housing problem	1,855	63%	1,145	35%	3,000	49%
With cost burden >30%	1,529	52%	825	25%	2,354	38%
With cost burden >50%	735	25%	285	9%	1,020	17%

Note: Housing Problems: There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income.

Severe cost burden: Monthly housing costs (including utilities) exceeding 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Overcrowding

As discussed in Chapter A2, *Housing Needs Assessment*, Dinuba has 2,032 large households (households with five or more people), comprising approximately 33 percent of all households in the city, which is 11 percent higher than the county (22 percent) and 54 percent higher than the tri-county average (19 percent). A higher percentage of owner households (24 percent) are large households compared to renter households (18 percent).

Approximately 17 percent of households in Dinuba are overcrowded and four percent are severely overcrowded. The percentage of overcrowded households in the city is much higher than in the county (10 percent) and tri-county area (10 percent). The percentage of overcrowded housing is higher than the State average (8.3 percent) throughout the entire city. Overcrowded housing is highest in Northeast Dinuba, where 17 percent of households are overcrowded (Figure A5-25). Overcrowded housing is also high in Downtown, Southeast, and South Dinuba, where between 10 and 15 percent of households are overcrowded.

Persons Experiencing Homelessness

The 2023 Kings and Tulare County Point-In-Time (PIT) Count did not record the number of persons experiencing homelessness in Dinuba. In Tulare County, 1,053 persons experiencing homelessness were recorded in 2023. Based on the total number of homeless individuals recorded across the county, and Dinuba's share of the county's total population (five percent), the number of people experiencing homelessness in Dinuba is expected to be approximately 46. The cities of Porterville, Tulare, and Visalia have a disproportionately high percentage of the county's homeless population compared to their share of the total population. A total of 1,017 homeless residents were recorded in these three cities, with the remaining 36 individuals located throughout the rest of the county. Therefore, Dinuba has low percentage of the county's homeless population in comparison to the share of the county's population. The number of homeless residents in the city has remained consistent over the last several years. In 2022, the City housed nine homeless individuals in the recently constructed Sierra Village project, which provides 44 units of affordable housing.

Unsheltered residents tend to reside in parks throughout the city, including Surabian Drive Linear Park, Rose Ann Vuich Park, and the Recreation Center baseball diamond area. As discussed previously, the following transportation services operate in Dinuba and the City is considered "somewhat walkable."

- The Tulare County Regional Transit Agency (TCRTA) operates Dinuba Area Regional Transit (DART)
- The City of Dinuba partners with the Fresno County Rural Transit Agency (FCRTA) to provide the Dinuba Connection
- TCRTA operates Tulare County Area Transit (TCaT)
- TRCTA also provides Paratransit & Dial-A-Ride Services Paratransit service
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.

Rose Ann Vuich Park is located along Avenue 416 across the street from the DART transportation center and adjacent to the El Monte Way and Palm Drive and Dinuba Senior Center bus stations. A Family HeathCare Network facility is also located a block away from Rose Ann Vuich Park. The Dinuba Recreation Center is located approximately three blocks away from Rose Ann Vuich Park and has access to the same facilities.

In 2017, the City of Dinuba formed the internal Homeless Outreach Partnership Effort (H.O.P.E.) to address homelessness in the community. The H.O.P.E. team is primarily focused on engaging the homeless, building rapport and trust, and referring them to needed services. The H.O.P.E team's primary goals are to manage homelessness issues, connect homeless persons to resources, and reduce or eliminate homelessness. While working directly with the homeless, the team has learned that there is "no silver bullet" and combatting homelessness is a long-term commitment, which requires consistent engagement. Since its inception, the H.O.P.E. team has worked closely with other agencies and organizations such as Kings Tulare Homeless Alliance, Tulare County, Dinuba Unified School District, United Health Centers, CSET, and others to provide critical assistance to needy homeless individuals and families. Through these efforts, the team has successfully housed ten homeless individuals/families. In working with the homeless, the H.O.P.E. team has identified a set of challenges that create difficulties in addressing homelessness. These challenges include:

- Lack of low barrier shelters
- Lack of adequate mental health services
- Lack of local rapid-rehousing units
- Lack of local permanent supportive housing units
- Homeless need to be ready and willing to get help

The H.O.P.E. team remains dedicated in the face of these challenges and is committed to "helping people help themselves." Looking ahead, the team is focused on the following strategies in their efforts to addressing homelessness in the community:

- Continue to track homeless
- Continue to work with local landlords/property managers
- Partnership with Self Help to provide 5 permanent supportive housing units (Sierra Village II)
- Establish accessory dwelling unit (ADU) program
- Encourage new, affordable multi-family units
- Exploring Homeless Work Program
- Exploring rental assistance program

Additional services available to unhoused individuals include:

- 2-1-1 Tulare County: Connects communities with resources, services, and opportunities, through the non-emergency 2-1-1 phone number, a comprehensive website, via 2-way texting, and a mobile application.
- United Health Center (Dinuba): A Fully Qualified Health Clinic which offers health services to patients without insurance on a Sliding Fee Scale according to the patient's income and number of household members.
- CSET (Community Services Employment Training): Offers a variety of assistance in areas such as employment training, housing, financial assistance, family resources, and home weatherization to those in need.

Due to limited services for unhoused populations in Dinuba, many persons in need of homeless services tend to go to the nearby City of Fresno. Displacement

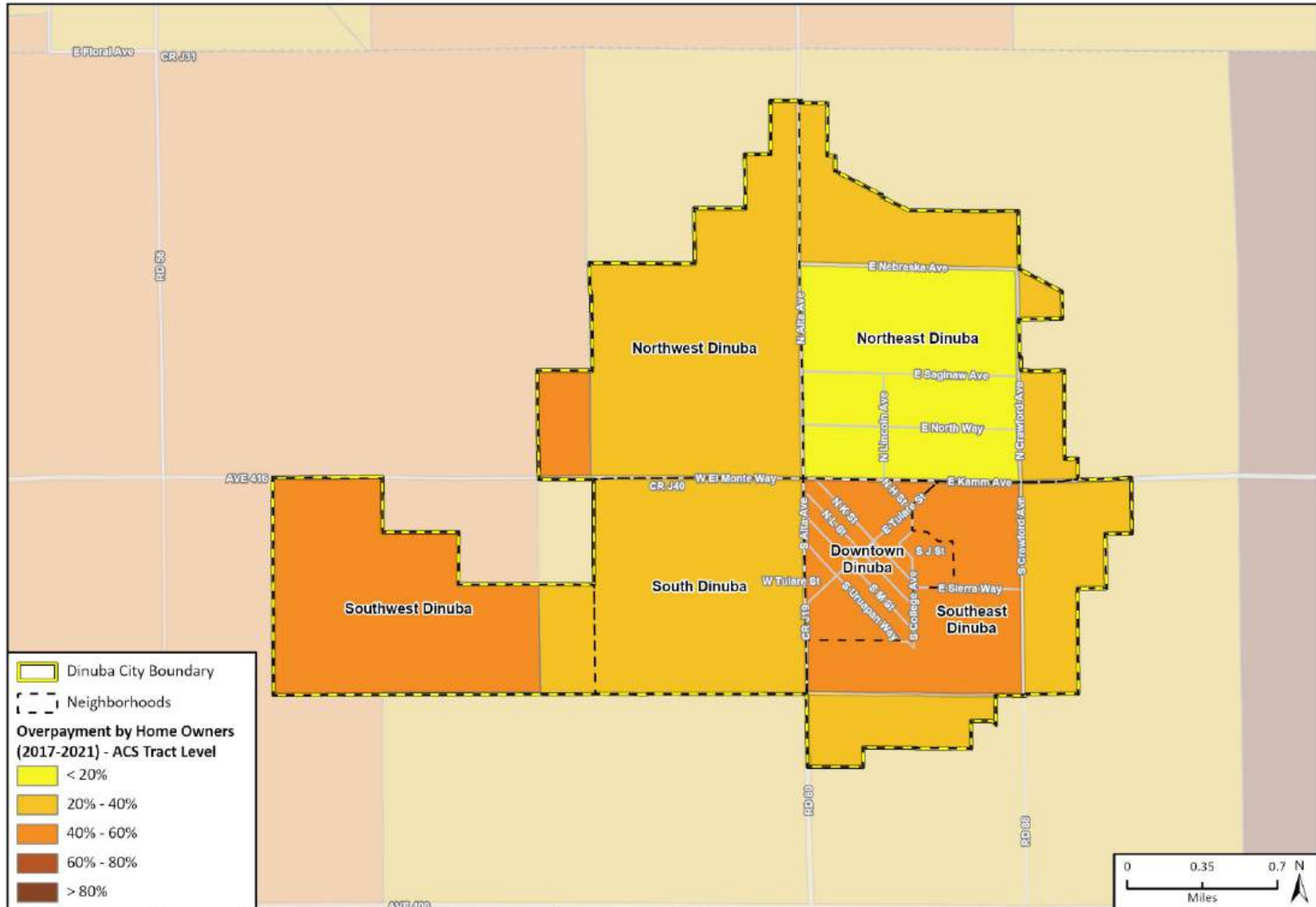
Communities are designated sensitive to displacement pressure if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics¹⁰:

- The share of renters is above 40 percent
- The share of people of color is above 50 percent
- The share of very low-income households that are severely rent burdened is above the county median
- The percent change in rent is above the county median for rent increases

According to the Urban Displacement Project (UDP), residents living in Downtown and part of Southeast Dinuba are at risk of displacement (Figure A5-26).

¹⁰ AFFH Data Viewer. 2023. Estimated Displacement Risk Overall Urban Displacement Project 2022. <https://www.arcgis.com/home/item.html?id=93242c4310254705abe4daf04ae25ce0>

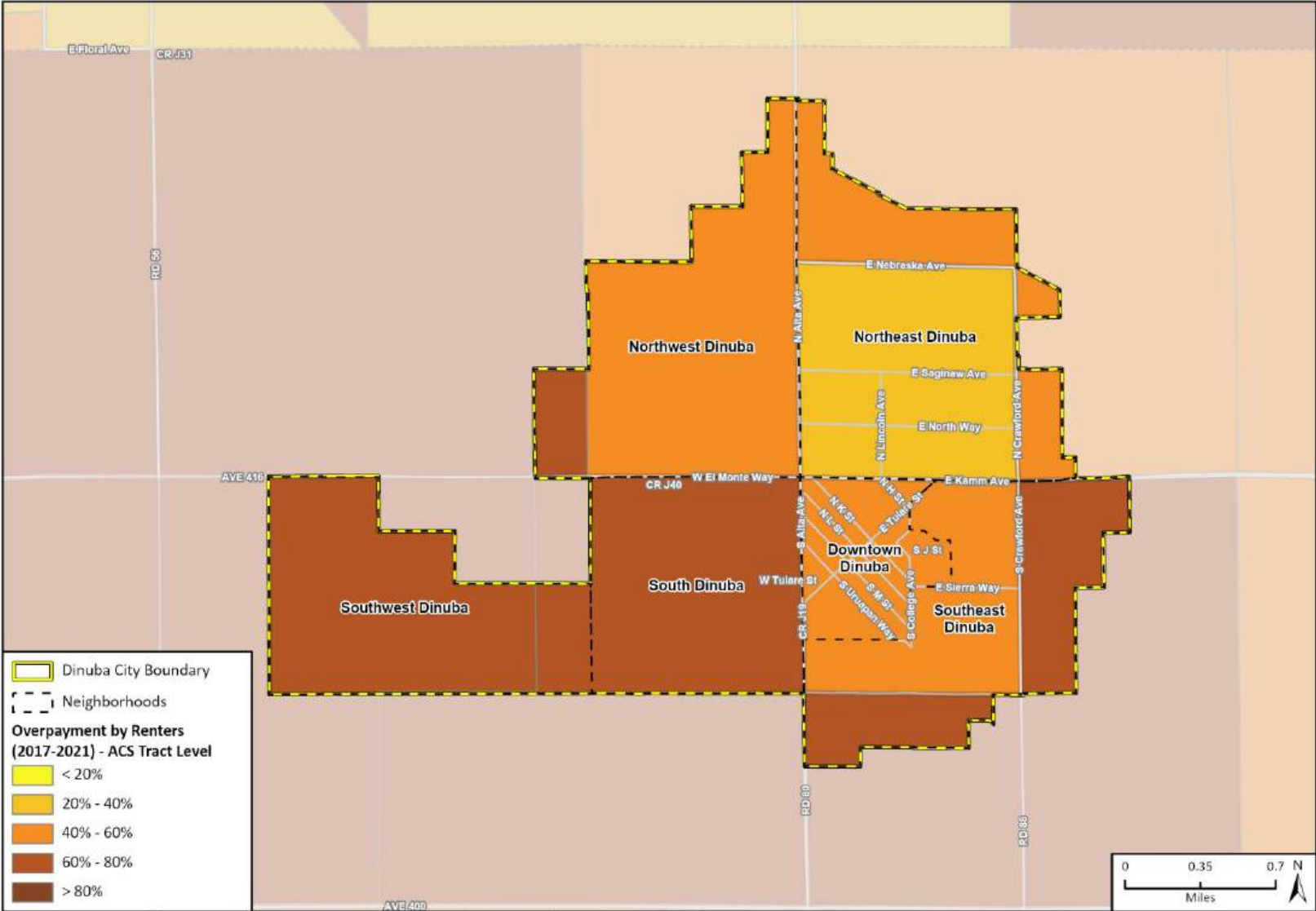
Figure A5-23 Overpayment by Home Owners (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD
 Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA
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 AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure A5-24 Overpayment by Renters (City of Dinuba)

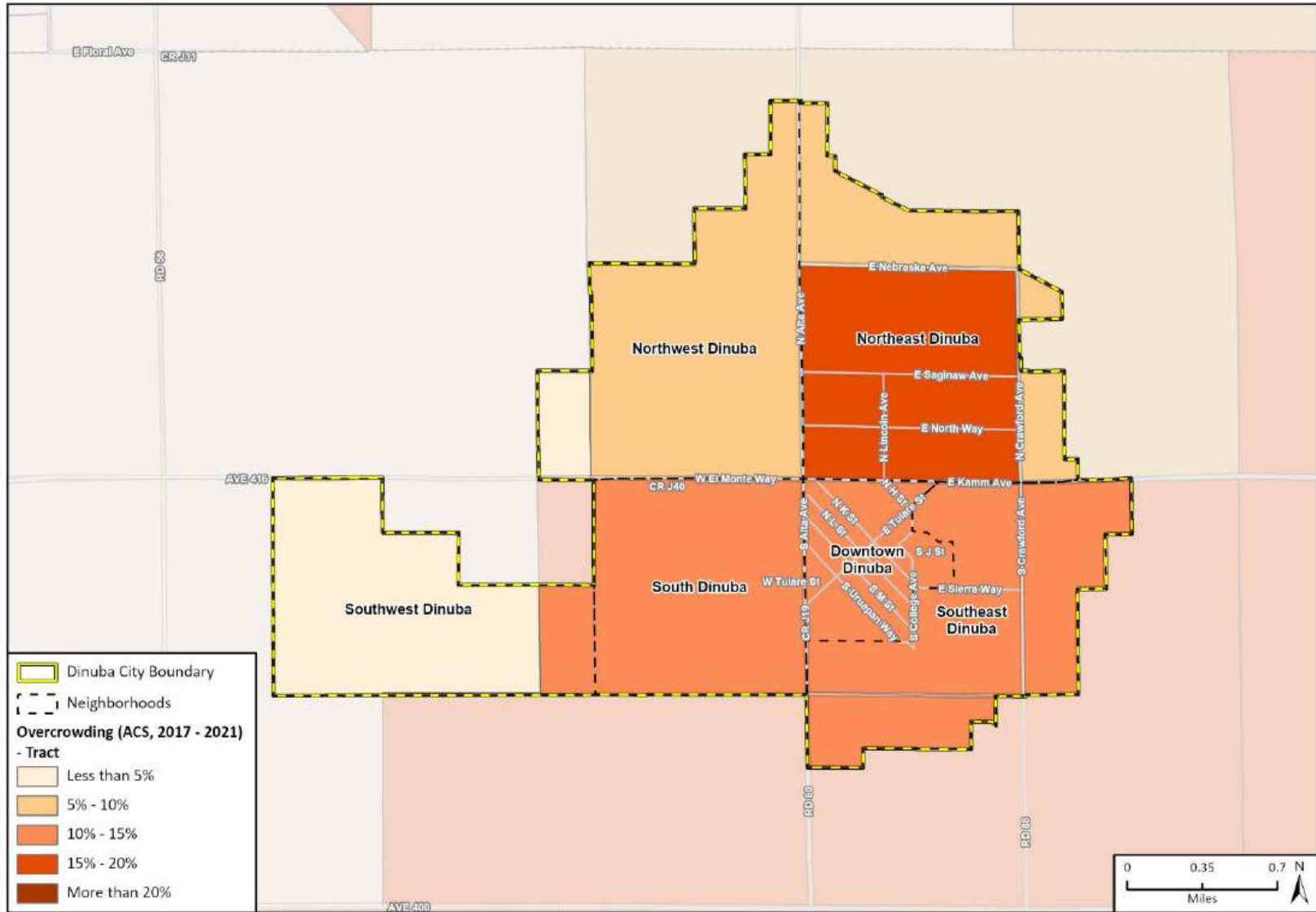


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure A5-25 Overcrowded Households (City of Dinuba)

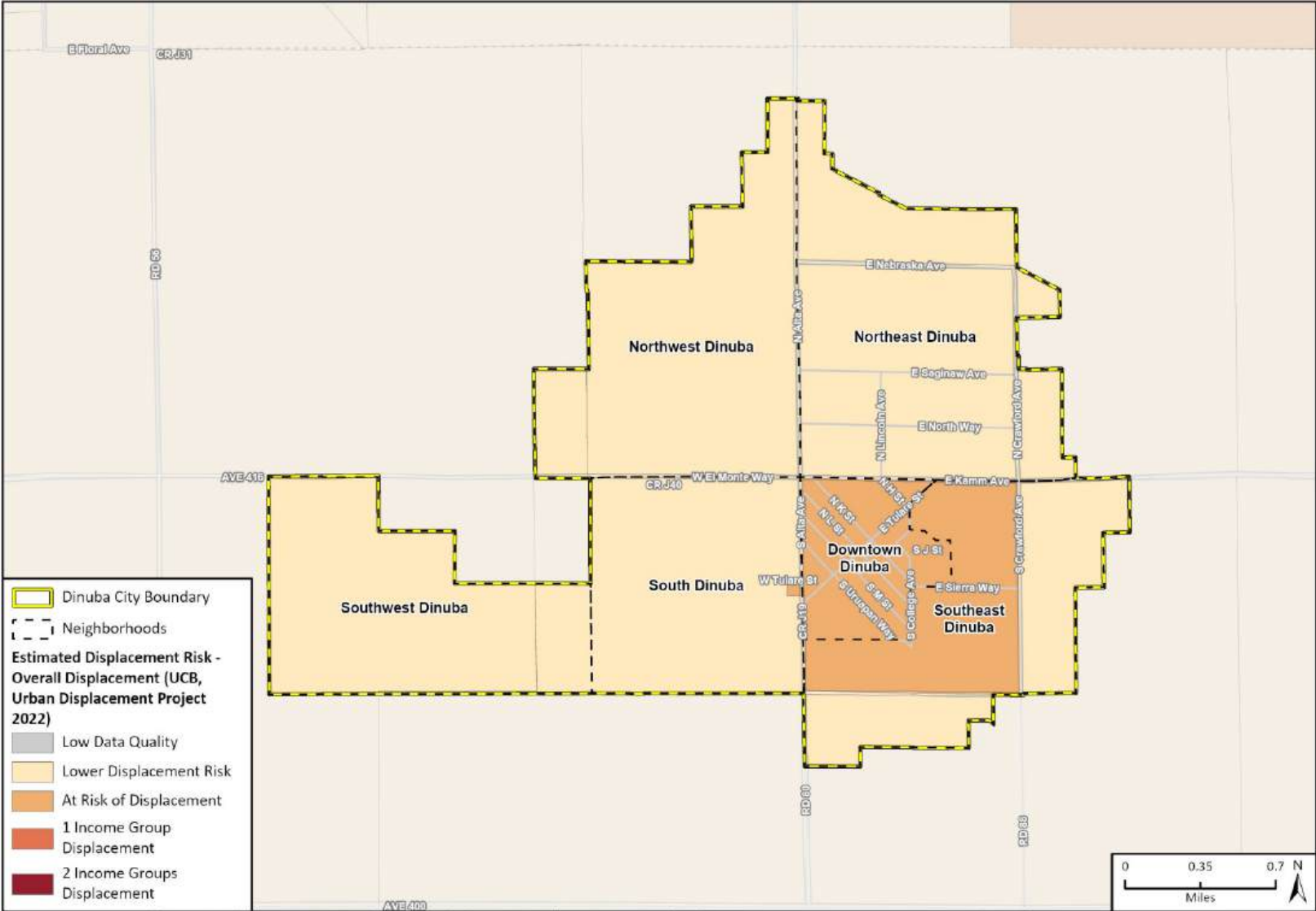


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

02_11496_10 AFFH
 AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure A5-26 Displacement Risk (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UGP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer 2.0, 2023

A5.2.8 Local Area Knowledge

Dinuba was established by a group of farmers following a land dispute with the Southern Pacific Railroad during the late 1800s. During the end of the Civil War, southern farmers who were struggling amid a recession immigrated to California and eventually settled in Tulare County. The Southern Pacific Railroad was granted federal land patents for land within 10 miles of the railroad right-of-way, which included land that had been settled and developed by the southern farmers.¹¹ In 1888, two major landholders, James Sibley and W. D. Truxbury, deeded 240 acres to the Southern Pacific Railroad to develop a railroad depot and town site in the area that is now Dinuba.¹²

During the first decade of the 1900s, thousands of Korean immigrants arrived in Hawaii and California. Many of these immigrants came to towns like Dinuba and worked as tenant farmers and truck farmers. Dinuba, along with Reedley, Sacramento, and Delano, attracted approximately 83 percent of the Korean population in the United States during the early 1900s.¹³

The town's economy was built on agriculture and related industries, generally consisting of small farmers. During the late 1800s and early 1900s, an extensive irrigation canal system was built in Dinuba and the surrounding area by diverting water from the Kings River. The reliable source of water and success of the Thompson seedless grape made raisins the popular crop for local farmers. During the late 1900s and early 2000s, Tulare County lost a substantial amount of farmland due to land idling (when agricultural land is not cultivated), residential development, and ecological restoration. With this loss in farmland, Dinuba's economy began to shift from primarily agriculture to include expanded and new commercial and industrial operations, particularly related to food processing and warehousing. City annexation of additional land during the early 2000s enable the designation of over 600 acres of land as an industrial park. Tenants of the industrial park include Ruiz Foods, currently the city's largest employer, the Best Buy West Coast Distribution Center, and Patterson Logistics.¹⁴

To address place-based concerns and enhance community development, the City has focused on infrastructure improvements in recent years. The Griggs neighborhood in Northeast Dinuba (a disadvantaged community) was recently improved with street reconstruction, utility improvements, and a neighborhood park.

Stakeholder and Community Input

The City held a community workshop on May 22, 2023 to discuss the Housing Element and introduce new Housing Element goals and requirements to the community. Two community members participated in the workshop. During the workshop, participants expressed the need for more affordable housing in the city, particularly accessible affordable housing. It was noted that a new high school is currently being constructed in the southern part of the city, which provides an opportunity for housing development in the surrounding neighborhood. During workshops held in each jurisdiction as part of the Tulare County Regional Housing Element planning effort, participants identified the most significant housing barriers, including rent affordability and rent increases, lack of housing with supportive services, and difficulty buying a home.

¹¹ Ron Dial. 2016. Dinuba (Images of America)

¹² City of Dinuba. 2006. General Plan Updated Background Report. <https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf>

¹³ Erika Lee. Immigration, Exclusion, and Resistance, 1800s-1940s. <https://www.nps.gov/articles/upload/04-Essay-4-immigration.pdf>

¹⁴ City of Dinuba. 2020. Dinuba Parks & Recreation Master Plan. https://www.dinuba.org/images/2022/Dinuba_PRMP.pdf

An online survey was available in both English and Spanish on the TCAG Housing Element website from February 6 to March 16, 2023. The survey asked participants about housing issues and the types and location of housing development they would like to see in their city. Respondents in Dinuba identified the need for homeless shelters or day services for homeless residents, “higher-end homes,” and affordable options for home ownership. In addition, respondents reported a lack of upkeep of housing units by landlords. According to respondents in Dinuba, the largest barrier to affording desirable housing in the city is the cost and low supply of housing and the most urgent housing issues selected were the availability of desired housing and overcrowded housing. Housing needs identified by respondents in Dinuba include mobile home preservation and assistance, supportive housing programs for individuals experiencing homelessness, median-income housing, “higher end” housing, and non-low-income housing, and higher density zoning. When asked about their preferences for the location of future housing development, respondents primarily selected areas in Southeast Dinuba as well as Northwest Dinuba.

The City also participated in a series of stakeholder interviews with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, smaller, rural areas have vastly fewer amenities and housing resources. According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, State housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable housing and supportive housing for previously homeless residents and discrimination based on HCV use. It was noted that the PIT Count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, cities can address housing needs by fostering strong relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

A5.2.9 Other Relevant Factors

Other factors to fair housing issues in Dinuba that have not been previously discussed in this analysis include land use and zoning patterns, widespread social vulnerability of residents, and lack of farmworker housing.

Social Vulnerability Index

The Center for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry created the Social Vulnerability Index (SVI) to identify communities that exhibit social conditions that would make them more vulnerable to hazardous events such as natural disasters. The SVI can also serve as an identifier of vulnerable communities that are underprivileged and underserved and are more susceptible to experiencing housing issues and lack of housing opportunities. The SVI ranks census tracts based on 16 social factors grouped into four categories: socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation.¹⁵

The SVI identifies the entire city of Dinuba as having higher vulnerability than most of the state, based on a high level of vulnerability for each of the four categories. Dinuba scored particularly high for all four categories: socioeconomic status (social factors such as poverty and unemployment) household

¹⁵ Agency for Toxic Substances and Disease Registry. 2023. CDC SVI Documentation 2020. https://www.atsdr.cdc.gov/placeandhealth/svi/documentation/SVI_documentation_2020.html

characteristics (social factors such as the percentage of children/senior residents and disabilities) racial and ethnic minority status (factors such as percent minority residents and percent of residents that speak English less than “very well”), and housing type/transportation (factors such as percent of the housing stock consisting of multi-unit structures and mobile homes and the percent of residents without a vehicle).

Land Use and Zoning Patterns

Most of Dinuba’s housing stock consists of single, detached structures (71 percent), which is a reflection of land use and zoning patterns throughout the city. Only 25 percent of housing units are multifamily units. Most of the land zoned for residential uses comprises of low-density residential zones. Select parcels are zoned medium and high density residential, most of which are located in Downtown Dinuba and a small area located south of Gerald Avenue in Northeast Dinuba.

The City has identified General Plan Focus Areas under the draft Land Use Element Update. Focus Area 1 consists of approximately 925 acres southwest of nearby Downtown Dinuba, currently with primarily agricultural uses along with several interspersed single-family residences. The area is generally bounded (clockwise from the northern boundary) by Sierra Way, Alta Avenue (Road 80), Avenue 400, a north-south boundary 0.5-mile west of Alta Avenue (no existing roadway), Kamm Avenue, and a north-south boundary 0.5-mile west of Road 70. An existing residential subdivision at the corner of Sierra Way and Alta Avenue is excluded from the Focus Area. This Focus Area was previously designated for industrial development. However, with the development of the new high school, land use in this area will be reoriented to provide residential uses. The proposed new Dinuba High School is at the heart of the Focus Area and consists of an approximately 76-acre site at the southwest corner of Kamm Avenue and Alta Avenue. This Focus Area will be the city’s largest new residential growth area comprising about 500 acres of the approximately 925 total acres in residential land use categories. Other non-industrial uses planned for this area include light industrial and commercial uses.

Focus Area 2 consists of approximately 180.7 acres located on both the north and south sides of the eastern portion of El Monte Road. Some of the eastern portions of the area are located outside of the existing city limits, though all areas are within the City Sphere of Influence. The area is generally bounded (clockwise from the north) by a line parallel to and 0.25-mile north of El Monte Way, Road 92 (including a line extending south from its current dead end), Sierra Way/Avenue 412, Randle Road, Franzen Way, and Crawford Avenue. Focus Area 2 is primarily agricultural and commercial uses currently. The East El Monte Way Focus Area is envisioned to be a walkable mixed-use neighborhood with a variety of housing types and densities, and convenient multimodal connections to community-serving commercial and service amenities.

The new Focus Areas aim to serve the needs of future and existing communities, especially related to commercial and walkable spaces.

Farmworker Housing Needs

Dinuba’s economy is primarily based on agriculture, and the dominant land use surrounding the city is agricultural.¹⁶ Approximately 20 percent of Dinuba’s population works in agriculture, forestry, fishing and hunting, and mining (1,827 people). Dinuba is located near the border of Tulare County, Fresno County, and Kings County, all of which contain expansive agricultural operations. Farmworkers employed by nearby agricultural businesses may seek housing in Dinuba. However, the migratory and

¹⁶ City of Dinuba. 2006. General Plan Update Background Report. <https://www.dinuba.org/images/docs/Planning/Dinuba-General-Plan-Background-Report.pdf>

sometimes seasonal nature of farm work often makes it difficult for farmworkers to find affordable housing options. There is currently no public or subsidized housing for farmworkers in Dinuba. HATC operates multiple properties for farmworkers throughout the county, but none in Dinuba’s city limits.

Home Loan Applications

As discussed in Chapter A3, *Housing Constraints Analysis*, there is a disparity in mortgage application approvals between racial/ethnic groups in Tulare County. Non-white mortgage loan applicants have lower rates of loan origination and higher rates of loan denial compared white-applicants. Home Mortgage Disclosure Act data from the Federal Financial Institutions Examination Council, indicates white home loan applicants had the highest rate of approval compared to other racial/ethnic groups, and “other” races and Native Hawaiian/Pacific Islander applicants had the lowest. These patterns indicate there may be racial/ethnic discrimination in mortgage lending. While there is no Home Mortgage Disclosure Act data for Dinuba, it is likely that the city experiences similar patterns as Tulare County. Table A5-5 shows the loan actions taken by race/ethnicity percentage in Tulare County.

Table A5-5 Mortgage Loans (County of Tulare)

Race/Ethnicity	Loan Action					
	Loan Originated	Application Approved But Not Accepted	Application Denied	Application Withdrawn	Purchased Loan	Other
White	56.0%	2.7%	14.9%	17.9%	3.1%	5.3%
Hispanic/Latino	53.3%	2.5%	18.1%	17.7%	2.6%	5.9%
Black/African American	50.4%	1.7%	20.6%	22.7%	1.3%	3.4%
Native American/Alaska Native	44.3%	4.4%	23.6%	19.2%	0.5%	7.9%
Asian American	49.9%	3.0%	19.2%	18.2%	3.4%	6.3%
Native Hawaiian/Pacific Islander	39.4%	0.0%	18.2%	18.2%	0.0%	24.2%
Other Race	35.5%	1.9%	15.0%	12.6%	29.6%	5.4%
Two or More Races	52.4%	0.0%	28.6%	9.5%	4.8%	4.8%

Source: FFIEC Home Mortgage Disclosure Act. 2020 Dataset. <https://ffiec.cfpb.gov/data-browser/data/2022?category=states> .Accessed July 11, 2023

A5.2.10 Subsidized Housing

Subsidized housing consists of affordable rental units that are subsidized by federal and State agencies but are owned by private owners. Subsidies including HUD, the U.S. Department of Agriculture, the California Housing Finance Agency, HCD, and the Low-Income Housing Tax Credit program administered by TCAC. According to the AFFH Data Viewer, there are 788 subsidized housing units in Dinuba. Subsidized housing units are scattered throughout Northwest, Northeast, Downtown, and Southeast Dinuba (Figure A5-27).

Public housing includes affordable rental units that are owned and operated by the government. The HATC manages public housing units in Dinuba which are available to low-income households, the elderly, and persons with disabilities. According to HUD’s Public Housing Program, there are a total of 80 public housing units in Dinuba. Public housing developments in Dinuba are located in Downtown and Southeast Dinuba (Figure A5-28). These housing units consist primarily of single-family homes. The HATC

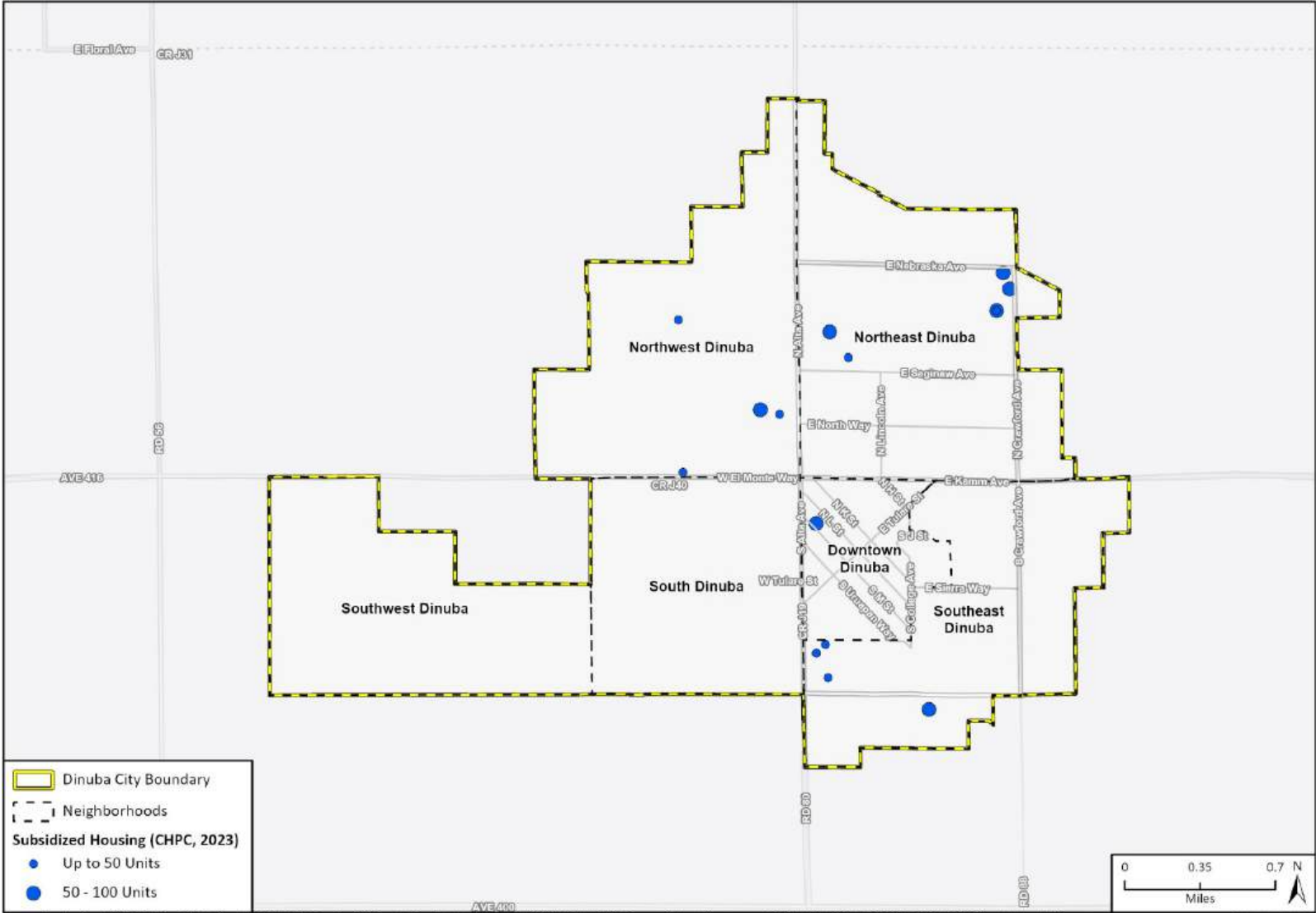
owns and operates the Euclid Village Apartments, located in Northwest Dinuba, which consists of 56 two-, three-, and four-bedroom apartments, five of which are accessible to residents with disabilities.

The HATC administers housing choice vouchers (HCVs) in the city of Dinuba. While the HATC administers the HCV program in Dinuba, housing units themselves are owned by private landlords that accept HCVs on behalf of renters. According to the HATC, as of 2023, there are 122 households receiving rental assistance through HCVs in the city. The use of HCVs is more common in Northeast, South, and parts of Northwest and Southeast Dinuba, where between five and nine percent of households use HCVs (Figure A5-29). Downtown, South, and part of Northwest and Southeast Dinuba have fewer HCV recipients.

According to Self-Help Enterprises, there is a dramatic lack of decent housing that is affordable to low-income households to rent or purchase. Families are overcrowded, encountering horrible housing conditions, and often dramatically overpaying for their housing. Self-Help Enterprises operates rental housing projects in Dinuba and has noted that these projects often have long waiting times. There are also homeless residents in Dinuba with few or no options for permanent supportive housing.

Common complaints from Self-Help Enterprises clientele include high rental prices, a reluctance of landlords to rent to Housing Choice Voucher holders, and a lack of city staff to make proactive attempts to seek resources to build new housing.

Figure A5-27 Subsidized Housing (City of Dinuba)

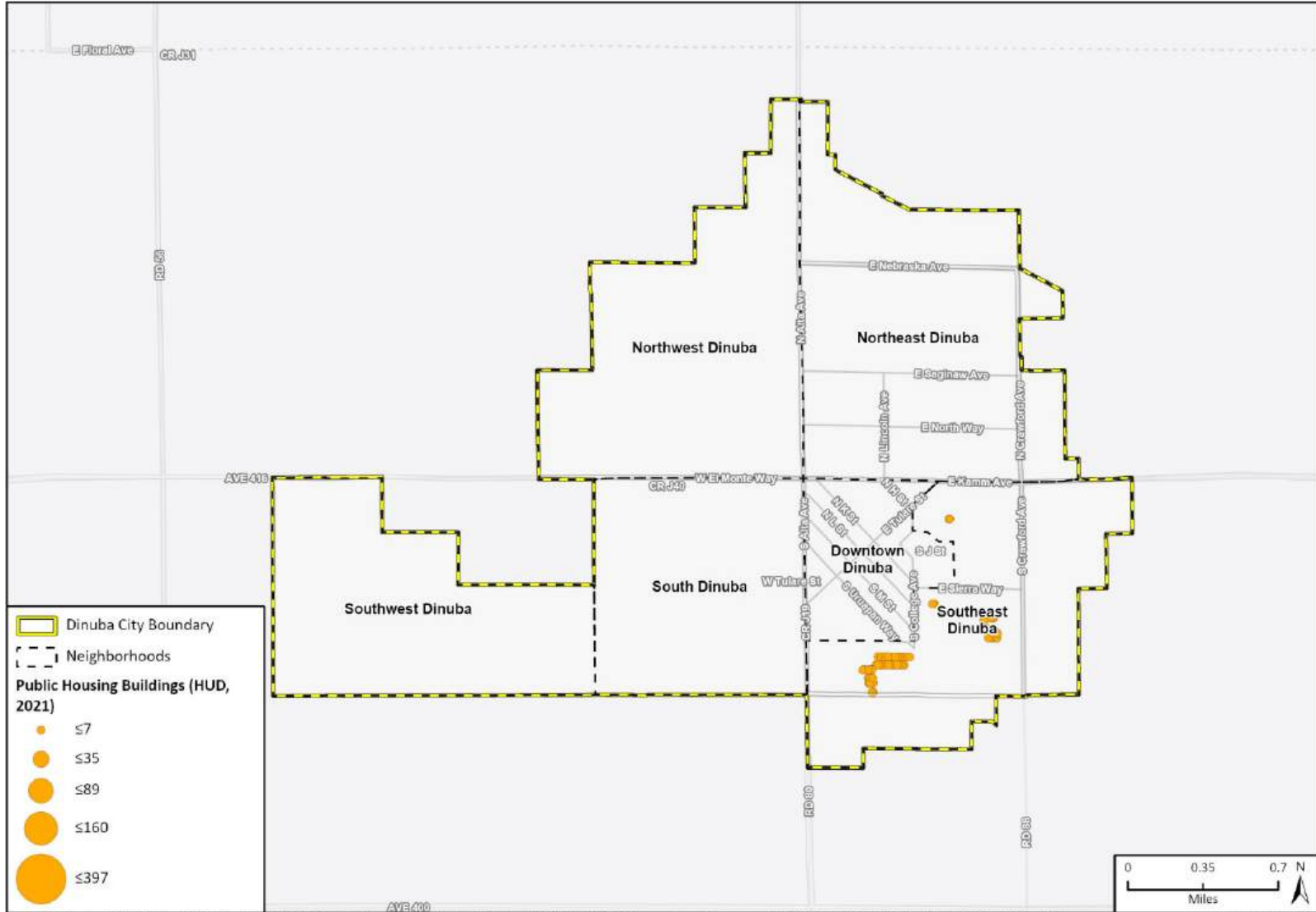


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD
Region 9, UC Berkeley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

22_13436_NE_AFFH
AFFH - Dinuba Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure A5-28 Public Housing (City of Dinuba)

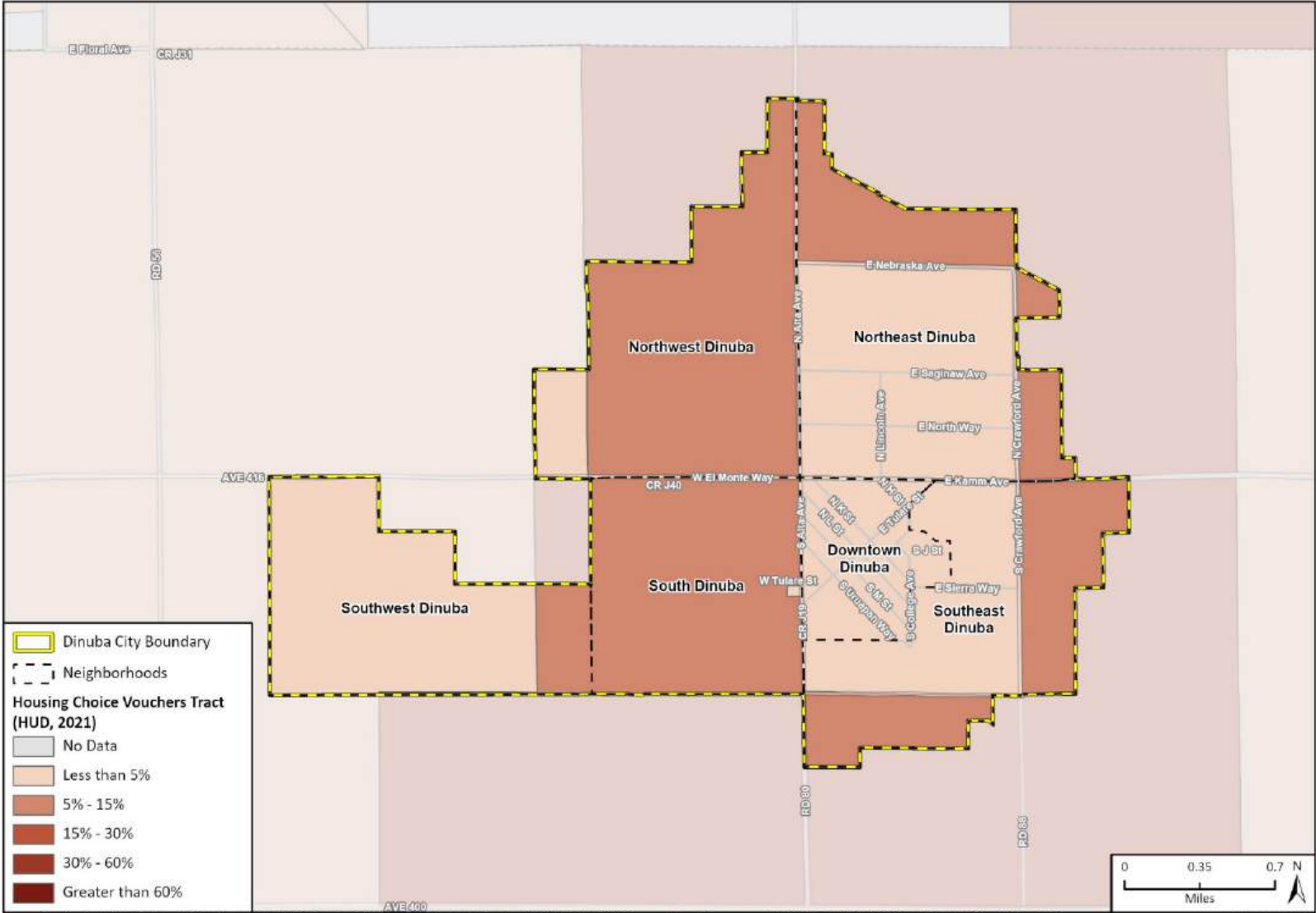


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METY/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD
 Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

22_13456_NE_AFFH
 AFFH - Dinuba Basemap R.9 x 11

Source: AFFH Data Viewer, 2023

Figure A5-29 Housing Choice Vouchers (City of Dinuba)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METY/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, DEHHA, FEMA

22_13456_NE_AFFH
AFFH - Dinuba Basemap R.9 x 11

Source: AFFH Data Viewer, 2023

A5.2.11 Housing Site Inventory Analysis

This portion of the AFFH analyzes the relation between the housing opportunity sites and AFFH-related issues. Government Code Section 65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity.

Housing Sites by TCAC Opportunity Area

For purposes of evaluating fair housing, resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Dinuba has a mix of resource areas with most areas consisting of moderate-resource areas. Downtown Dinuba and portions of Southeast Dinuba are areas of high segregation and poverty, while Northwest and the northern portion of Northeast Dinuba are high-resource areas. The rest of the city consists of moderate-resource areas.

The City's Site Inventory can accommodate 2,574 housing units on 32 sites. Figure A5-30, Figure A5-31, Figure A5-32, and Figure A5-33 show the housing opportunity sites by TCAC designated resource area. The housing opportunity sites are designated by income category – whether the sites could accommodate housing appropriate for low-, moderate-, or above moderate-income households. The “appropriateness” of sites for various affordability levels is dictated by state housing element law and HCD guidance and includes allowable density, size of site, realistic capacity, existing use(s), and other factors. More information about the sites and income designations is available in Chapter A4, *Housing Resources*.

Most of the housing opportunity sites are in high resource areas (50 percent of the proposed housing units) and moderate-resource areas (48 percent of proposed housing units), primarily in Northeast, Northwest, and South Dinuba, in part due to the availability of large vacant and underutilized parcels in these neighborhoods.

A small portion of the City's RHNA will be satisfied by planned and approved projects (316 of the total required 1,588 housing units). To understand the overall picture of housing development during the eight-year planning period, this analysis considers those units. Of the four planned and approved projects, three projects are located in moderate resource areas (235 housing units) and one project is located in a high resources area (63 housing units). None of the planned and approved projects are located in low resource areas or areas of high segregation and poverty.

Total Units by Resource Area

There are 65 units planned in areas of high segregation and poverty and low resource: 92 percent of those units (60 units) will be lower-income units and 8 percent (5 units) will be moderate-income units. In contrast, 2,509 units are planned in areas designated moderate- and high/highest-resource: 30 percent of those units (746 units) will be lower-income units, 12 percent (290 units) will be moderate-income units, and 59 percent (1,473 units) will be above moderate-income units.

Table A5-6 shows the number of proposed housing units by income level in each resource area.

Table A5-6 Proposed Housing Units by Resource Area (Housing Opportunity Sites)

Income Level	Lower-Income	Moderate-Income	Above-Moderate Income	Total Units
Areas of High Segregation and Poverty	60 units (7% of lower-income units)	5 units (2% of moderate-income units)	0 units (0% of above moderate-income units)	65 units (3% of total units)
Low-Resource Areas	0 units (0% of lower-income units)	0 units (0% of moderate-income units)	0 units (0% of above moderate-income units)	0 units (0% of total units)
Moderate-Resource Areas	600 units (74% of lower-income units)	214 units (73% of moderate-income units)	414 units (28% of above moderate-income units)	1,228 units (48% of total units)
High-/Highest-Resource Areas	146 units (18% of lower-income units)	76 units (26% of moderate-income units)	1,059 units (72% of above moderate-income units)	1,281 units (50% of total units)

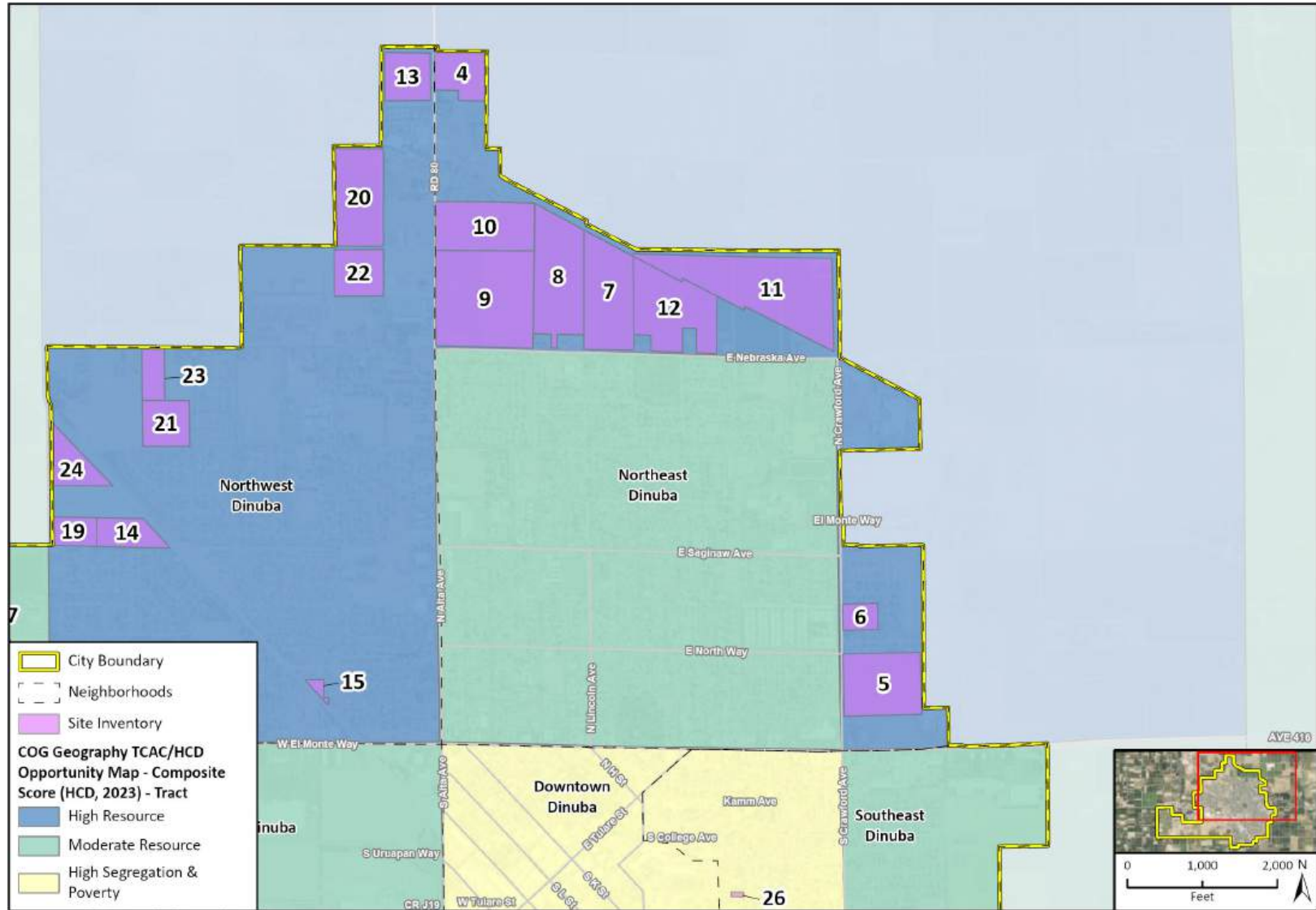
The planned and approved projects, together with the housing opportunity sites, will add a higher percentage of lower-income units in moderate- resource areas (74 percent of total lower-income units) and high-resource areas (18 percent of total lower-income units) than in areas of high segregation and poverty (7 percent of total lower-income units). A total of 65 housing units (three percent of total housing units from approved and planned and housing opportunity sites) are proposed in areas of high segregation and poverty. The remaining housing units (97 percent) are proposed in moderate- and high-resource areas. Therefore, overall housing development during the planning period will not increase patterns of segregation and will increase integration by household income in terms of access to opportunity.

Furthermore, efforts are underway to revitalize a portion of Southeast Dinuba, which is designated by TCAC as moderate resource. The Land Use Strategic Plan for the East El Monte Way Economic Vitality Community Sustainability Plan was adopted in 2018, which includes land use, circulation, economic development, and other strategies to revitalize the Mercantile Row Shopping Center within an approximately 170-acre area along the East El Monte Commercial Corridor.¹⁷ Since adoption, two subdivisions have been approved. There is also land designated for high-density residential development in the area, and the City is seeking developers for those sites. The plan includes strategies to add vibrancy and resources in a low- and moderate-resource neighborhood. As a result, the sites that surround this area of the city will have access to improved commercial and community facilities.

With implementation of Housing Plan Program 13, the City will continue to foster economic growth and access to opportunities in low-resource areas and areas of high segregation and poverty by dedicating Capital Improvement Project funds, growing business and employment opportunities, increasing transit access, and reducing pollution burden in these areas.

¹⁷ City of Dinuba, Land Use Strategic Plan For The East El Monte Economic Vitality And Community Sustainability Plan, available at: <https://www.dinuba.org/images/2018/Land-Use-Strategic-Plan-E-El-Monte-Way-Final-Accepted-Plan.pdf>.

Figure A5-30 Housing Opportunity Sites by TCAC Resource Area, Northeast Dinuba

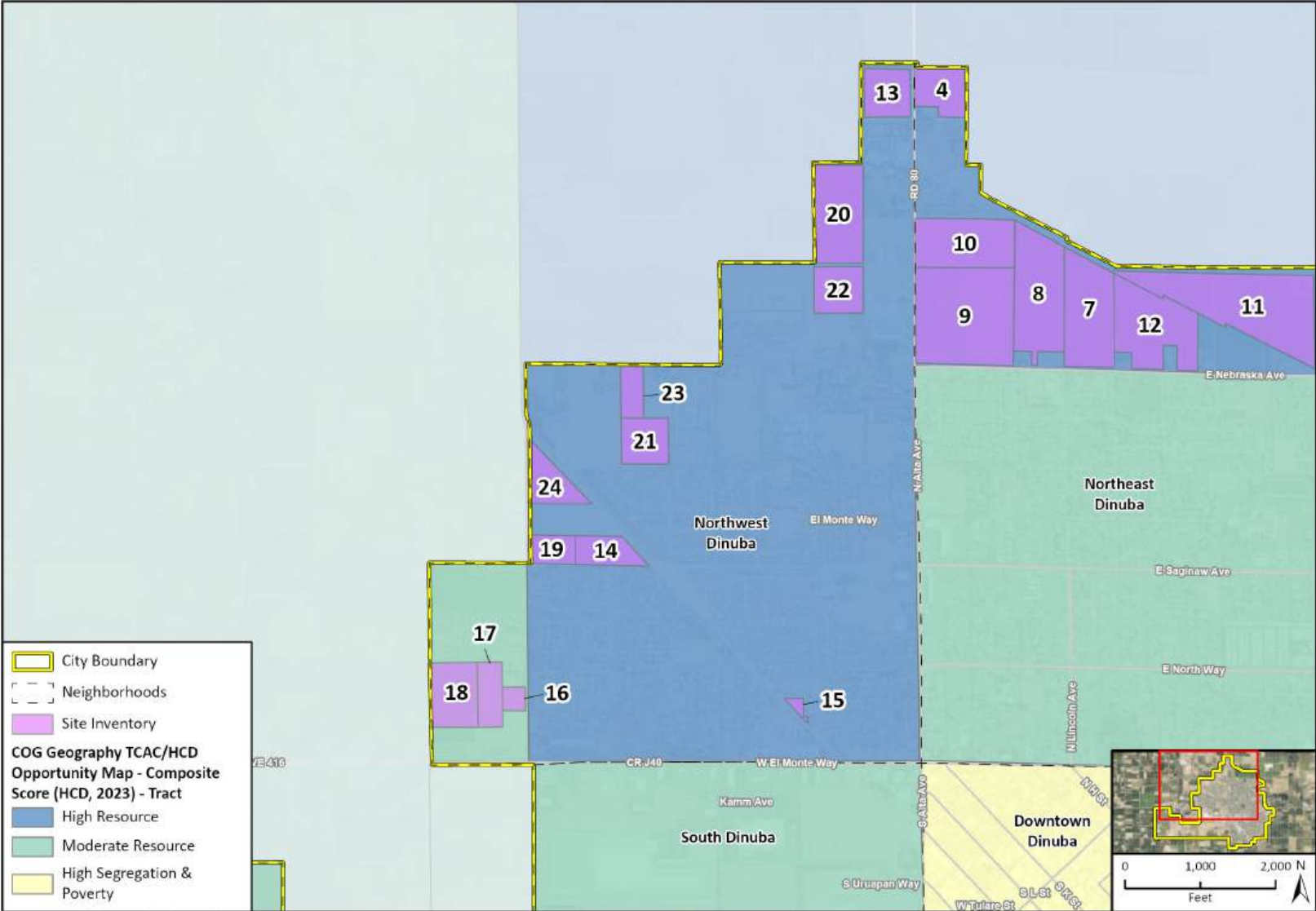


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

22_13496_1E_AFFH
 Site Inventory AFFH - Dinuba

Figure A5-31 Housing Opportunity Sites by TCAC Resource Area, Northwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-32 Housing Opportunity Sites by TCAC Resource Area, South and Southwest Dinuba

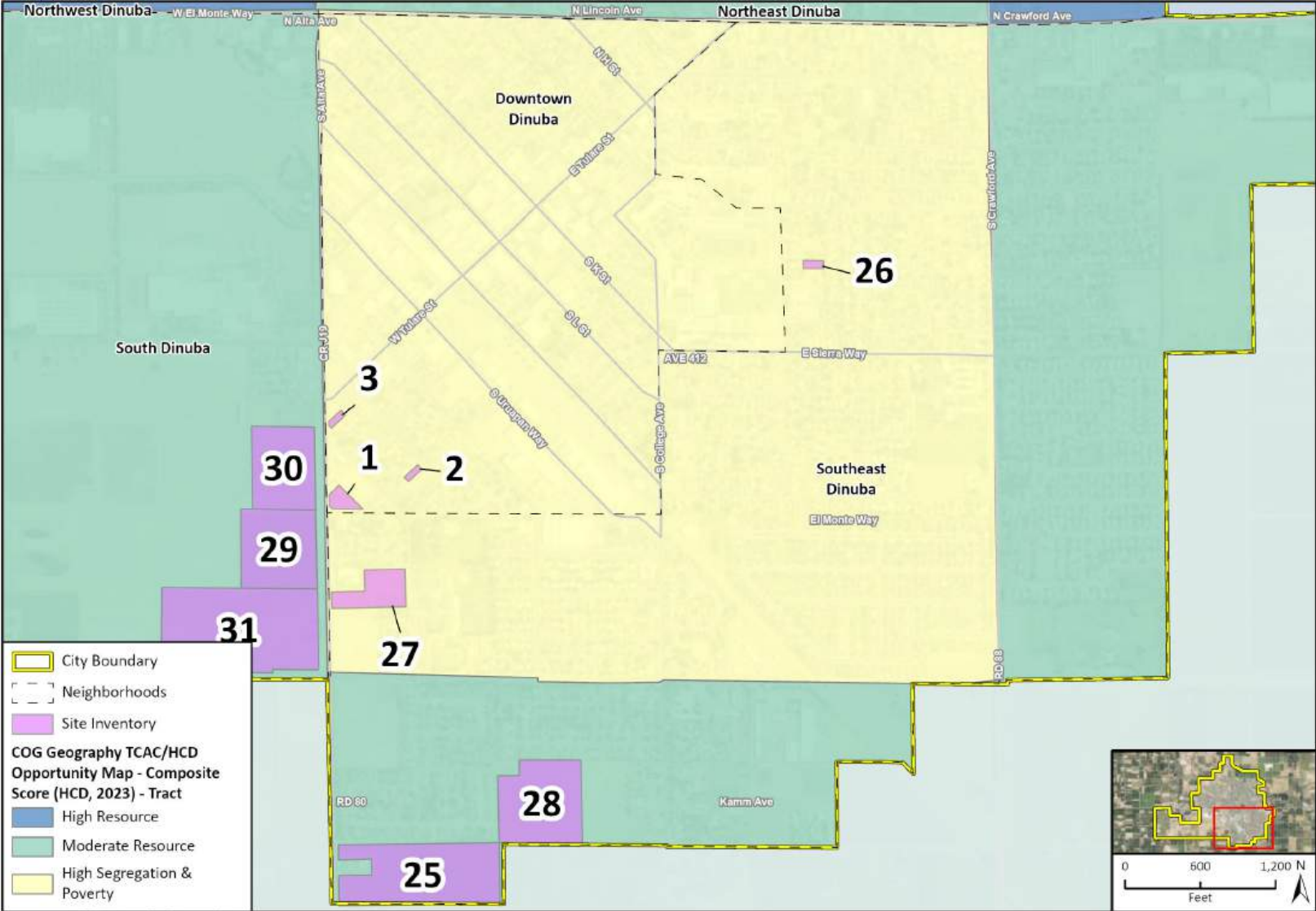


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22-13476_19_AFFH
 Site Inventory AFFH - Dinuba South

Source: AFFH Data Viewer, 2023

Figure A5-33 Housing Opportunity Sites by TCAC Resource Area, Downtown and Southeast Dinuba



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Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Sites by Income Population

Census tracts with more than 50 percent low- and moderate-income (LMI) households are located in every neighborhood in Dinuba and almost all opportunity sites are located in census tracts with more than 50 percent LMI households. Figure A5-34, Figure A5-35, Figure A5-36, and Figure A5-37 show the housing opportunity sites by percentage of LMI populations. Approximately 96 percent of the total housing units included in the opportunity sites are located in census tracts with more than 50 percent LMI households due to the availability of underutilized sites in these areas and the potential for mixed-use, transit-oriented development. All of the low-income units (806 housing units), all of the moderate-income units (295 housing units), and 93 percent of the above moderate-income units (2,465 housing units) are located in these areas. Of the opportunity sites in these areas, approximately 55 percent of proposed units are appropriate for above moderate-income households, 12 percent appropriate for moderate-income households, and 33 percent for low-income households. These areas of Dinuba will benefit from the mix of households of differing income levels. The Site Inventory will improve the mixture of housing opportunities by income level in the city and will not exacerbate segregation by income between neighborhoods.

Sites by Overcrowded Households

Overcrowding is highest in parts of Northeast Dinuba, Downtown, Southeast, and South Dinuba, where approximately 13 percent of housing is overcrowded. However, none of the opportunity sites in Northeast Dinuba are in areas with a high rate of overcrowding. Downtown, Southeast, and South Dinuba have a mixture of low-, medium-, and high-density residential development, alongside commercial and light industrial land uses. The Site Inventory assumes that sites in Downtown, Southeast, and South Dinuba could accommodate 1,184 housing units, of which 660 would be lower-income, equal to approximately 26 percent of the total housing units included in the Site Inventory and 82 percent of the total lower-income sites. The remaining 1,390 housing units could be accommodated in Northeast and Northwest Dinuba, which have lower levels of overcrowding. The Site Inventory will not exacerbate overcrowding conditions but will add new housing opportunities in areas that need them.

Sites by Overpayment by Renters

The percentage of overpayment by renters is high throughout Dinuba, and highest in South, Southeast, and Southwest Dinuba, where approximately 65 percent of renters are experiencing overpayment. There are no opportunity sites in Southwest Dinuba. Figure A5-42, Figure A5-43, Figure A5-44, and Figure A5-45 show the housing opportunity sites by overpayment by renters. The housing opportunity sites will provide housing opportunities for a mix of income levels in South and Southeast Dinuba, including 649 units appropriate for lower-income households, 217 units appropriate for moderate-income households, and 305 units appropriate for above moderate-income households. Most of these housing units will likely be rental units, based on trends in planning entitlements and developer interest. According to the UDP, new market-rate construction in gentrifying areas neither worsens nor eases rates of people moving out of the area. It increases rates of people moving to an area across all socio-economic groups, particularly high-socio-economic residents. The UDP recommends subsidized housing construction and housing preservation to help existing residents stay in their neighborhood. The mix of lower, moderate, and above moderate-income housing units in South and Southeast Dinuba will provide affordable housing options for existing lower-income residents as well as encourage higher-income households to move into the area. The Site Inventory will not exacerbate overpayment by renters but will add new housing opportunities in areas that need them.

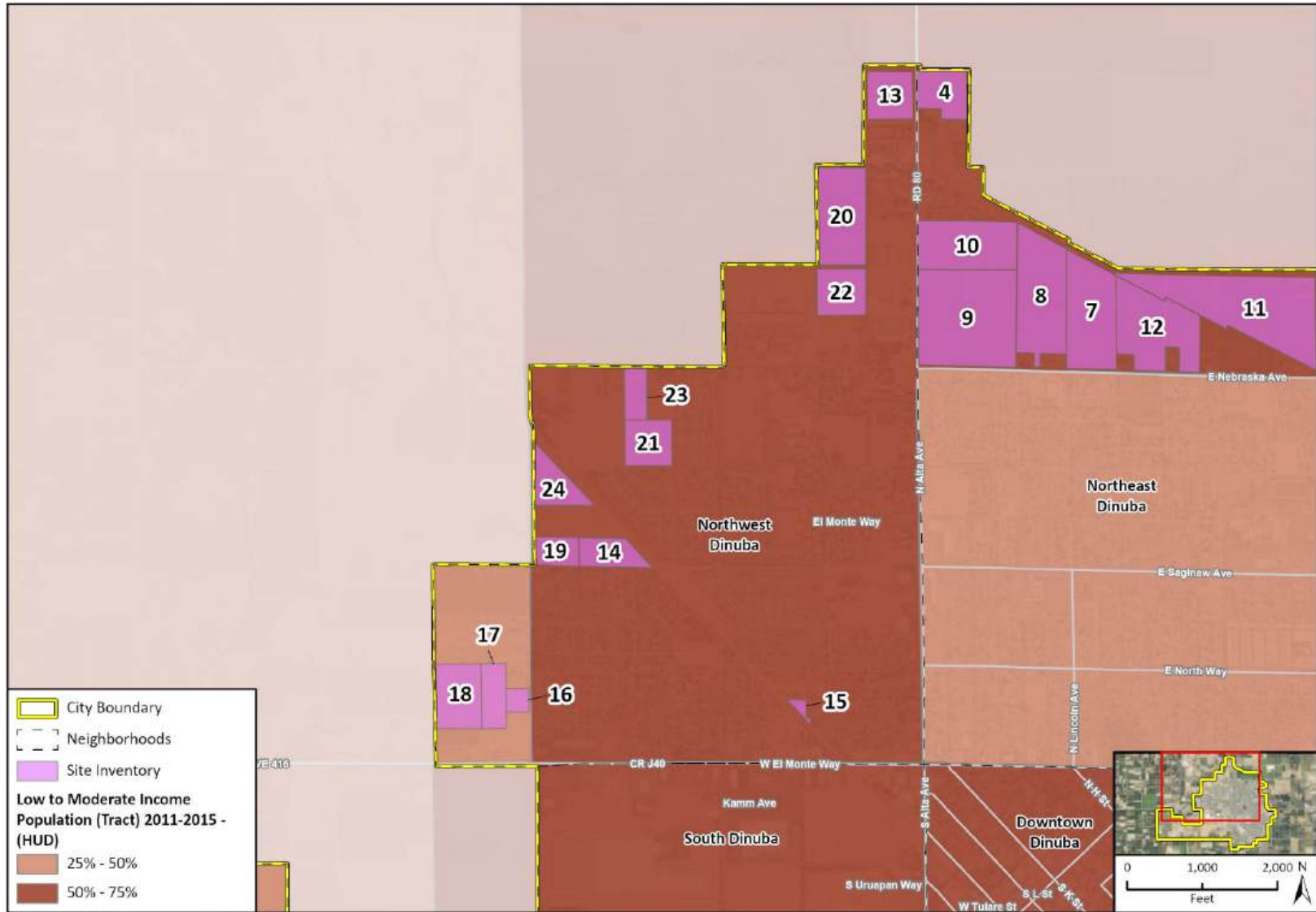
Figure A5-34 Housing Opportunity Sites by Income Population, Northeast Dinuba



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Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-35 Housing Opportunity Sites by Income Population, Northwest Dinuba

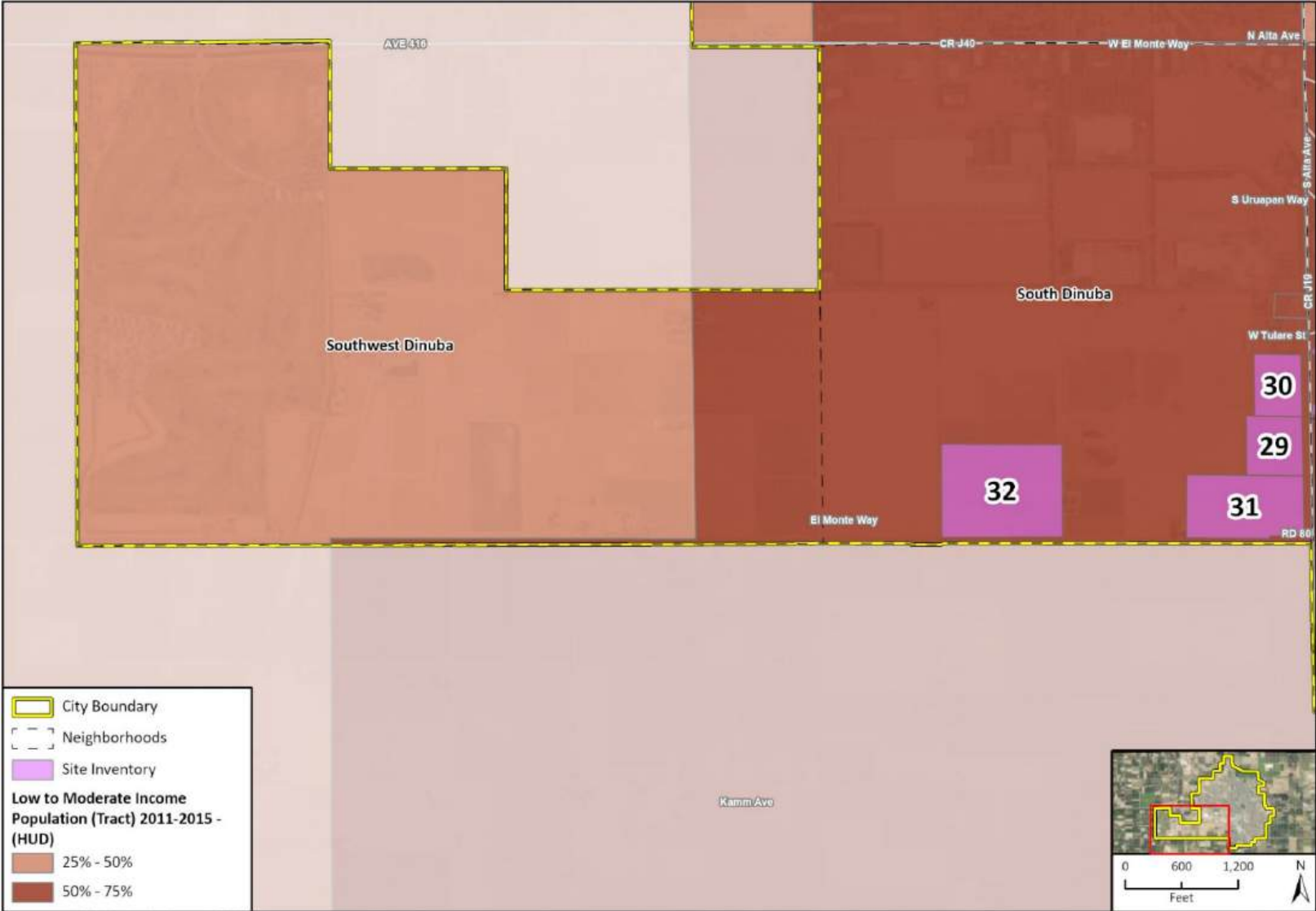


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Source: AFFH Data Viewer, 2023

22_11496_10_AFFH
 Site Inventory AFFH - Dinuba

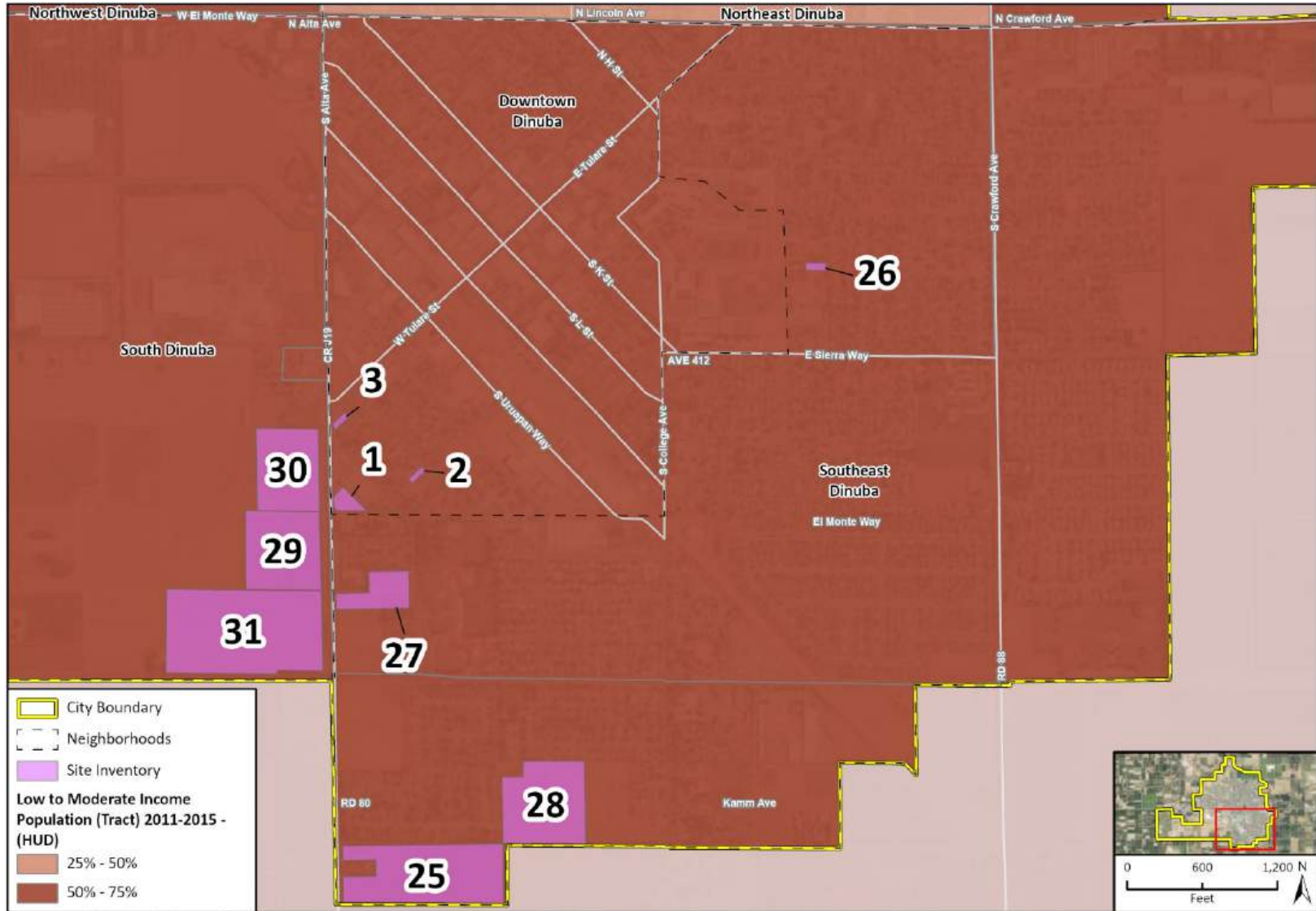
Figure A5-36 Housing Opportunity Sites by Income Population, South and Southwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-37 Housing Opportunity Sites by Income Population, Downtown and Southeast Dinuba

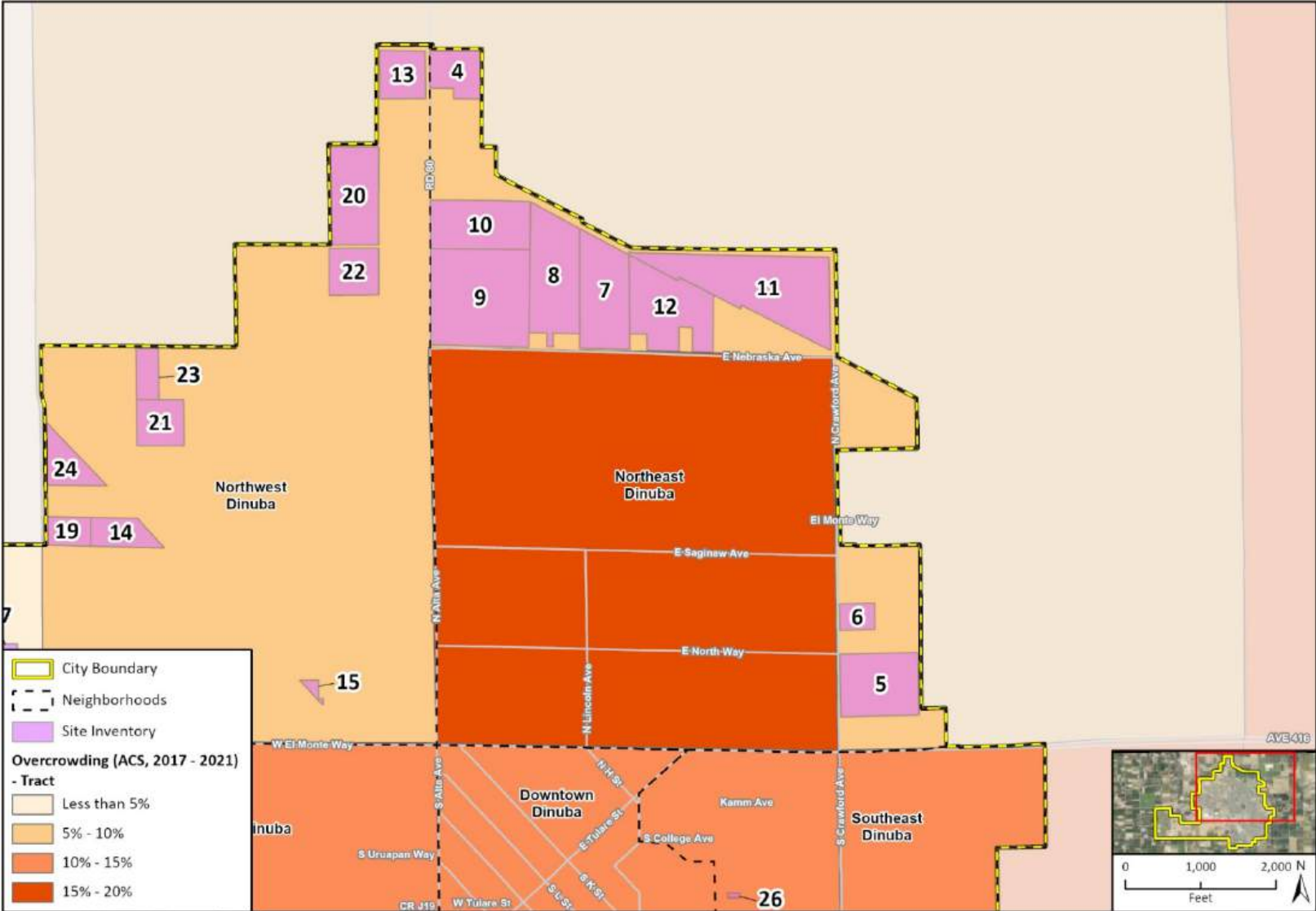


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

02_11496_101_AFFH
 Site Inventory AFFH - Dinuba

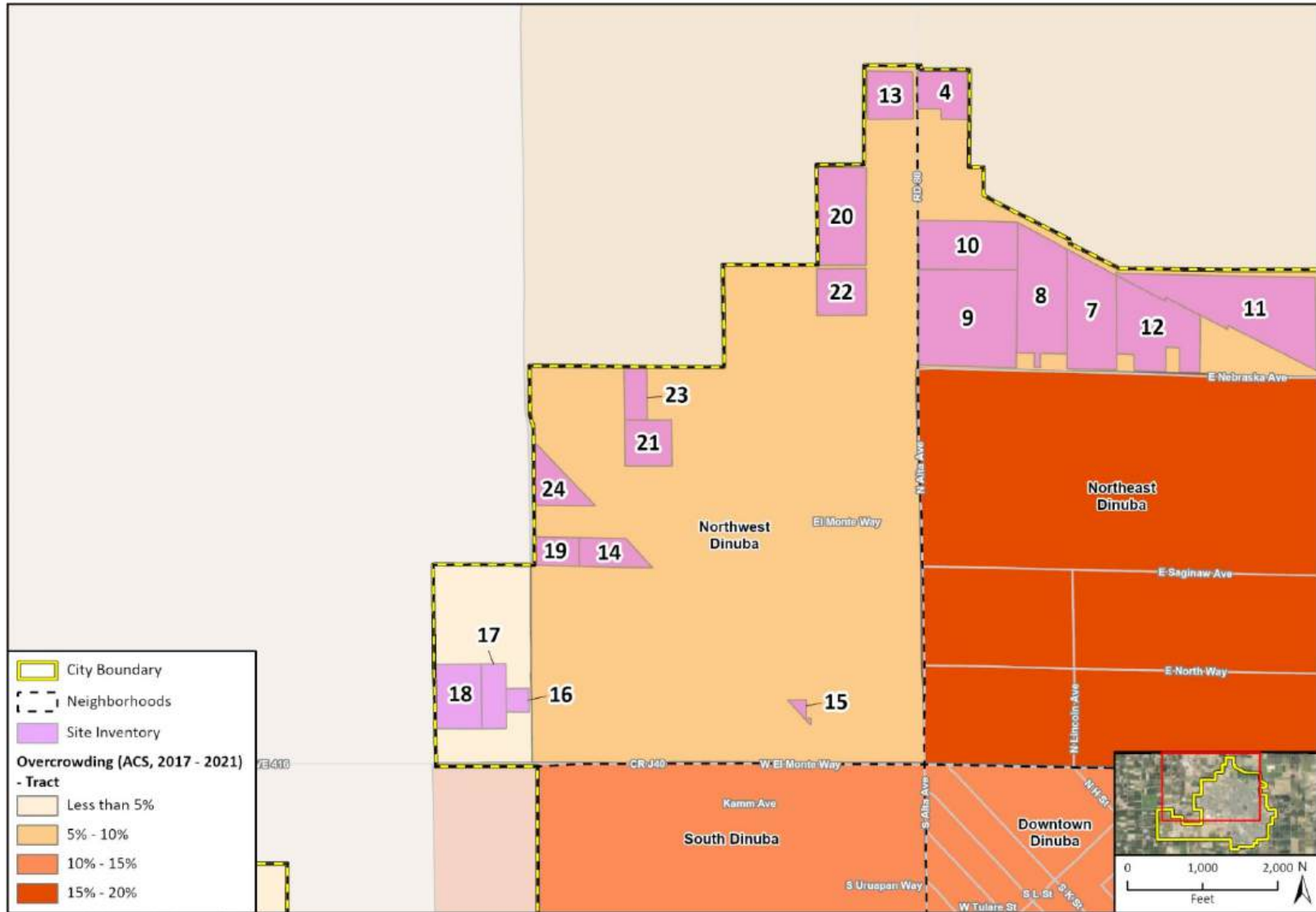
Figure A5-38 Housing Opportunity Sites by Overcrowding, Northeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

Figure A5-39 Housing Opportunity Sites by Overcrowding, Northwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

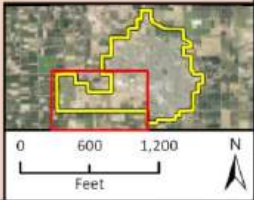
Source: AFFH Data Viewer, 2023

Figure A5-40 Housing Opportunity Sites by Overcrowding, South and Southwest Dinuba



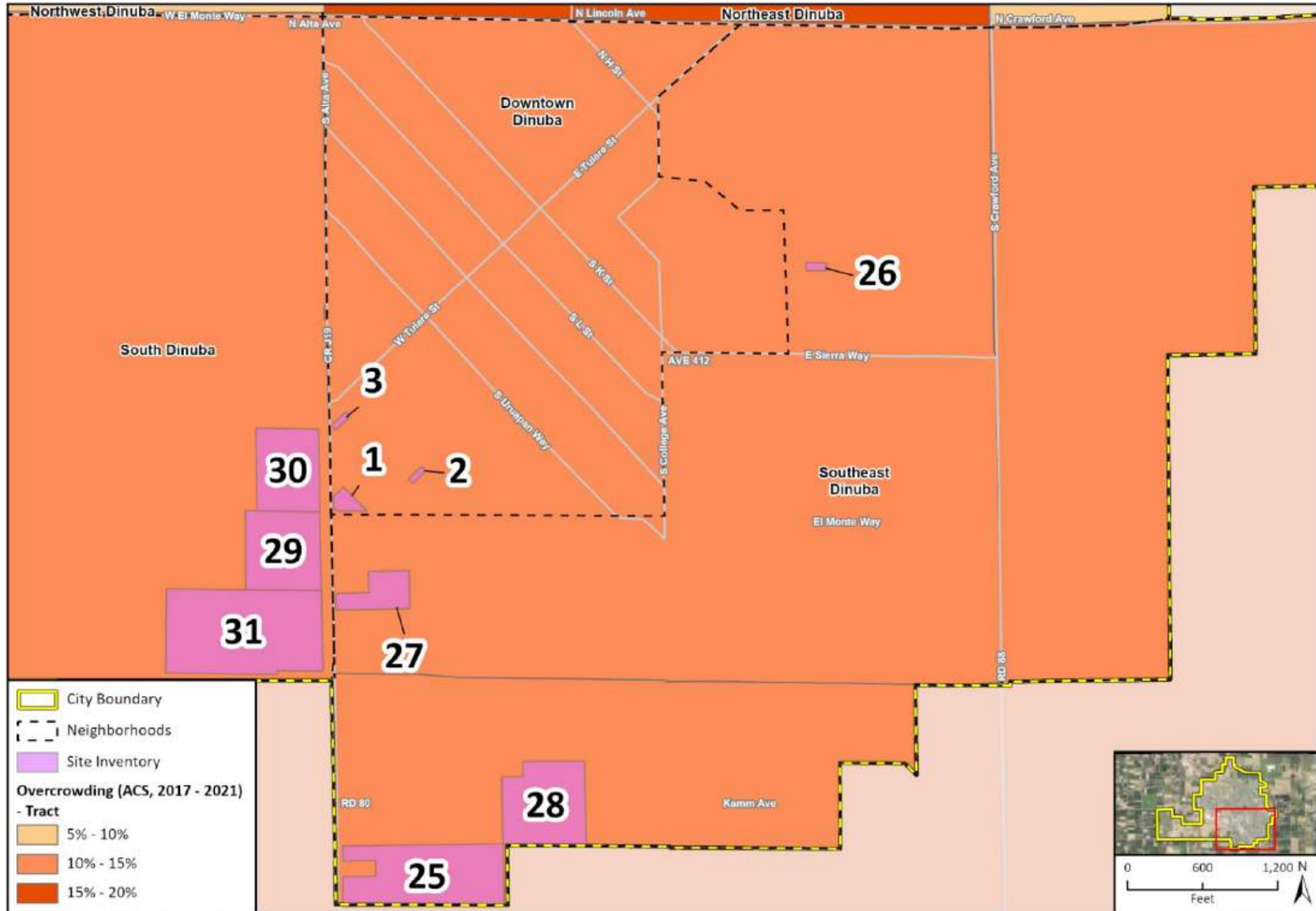
Imagery provided by Esri and its licensors © 2023.
 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023



22-13499-11E-AFFH
 Site Inventory AFFH - Dinuba South

Figure A5-41 Housing Opportunity Sites by Overcrowding, Downtown and Southeast Dinuba

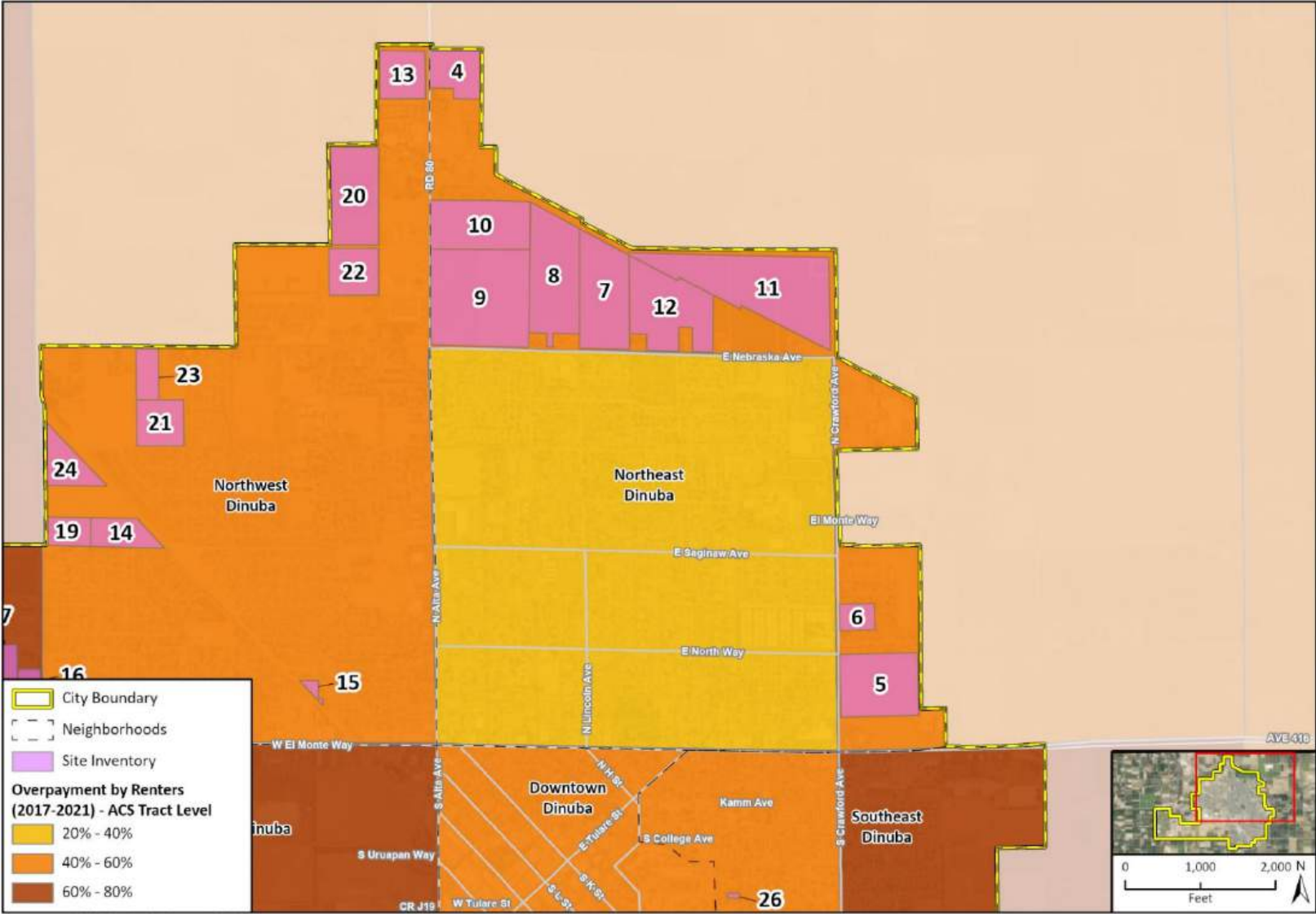


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

22_13430_HE_AFFH
 Site Inventory AFFH - Dinuba

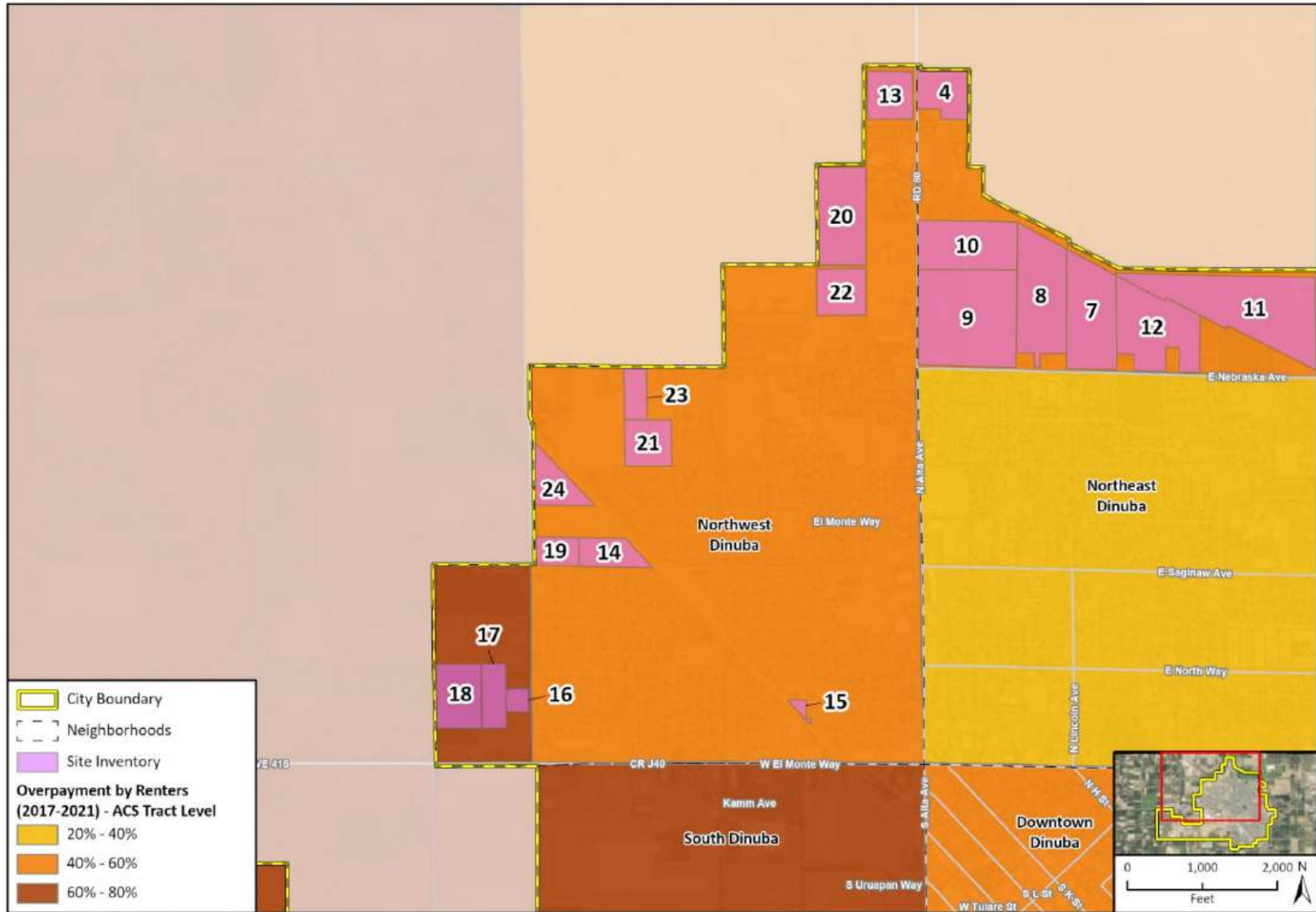
Figure A5-42 Housing Opportunity Sites by Overpayment by Renters, Northeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

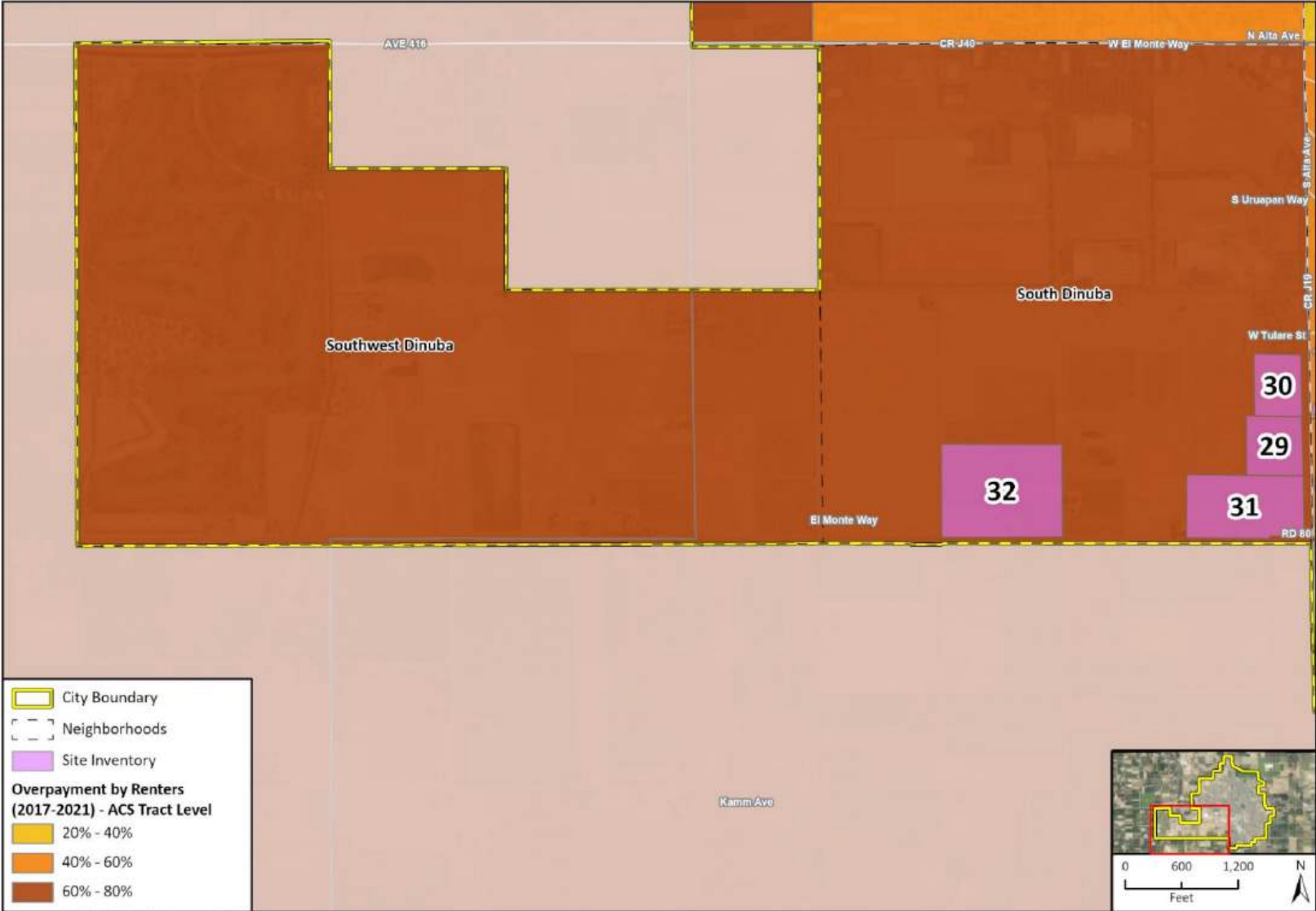
Figure A5-43 Housing Opportunity Sites by Overpayment by Renters, Northwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-44 Housing Opportunity Sites by Overpayment by Renters, South and Southwest Dinuba



City Boundary
 Neighborhoods
 Site Inventory
Overpayment by Renters (2017-2021) - ACS Tract Level
 20% - 40%
 40% - 60%
 60% - 80%

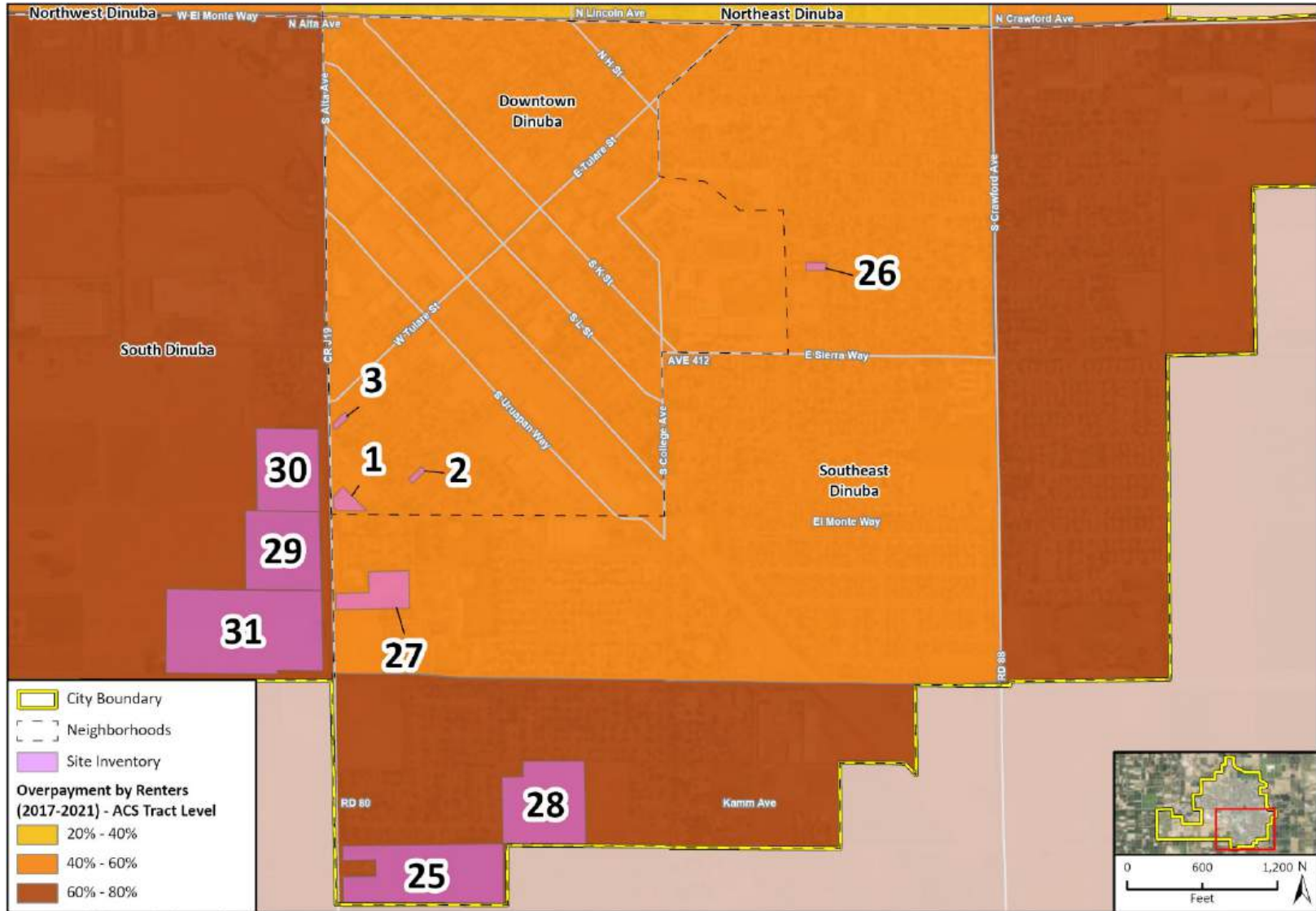
0 600 1,200 N
 Feet

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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

22-13496_19_AFFH
 Site Inventory AFFH - Dinuba South

Source: AFFH Data Viewer, 2023

Figure A5-45 Housing Opportunity Sites by Overpayment by Renters, Downtown and Southeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

02_11496_101_AFFH
 Site Inventory AFFH - Dinuba

Sites by Areas of Integration and Segregation

Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This census tract, along with the rest of Southeast, Northeast, Northwest, and South Dinuba are predominantly Hispanic/Latino and have a high percentage of non-white residents (between 70 and 80 percent). Housing opportunity sites in Downtown and Southeast Dinuba accommodate a mix of income levels in areas that already have a diverse mix of ethnic and racial groups. Figure A5-46, Figure A5-47, Figure A5-48, and Figure A5-49 show the housing opportunity sites by percent non-white residents. The Site Inventory will not contribute to segregation based on race/ethnicity or income level.

As discussed in Chapter A2, *Housing Needs Assessment*, approximately eight percent of the population has one or more disabilities. For persons with disabilities who live independently or with other family members, independent living can be supported with special housing features, financial support, and in-home supportive services. The location of housing is also an important factor for people with mobility restrictions who rely on public transportation for travel. Areas with a higher percentage of residents with a disability are in Downtown and Southeast, and Southwest Dinuba. Housing opportunity sites in these areas would add a total of 60 units appropriate for lower-income households, 5 units appropriate for moderate-income households, and 116 units appropriate for above moderate-income households in areas with greater walkability and in proximity to transit stops. This will allow more residents to live near transit and create housing opportunities for residents who are unable to drive.

Sites by Communities Vulnerable to Displacement

Downtown and part of Southeast Dinuba are areas generally considered to be vulnerable to displacement by the UDP and are considered sensitive communities. However, most opportunity sites in Downtown and Southeast Dinuba are in areas that are not considered to be vulnerable to displacement. Only 49 housing units (three percent of the total proposed housing units and 36 percent of proposed housing units in Downtown and Southeast Dinuba). All lower-income and moderate-income housing units proposed in these neighborhoods are in areas considered vulnerable to displacement. Figure A5-50, Figure A5-51, Figure A5-52, and Figure A5-53 show the housing opportunity sites in relation to the location of sensitive communities. The Site Inventory includes capacity for 60 units appropriate for lower-income households in Downtown and Southeast Dinuba, approximately seven percent of the total number of the proposed lower-income units accommodated by the opportunity sites. These lower-income units will provide affordable housing options for existing very low and low-income residents at risk of displacement.

Sites by CalEnviroScreen Score

All of Dinuba has high CalEnviroScreen scores, above the 75th percentile. Northeast Dinuba has the lowest CalEnviroScreen score, 75th percentile, while Downtown and a portion of Southeast Dinuba have the highest CalEnviroScreen score, 96th percentile. All housing units proposed by the Site Inventory are located in census tracts with a CalEnviroScreen score greater than 50 and 174 housing units (approximately seven percent of total proposed housing units) are located in census tracts with a CalEnviroScreen score greater than 80. Figure A5-54, Figure A5-55, Figure A5-56, and Figure A5-57 show the housing opportunity sites by CalEnviroScreen score. Housing opportunity sites in census tracts with CalEnviroScreen scores greater than 80 are located in Downtown, Northwest, and Southeast Dinuba and would accommodate 60 lower-income housing units, five moderate-income housing units, and 109 above moderate-income housing units. The Site Inventory would not concentrate lower-income units in areas of higher pollution burden.

Figure A5-46 Housing Opportunity Sites by Total Non-White Population, Northeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

Figure A5-47 Housing Opportunity Sites by Total Non-White Population, Northwest Dinuba

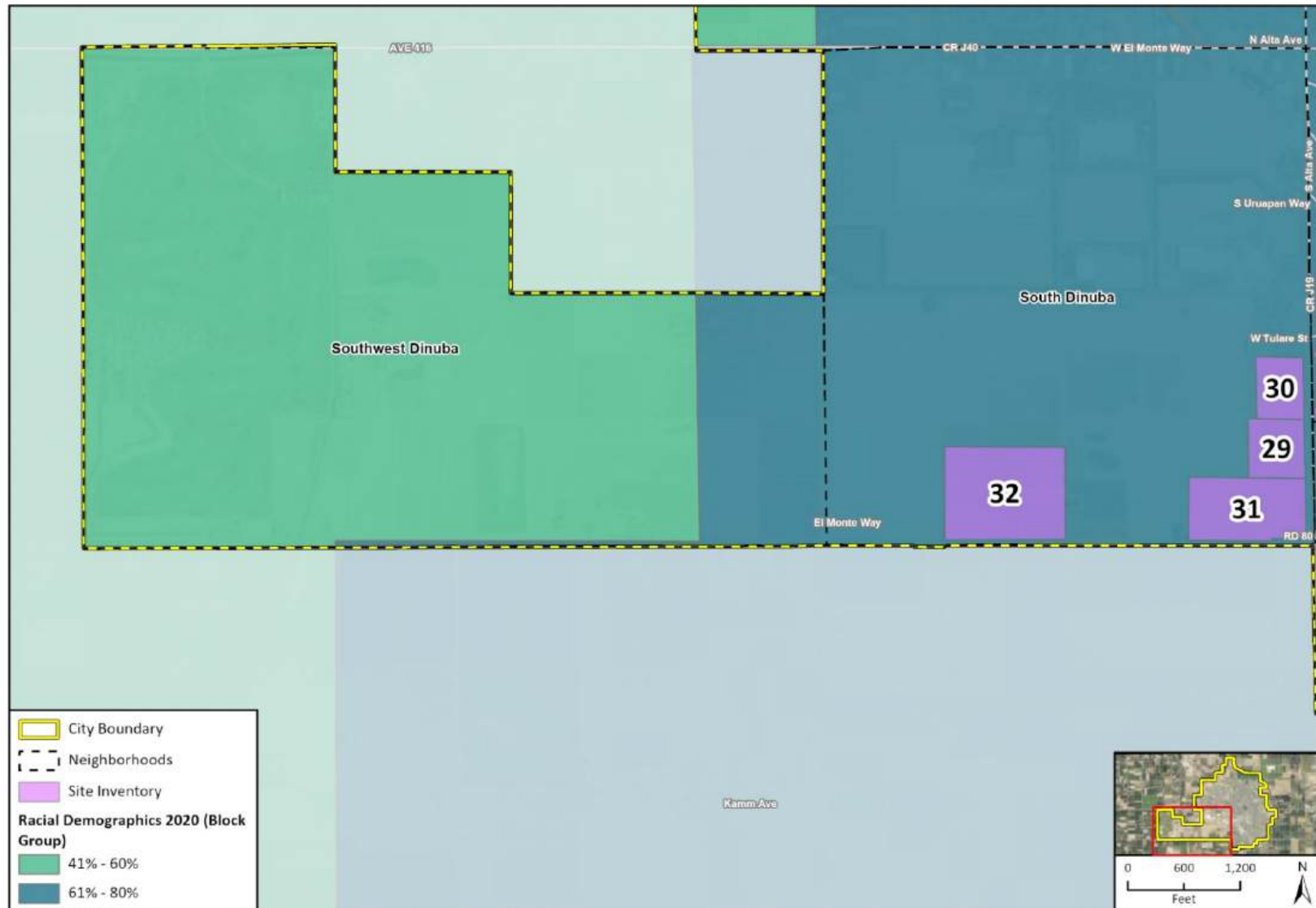


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Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

22-13436-1E-AFFH
Site Inventory AFFH - Dinuba

Figure A5-48 Housing Opportunity Sites by Total Non-White Population, South and Southwest Dinuba

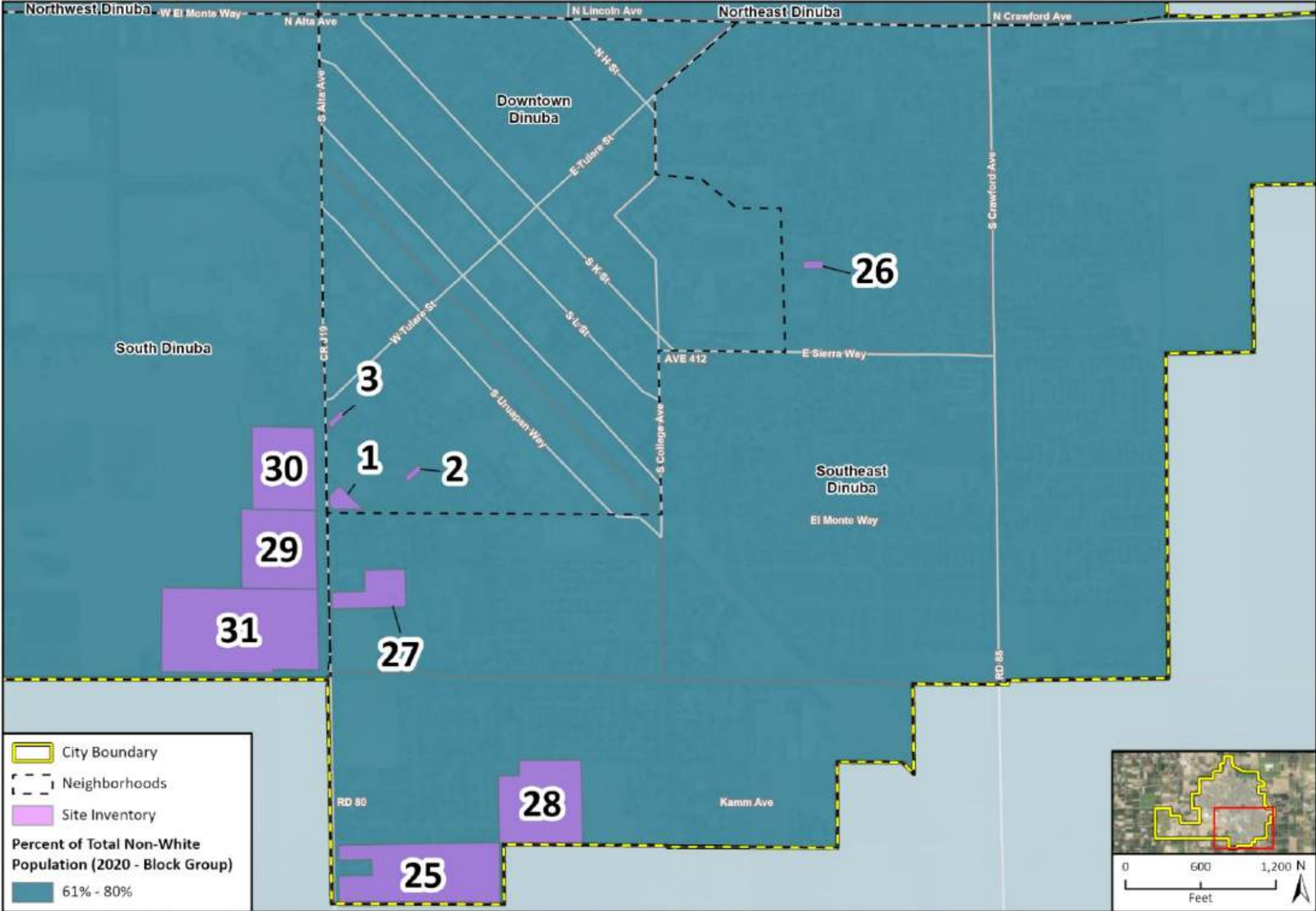


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

22-13436-1H-AFFH
 Site Inventory AFFH - Dinuba South

Source: AFFH Data Viewer, 2023

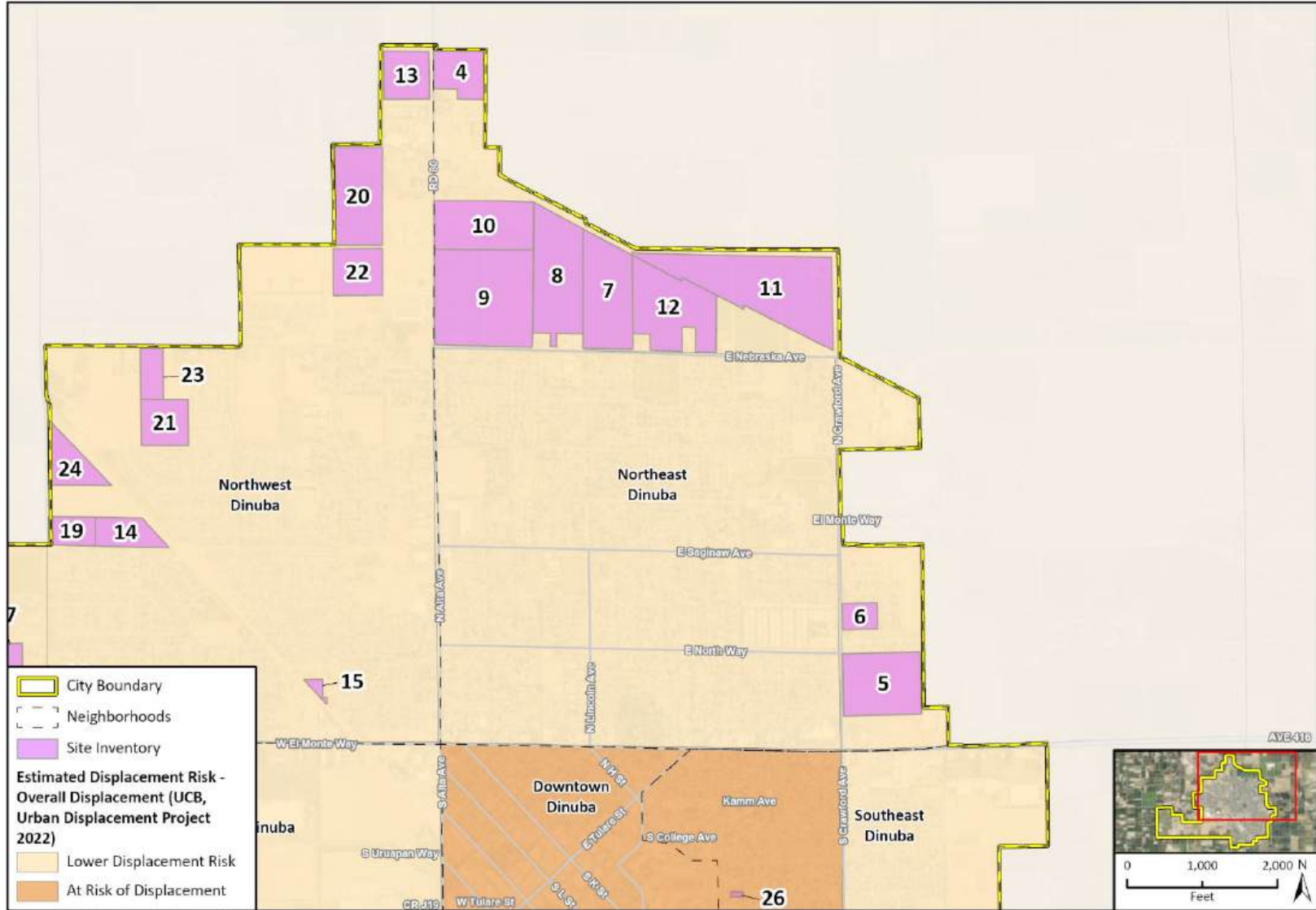
Figure A5-49 Housing Opportunity Sites by Total Non-White Population, Downtown and Southeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

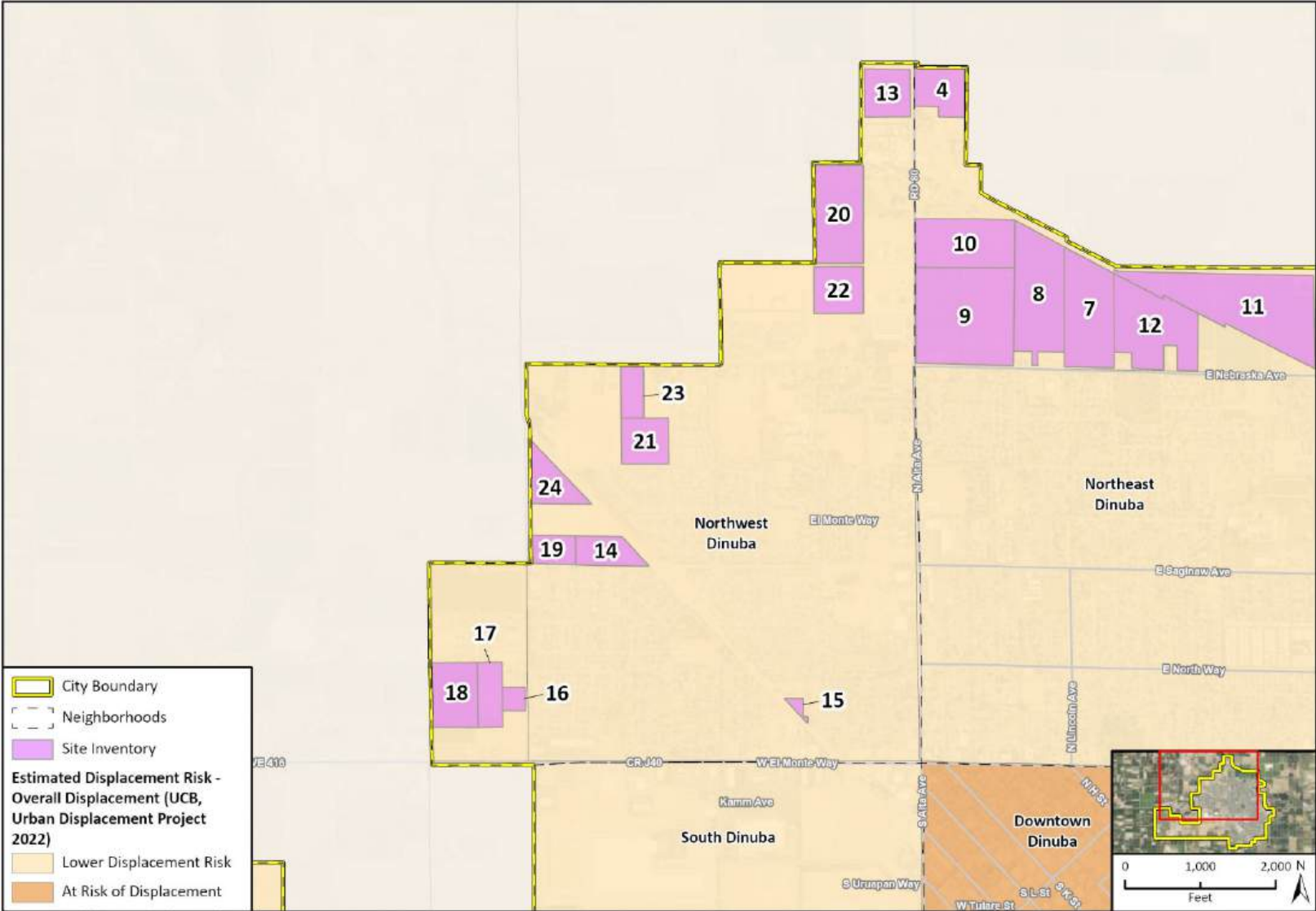
Figure A5-50 Housing Opportunity Sites by Displacement Risk, Northeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

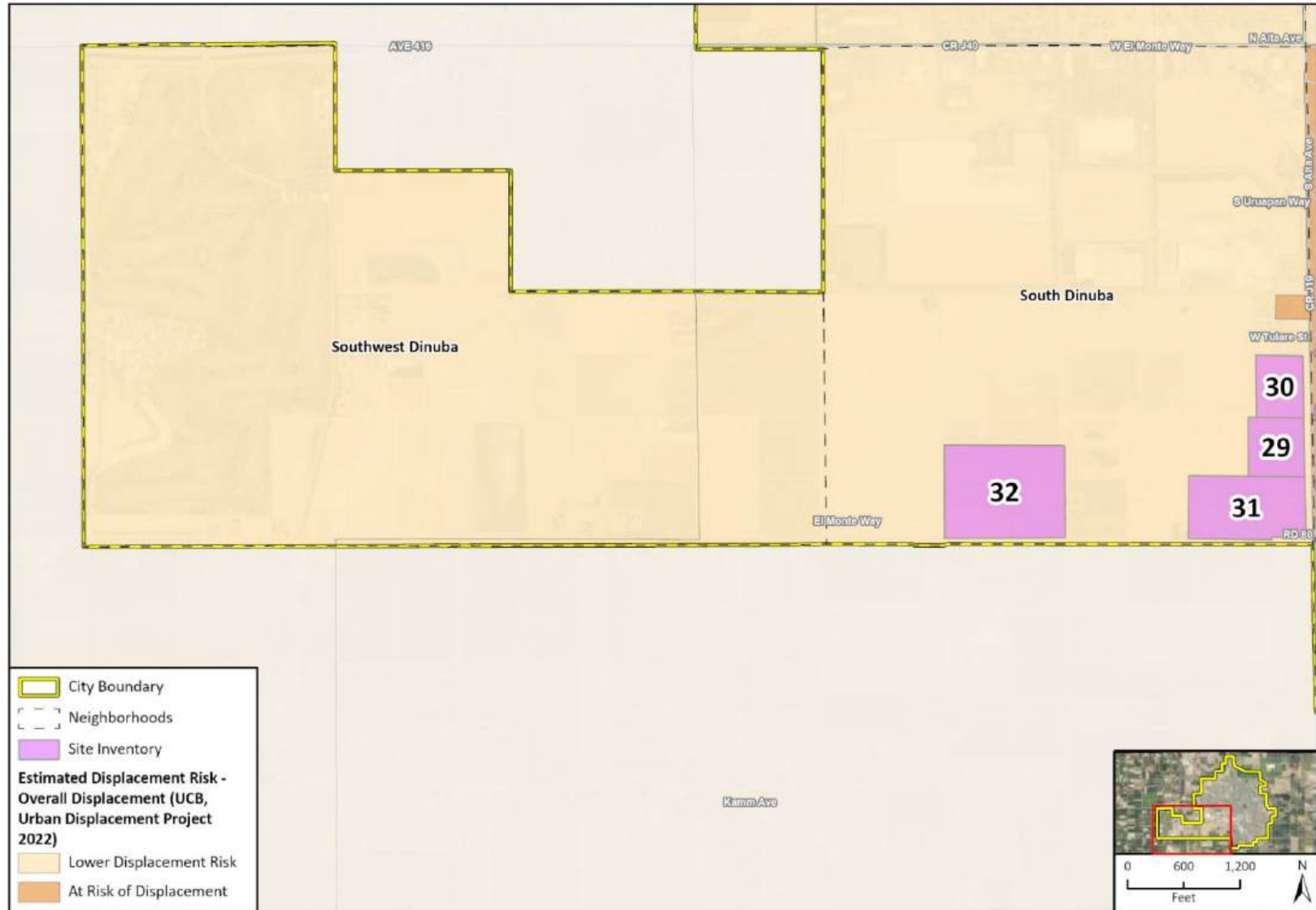
Figure A5-51 Housing Opportunity Sites by Displacement Risk, Northwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-52 Housing Opportunity Sites by Displacement Risk, South and Southwest Dinuba

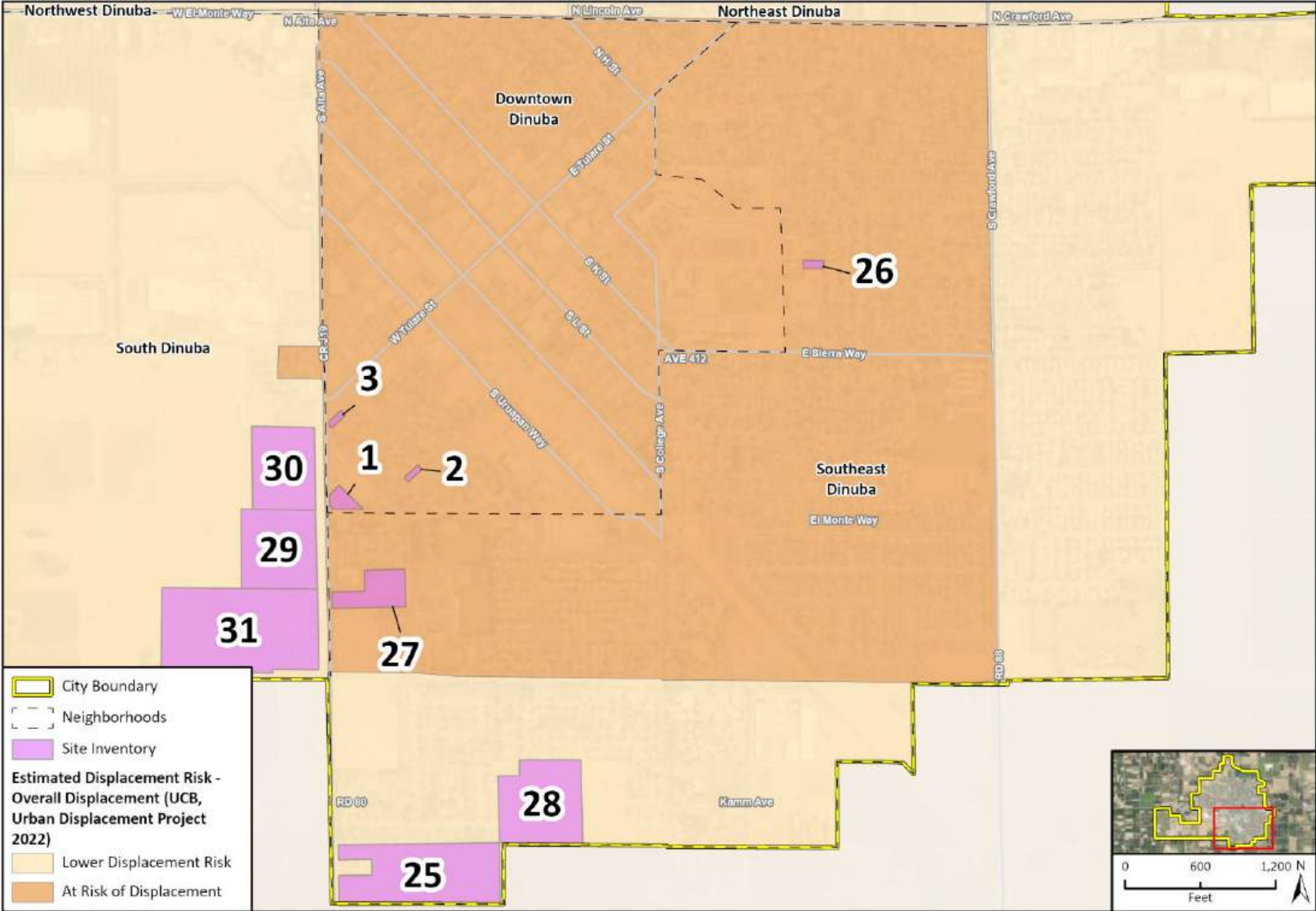


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

22_11496_19_AFFH
 Site Inventory AFFH - Dinuba South

Source: AFFH Data Viewer, 2023

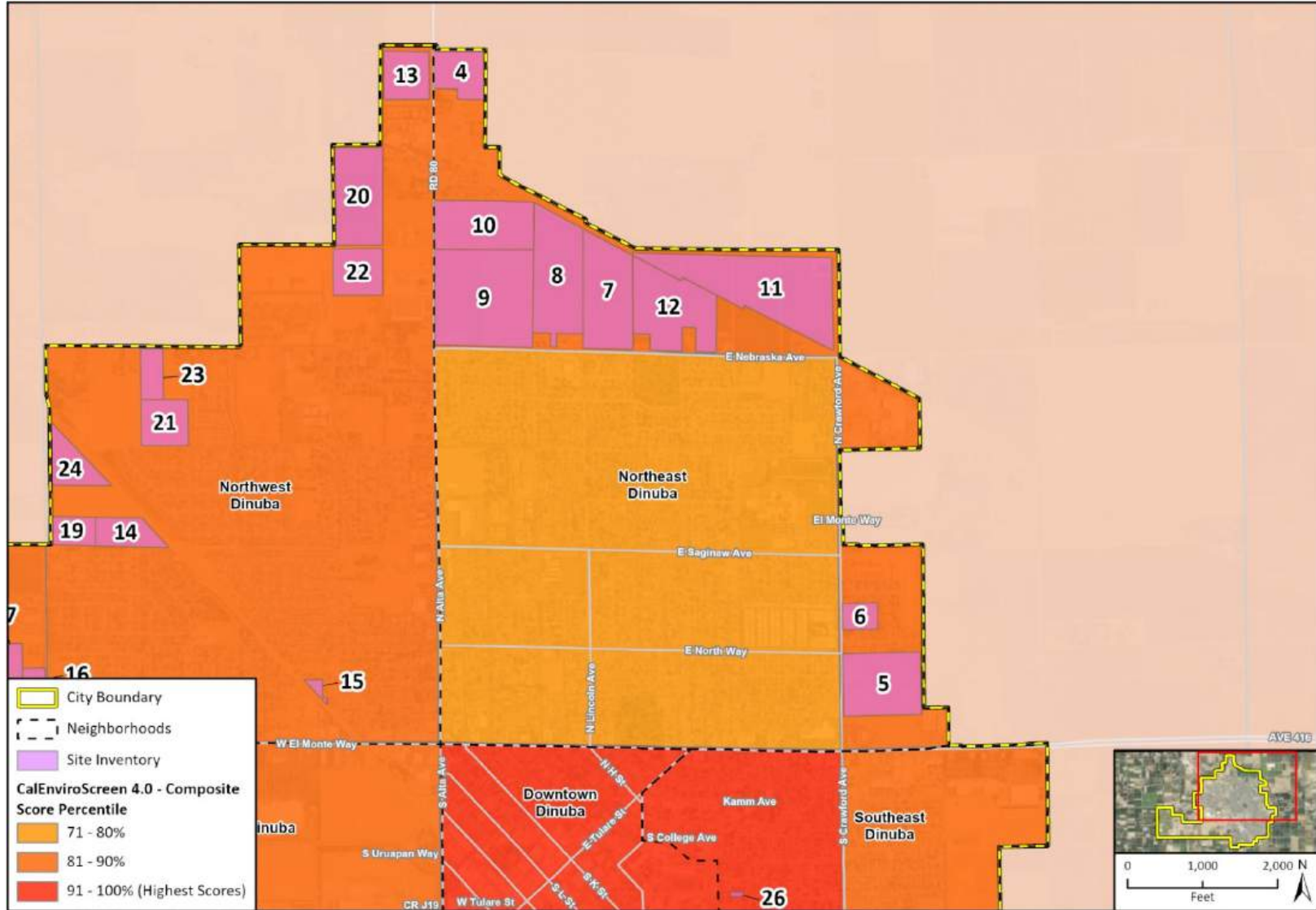
Figure A5-53 Housing Opportunity Sites by Displacement Risk, Downtown and Southeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

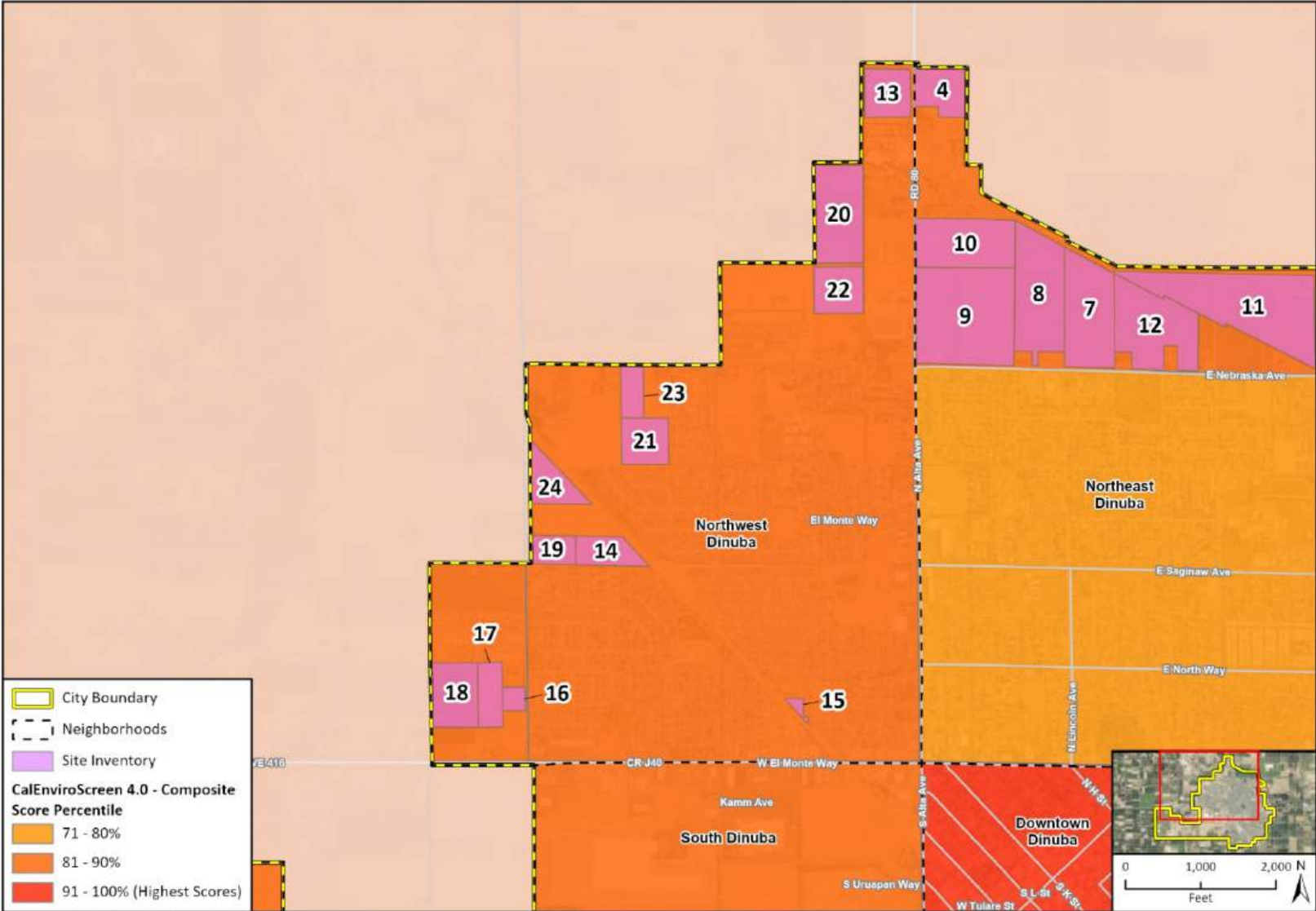
Figure A5-54 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

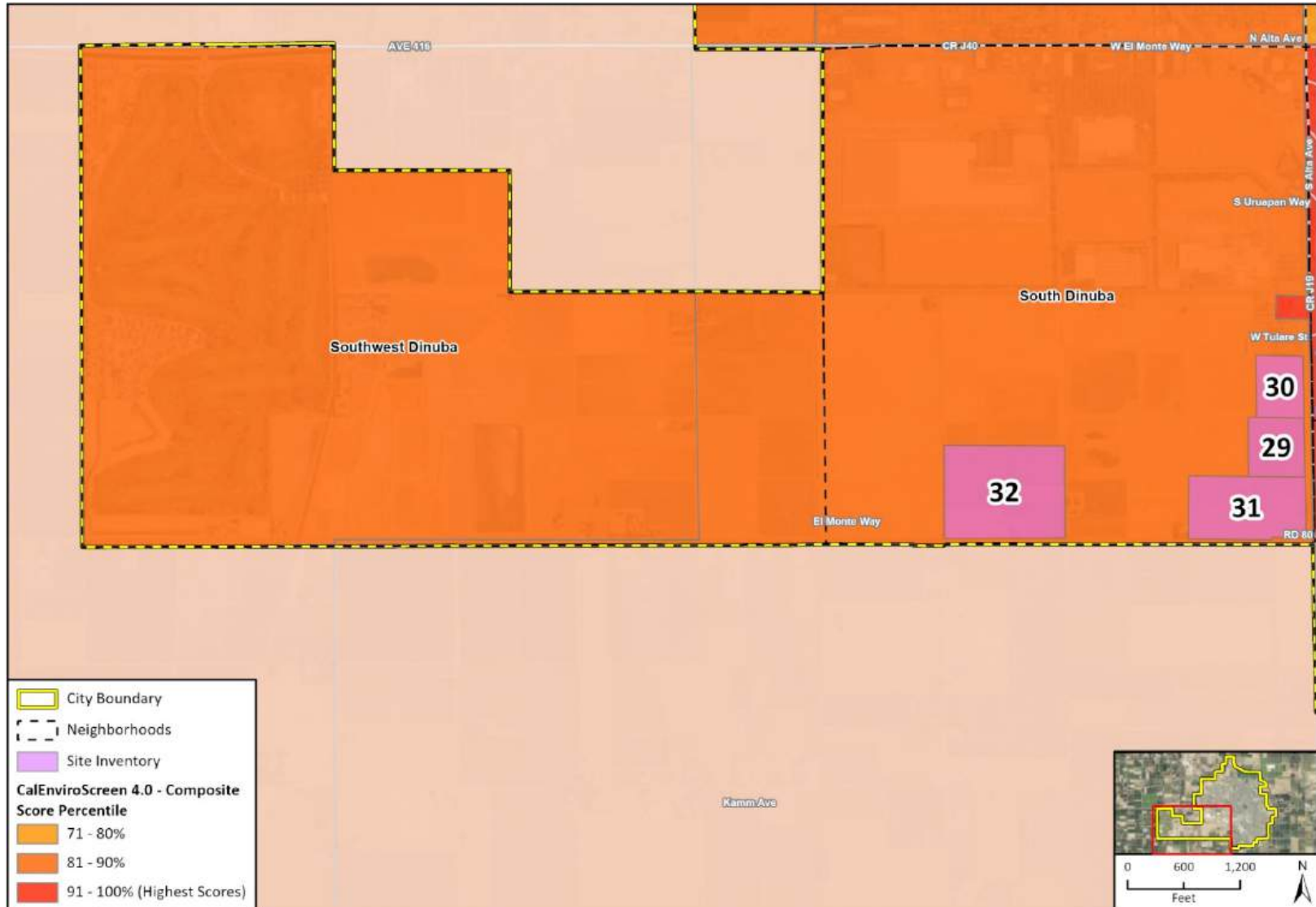
Figure A5-55 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Northwest Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

Figure A5-56 Housing Opportunity Sites by CalEnviroScreen Percentile Score, South and Southwest Dinuba

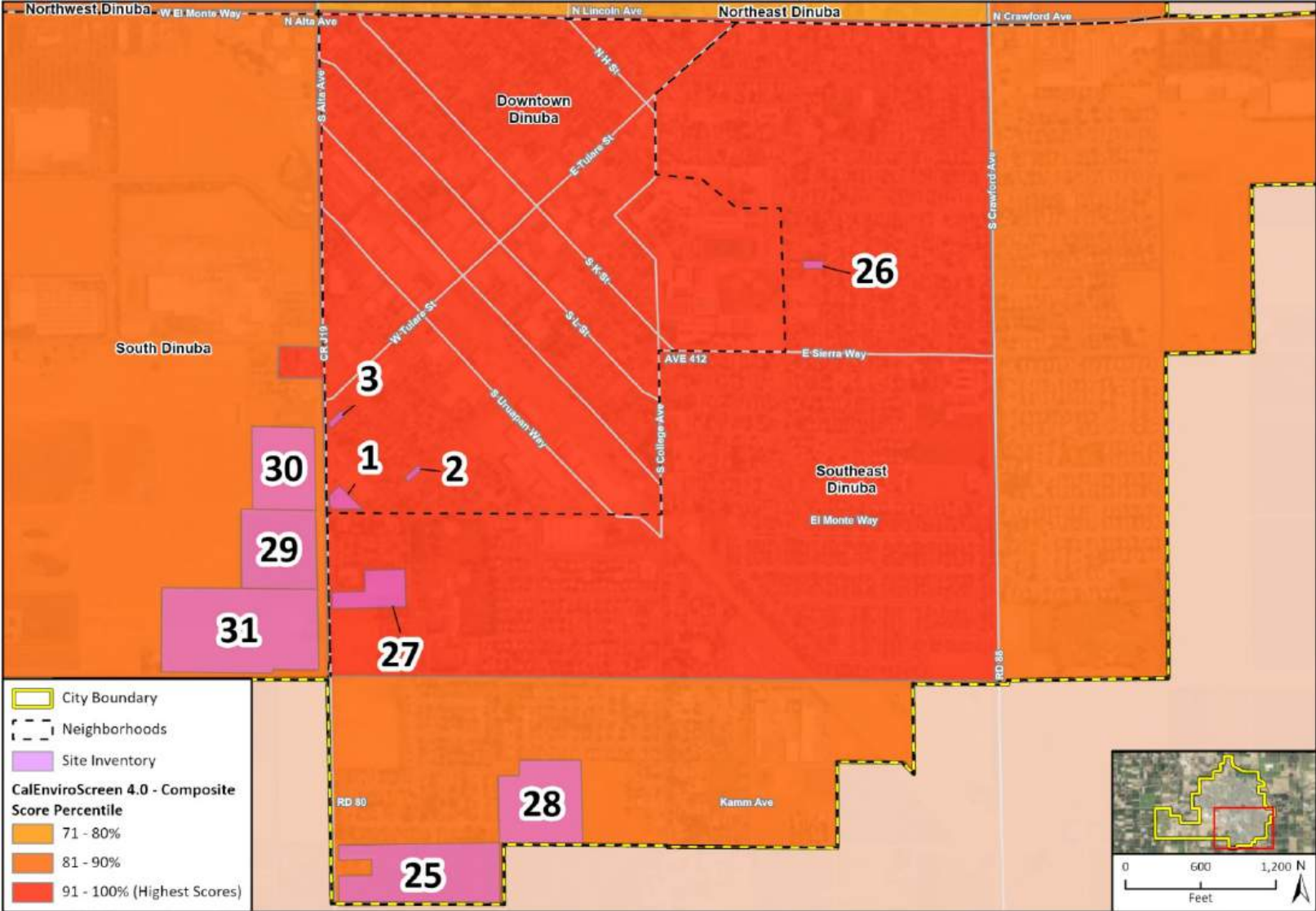


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDR, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

22-13436-1H-AFFH
 Site Inventory AFFH - Dinuba South

Source: AFFH Data Viewer, 2023

Figure A5-57 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Downtown and Southeast Dinuba



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

Sites Analysis Summary Data

Table A5-7 summarizes the Site Inventory by development priority area, sites, number of units by income level, and census tract characteristics.

A5.2.12 Contributing Factors and Meaningful Actions

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in the AI, community outreach, and the analysis in this document.

Contributing factors were prioritized based on their impact on fair housing issues as well as the City's ability to address the contributing factors. A summary of the identified fair housing issues, contributing factors to these issues, and meaningful actions the City will undertake to affirmatively further fair housing for special needs, racial/ethnic minority, and low-income residents is included in Chapter A7, *Housing Plan*.

Enforcement and Outreach

The City's website has limited information on fair housing and no information on fair housing rights and responsibilities for tenants and landlords. In addition, housing information on the City's website is limited to English.

Contributing factors to insufficient enforcement and outreach in Dinuba include:

- Lack of language access (Priority Level – Medium): The City's website and fair housing informational materials are not provided in multiple languages.
- Limited distribution of fair housing information (High): The City's website has limited information on fair housing and there are very few community outreach events dedicated to fair housing.
- Lack of accessible forums (Medium): Outreach and information on fair housing is limited to a few forms of media.
- Lack of regular analysis and reporting of data on fair housing complaints and lending practices (Medium): Analysis and data on fair housing complains and lending practices is not regularly performed and is not made available to the public, other than in the Housing Element itself.

Segregation and Integration Patterns and Trends

Dinuba is a racially/ethnically diverse city with a high percentage of low- and moderate-income residents and low median household incomes. In particular, Downtown and portions of Southeast Dinuba have a disproportionately high percentage of residents with a disability, female single-parent households, low- and moderate-income residents, and residents living below the poverty line. Multifamily residential zones are concentrated in Downtown and Southeast Dinuba. According to the UDP, Hispanic/Latino residents are segregated in South, Downtown, and Southeast Dinuba.

Contributing factors to segregation and integration patterns and trends in Dinuba include:

- Land use and zoning laws (High): Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Displacement of residents due to economic pressures (Low): High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Location and type of affordable housing (High): Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Table A5-7 Site Inventory by Census Tract Characteristics

Priority Development Area	Census Tract Number	Number of Existing Households	Site Inventory Capacity (Units)			AFFH Indicators							
			Low-Income	Moderate-Income	Above Moderate-Income	Percent Non-White	Percent LMI Households	Median Household Income	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile
Northeast													
	06107000401	1,749	146	0	792	88%	51%	\$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
Northwest													
	06107000401	1,749	0	76	267	88%	51%	\$69,414	High Resource	47%	6%	Lower Displacement Risk	69%
	06107000303	1,260	0	0	109	64%	38%	\$57,685	Moderate Resource	65%	2%	Lower Displacement Risk	94%
Downtown													
	06107000501	1,806	11	2	0	96%	68%	\$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
South													
	06107000502	978	600	214	189	91%	54%	\$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Southeast													
	06107000501	1,806	49	3	0	96%	68%	\$32,400	High Segregation & Poverty	53%	13%	At Risk of Displacement	83%
	06107000502	978	0	30	116	91%	54%	\$55,068	Moderate Resource	65%	14%	Lower Displacement Risk	75%
Total			806	295	1,473								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2023); U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021)

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Racially and Ethnically Concentrated Areas of Poverty

There is one R/ECAP in the city of Dinuba, located in Downtown/Southeast Dinuba. Ninety-three percent of residents living in this area are Hispanic/Latino and 61 percent are low-income. This census tract also has the highest percentage of residents living with a disability, the lowest median household income, and the highest poverty rate in the city.

Contributing factors to racially and ethnically concentrated areas of poverty in Dinuba include:

- Displacement of residents due to economic pressures: High rates of cost burden and rising housing costs are placing low-income residents at risk of displacement.
- Land use and zoning laws: Most of Dinuba is zoned for single-family residential uses with medium- and high-density residential zoning concentrated in Downtown Dinuba.
- Location and type of affordable housing: Affordable housing units are concentrated in Downtown and Southeast Dinuba.

Disproportionate Housing Needs

Cost burden among renters is high throughout most of the city. Cost burden among homeowners is highest in Downtown and Southwest Dinuba. Dinuba has a high percentage of large households, approximately 33 percent of all households in the city. Overcrowding is highest in South, Downtown, and portions of Southeast Dinuba. In addition to high percentages of overcrowding and cost burden, Downtown and portions of Southeast Dinuba have an older housing stock than other areas of the city. Approximately 67 percent of housing units in Downtown Dinuba are over 30 years old and 47 percent are over 50 years old. However, these areas have the lowest household median incomes and highest percentage of low- and moderate-income residents, indicating that homeowners may not be able afford to afford to pay for repair and maintenance on their homes.

Contributing factors to disproportionate housing needs in Dinuba include:

- Rising home values and rent: The median home sale price in Dinuba has increased significantly over the past couple decades, more than doubling between 2000 and 2020, from \$95,700 to \$210,100. Rent costs have almost doubled in that time as well, increasing from \$488 in 2000 to \$963 in 2020.
- Lack of affordable housing in a range of sizes: Most affordable housing in Dinuba consists of single-family homes.
- Lack of sufficient affordable housing: Based on community feedback, community members and stakeholders identified the lack of enough affordable housing in the city.
- Lack of housing for large households: Approximately 17 percent of households are overcrowded in Dinuba, much higher than in the county overall (10 percent). In addition, based on community feedback, overcrowding is one of the highest priority housing issues to community members.
- Housing in need of maintenance and repairs: According to community feedback, many housing units are in need of maintenance and repair, especially rental units.

Disparities in Access to Opportunities

Most of Dinuba is considered high resource, however, Downtown and part of Southeast Dinuba is an area of high segregation and poverty. This area has the highest pollution burden and lowest education and economic opportunity scores in the city.

Contributing factors to disparities in access to opportunities in Dinuba include:

- Lack of access to high paying jobs: The largest employment industries in Dinuba (educational services, and health care and social assistance; agriculture, forestry, fishing and hunting, and mining; and retail trade) consist of lower paying jobs.
- Lack of walkability: Most of Dinuba has below average walkability and lacks Americans with Disabilities Act (ADA) compliant sidewalks.
- Limited access to transit and regional connection: According to AllTransit, residents in Dinuba have lower access to transit opportunities than other larger cities in the region, such as Visalia and Tulare.
- High pollution burden and location of environmental hazards: Pollution burden is high throughout the city, but highest in Downtown and part of Southeast Dinuba, where pollution burden due to lead risk from housing and contaminated sites is highest.
- Lack of community revitalization strategies: As identified throughout this analysis and through community outreach, low-income and non-white households are concentrated in Downtown and Southeast Dinuba where affordable housing is concentrated. However, there are no programs to counteract these patterns, add additional services or amenities, or encourage place making specifically for these neighborhoods.

A5.2.12.1 Meaningful Actions to Address Fair Housing Issues

The findings of this analysis were used to develop meaningful actions, metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the city. The contributing factors were prioritized to better formulate policies and programs and carry out meaningful actions to further fair housing. Meaningful actions to address fair housing issues are included in the housing programs located in Chapter A7, *Housing Plan*.

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A6 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the City of Dinuba reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table A6-1 and Table A6-2 summarize the City's construction, rehabilitation, and preservation goals and accomplishments during the 5th cycle planning period and Table A6-3 provides a detailed program-level assessment of housing accomplishments over the last planning period.

A6.1 Overview of Accomplishments

During the 5th cycle Housing Element, the City implemented programs to support infill development, market-rate and affordable housing production, home repair, ADU development, and preservation of existing housing stock. Through the implementation of these programs, the City supported the housing needs of low-income households, renters, and special needs populations. Most notably, the City implemented the following:

- **2.1.2. Infill Development Program.** The City has adopted an Infill Development program whereas permit and impact fees can be reduced for infill development projects. One house relocation was assisted by this program in 2020. The City approved a multifamily housing project with a density bonus and impact fee reductions for the Trevino Apartments project at Merced and J Streets. This project was completed in 2018 and provides two units reserved for low-income households.
- **1.2.2. Affordable Housing Program.** The City collaborated with Self-Help Enterprises to provide affordable housing units to the community. Sierra Village Apartments, approved in 2018, will provide 44 affordable housing units in phase 1 and 64 units in phase 2 including one-, two-, and three-bedroom apartments with nine units reserved for farmworkers. This project utilized funds from the Affordable Housing and Sustainable Communities fund from the Strategic Growth Council and HOME funds. The second phase was completed in 2023.
- **2.2.2. Home Repair Program.** In 2021, the City used a CDBG grant to fund the installation of water and sewer lines to the Alta/Griggs neighborhood in Northwest and Northeast Dinuba.
- **1.2.2. Zoning Code.** The City began a comprehensive Zoning Code update to review and update standards, as needed. Completion is expected in mid-2024.
- **6.1.1. Energy-Efficiency Program.** The City works with developers to increase energy efficiency in new developments. The City provides brochures and flyers with information on energy efficiency at the Building Department and on the City's website.

A6.2 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The City supported housing development that benefited special housing needs groups as a result of the implementation of 5th Cycle Housing Element programs. During the 5th cycle, the City took the following actions to address special needs housing:

- In 2017, the City provided concessions for the 10-unit Trevino apartments project in the form of System Development Charges (SDC) exemptions and a Density Bonus (and associated relaxing of certain zoning standards) to increase the affordability of the project. Two units in this project are reserved for low-income households.
- The City continued 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 participant's landlords, and will support that Authority's attempts to secure additional funding for expanded programs, particularly for extremely low-income households.
- In 2015, the City adopted amendments to the Zoning Code to define "supportive housing" and permit supportive housing and transitional housing within residential zone districts. In addition, the City permitted the use of emergency shelters in the RM zone without a conditional use permit or other discretionary permit with a slate of objective standards for emergency shelters. These objective standards include a maximum number of beds/persons, off-street parking based on demonstrated need, size of onsite waiting and intake areas, provision of onsite management, proximity to emergency shelters, length of stay for users of the facility, lighting, and security during emergency shelter operation.
- In 2022, the City partnered with Self-Help Enterprises to develop Sierra Village II, an affordable multifamily housing development with 64 units, including nine permanent supportive housing units.

Cumulatively, the City's 5th cycle Housing Element programs were generally effective in addressing the housing needs for some special needs groups, but additional actions can be taken to support the housing needs of the community, including low- and extremely low-income households, persons experiencing homelessness, persons with disabilities, and farmworkers. During the 6th cycle, the City will conduct additional actions to respond to the needs of the community by implementing more specific and targeted actions and objectives for these special needs housing groups.

As discussed in Chapter A2, *Housing Needs Assessment*, 60 percent of senior renter households in the city are experiencing housing cost burden. Evaluating the resources for senior-headed households reveals that there is a 20-unit deficiency of available rental units for lower-income senior households. In the 5th cycle Housing Element, housing programs for seniors included Program 6.2.4 to encourage non-profit developers to seek US Department of Housing and Urban Development funds, expedite processing of applications proposing senior housing, and consider allocating funds to offset infrastructure improvements. To better facilitate housing development for seniors, the City has added concrete objectives and actions to Housing Plan programs 8 and 11 to better support the development of affordable housing and housing for special needs groups, including seniors.

There are 1,641 residents over 18 years old with a disability in the city. Chapter A2, *Housing Needs Assessment*, identifies 46 rental units designated to serve residents with disabilities. The City implemented 5th cycle program 6.2.10 to reduce constraints on housing for persons with disabilities by adopting reasonable accommodation procedures, and supported the development of affordable housing. To increase support for housing for persons with disabilities during the 6th cycle, the City will implement program 6 and will amend the Zoning Code to remove constraints to the development of multifamily and special needs housing, with the objective of completing 20 units for special needs groups. Additionally, the City will implement program 8, which aims to facilitate housing production for

persons with disabilities in the community by streamlining permitting and seeking funding for affordable housing development with prioritization of housing for special needs groups.

Large households face difficulties in securing affordable housing with a sufficient number of rooms which results in overcrowding. Chapter A2, *Housing Needs Assessment*, describes that there is a resource gap of 414 units with four or more bedrooms. There were no 5th cycle programs that specifically addressed the need for housing for large families. During the 6th cycle, the City will implement Housing Plan program 8 to support the development of affordable housing, prioritizing special needs housing including large housing units.

As noted in Chapter A2, *Housing Needs Assessment*, the majority of persons experiencing homelessness in the county were surveyed in Porterville, Tulare, or Visalia, with only 3 percent living elsewhere, including Dinuba. The 5th cycle housing element included Program 6.2.6, which directed the City to apply for Federal Emergency Shelter Grant funding to facilitate emergency shelters and other non-shelter assistance. There is one emergency shelter located in Dinuba offering short-term housing and basic amenities to those in need. Open Gate Ministries located on North K Street provides 34 beds, which is likely sufficient to provide shelter for unsheltered individuals in the city. The City has been successful in the provision of housing options and amenities and there are currently sufficient shelter beds in the city. In order to continue to address the needs of the greater community, the City will implement programs 1 and 6 to support regional collaboration for homeless services and facilitate the development of more shelter housing beds. Program 13 introduces new actions for other supportive services for persons experiencing homelessness, including annual outreach and law enforcement training to better assist persons experiencing homelessness.

As described in Chapter A2, *Housing Needs Assessment*, farmworkers frequently experience high rates of poverty, barriers to securing housing, and often reside in overcrowded and poor housing conditions. There are two income-based farmworker housing complexes operated by the Housing Authority of Tulare County and one privately owned housing project for 40 to 50 workers in Dinuba. There is a resource gap in available housing units for an estimated 926 farmworkers who reside in the city. The 5th cycle Housing Element included program 6.2.5, which directed the City to support housing for farmworkers through Community Development Block Grant and State HCD Farm Worker Housing Grant Employee housing program funds. Support for farmworker housing will continue into the 6th cycle, along with additional objectives and actions. Program 6 will remove constraints to development of employee housing in more zoning districts and program 8 directs the City to support the development of affordable housing, prioritizing special needs housing including farmworker housing.

In the 5th housing cycle, the City employed several programs to encourage the development of affordable housing units to address the needs of low- and extremely low-income (ELI) households. The 5th cycle housing programs included programs 6.2.1, 6.2.2, and 6.2.3 which reduced constraints to affordable housing through Zoning Code amendments and directed the City to apply for funding for development available to low- and very low-income households. However, there were very few units that were constructed for this income level during the 5th cycle, as described in Quantified Objectives below. As described in Chapter A2, there are currently 996 ELI households in Dinuba, and only 768 units affordable to those income levels in the city. Therefore, there is still an unmet need for affordable housing for lower-income and ELI households. To better meet the needs of ELI households, the City will implement new programs such as Housing Plan program 11 to connect ELI households with available housing assistance resources, including the HCV program. The City will also implement Housing Plan program 8 to support the development of affordable housing for residents with special needs, including ELI households, by implementing regulatory concessions and incentives that were not part of the 5th cycle such as expedited review, fee waivers, regulatory concessions, and local density bonuses.

A6.3 Quantified Objectives

Table A6-1 summarizes the City’s progress toward meeting the 5th cycle Housing Element objectives to rehabilitate and conserve/preserve existing housing stock. The City did not meet the objectives made for housing rehabilitation. There were no units at risk of market rate conversion during the 5th housing cycle.

Table A6-1 Quantified Housing Objective and Achieved Accomplishments (2015-2023)

Income Levels ¹	Rehabilitation		Conservation/Preservation	
	Objectives	Actual	Objectives	Actual
Very Low Income (<50% AMI)	30	1	–	–
Low Income (50-80% AMI)	–	–	–	–
Moderate Income (80-120% AMI)	–	–	–	–
Above Moderate (>120% AMI)	–	–	–	–
Total	30	1	–	–

¹ Income levels are based on Area Median Income (AMI).

As shown in Table A6-2, the City did not reach its 5th cycle RHNA goals for any income category, but nearly achieved the RHNA target for moderate income group, with the least number of permits issued for low- and very low-income units.

Table A6-2 RHNA Progress (2015-2023)

Income Levels ¹	5 th Cycle RHNA	Permits Issued	Percent RHNA Progress with Permits Issued
Very Low Income (<50% AMI)	106	50	47%
Low Income (50-80% AMI)	163	74	45%
Moderate Income (80-120% AMI)	121	119	98%
Above Moderate (>120% AMI)	470	332	71%
Total	860	575	67%

¹ Income levels are based on Area Median Income (AMI).

The City’s shortfall on meeting RHNA requirements is largely attributed to private market forces, as the city had adequate land resources and utilities available to accommodate development.

A6.4 Review of Past Accomplishments

Table A6-3 provides a detailed program-level assessment of housing accomplishments during the 5th cycle Housing Element planning period.

Table A6-3 Review of Past Accomplishments

Program	Description and Objectives	Progress and Continued Appropriateness
Goal 1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households		
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.	There have been no actions taken during the 5 th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5 th cycle, this program will not be continued into the 6 th cycle.
1.1.2	HUD Housing Choice Voucher Program – 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 up to 20 years.	There have been no actions taken during the 5 th cycle housing element for this program with no applications received. The City currently provides English language brochures on various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. This program will be continued into the 6 th cycle as Housing Plan Program 11 with new actions to facilitate educational workshops for property owners on the Housing Choice Voucher program and obtain input on challenges with the program.
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.	The Sierra Village affordable housing project was funded partially with tax credits issued through the California Tax Credit Allocation Committee. The second phase of this project was completed in early 2023 with a total of 107 units. This program will be revised and continued into the 6 th cycle as Housing Plan Program 8 as part of an umbrella program with additional actions to facilitate the development of housing for special needs populations and low-income households.
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.	The City currently provides English language brochures on various housing programs for affordable rental housing through Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Based on the action producing no outcomes for the 5 th cycle, this program will not be continued into the 6 th cycle.

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Program	Description and Objectives	Progress and Continued Appropriateness
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.	<p>The City has primarily fielded requests for information and permitting for ADUs. In response, the City now offers floor plans for three different ADU designs, free of charge. In response to homelessness, the City partnered with Self Help Enterprises to construct 9 units for previously-unhoused individuals, within the Sierra Village affordable multi-family project.</p> <p>Based on the on-going nature of this program, it will be carried over into the 6th housing cycle as Housing Plan Programs 2 and 6.</p>
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 department.	<p>No developers have expressed interest in this program, and therefore no actions have been taken to complete this objective.</p> <p>This program will be revised and continued into the 6th cycle as Housing Plan Program 6 as part of an umbrella program to facilitate the development of a variety of housing types.</p>
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.	<p>The City maintains an inventory of available lands for multifamily residential housing development.</p> <p>Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.</p>
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.	<p>There were no opportunities to secure land during the planning period for a subdivision, however the City assisted SHE in securing land that was used to build the Sierra Village affordable multifamily housing project, which provided 107 units to extremely low- and low-income households, including farmworkers and formerly homeless individuals.</p> <p>Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 10.</p>
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.	<p>While there has been no action related to removing restrictions, the City completed two first-time homebuyer loans during 2020 for qualified low-income families.</p> <p>Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 11.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
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.		
2.1.1 Smart Growth	<p>“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.</p> <p>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 foot 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.</p>	<p>Completed. Adopted by the Dinuba City Council via Ordinance No. 2015-08.</p> <p>This program has been completed. No further action is needed and the program is recommended for elimination.</p>
2.1.2	<p>The City will research alternative methods of financing for extremely-low, very low, and low-income and special needs households home ownership opportunities.</p>	<p>The City coordinates with Self Help Enterprises to administer housing programs. SHE continuously researches alternative methods of financing affordable housing.</p> <p>This program will be revised and continued as Housing Plan Program 11 to coordinate with SHE with the additional action of annually researching funding opportunities and rehabilitation grants and to prioritize areas with greater concentrations of lower-income households.</p>
2.1.2	<p>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.</p>	<p>In 2017, the City revised its Zoning Code, which included an update to manufactured housing standards. Amendments included permitting placement of mobile homes as an accessory dwelling unit which expands opportunities for housing development throughout the city. The City has commenced a comprehensive update of the Zoning Code. Impediments to new housing opportunities will be considered during this effort.</p> <p>This program will be continued as Housing Plan Program 6 as part of an umbrella program to reduce constraints related to development standards.</p>

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Program	Description and Objectives	Progress and Continued Appropriateness
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.	The City continues to monitor site improvement standards on an ongoing basis. No standards were considered constraints to the development of affordable housing in 2023. The City has commenced a comprehensive update of its Zoning Code whereupon site improvement standards will be revised to remove constraints, as necessary. The ordinance update is expected to be adopted mid-2024. This program will be continued into the 6 th cycle as Housing Plan Program 6.
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.	The City has begun a comprehensive Zoning Code update. Completion is expected in early 2025 . This program will be completed with the adoption of the Zoning Code update. No further action is needed and the program is recommended for elimination.
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.	The City has implemented expedited processing for residential projects and does this through a program of strong communication between departments and with applicants. The City conducts a weekly staff meeting among all departments that are involved in the development review process. The City has also provided density bonuses, such as with the 10-unit Trevino project. The City maintains contact with affordable housing developers. For example, Self Help Enterprises administers some of the City’s housing programs and is aware of development activities in the City. This provides an avenue for the City to maintain contact about development opportunities. This program will be revised and continued into the 6 th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate affordable housing development.

Program	Description and Objectives	Progress and Continued Appropriateness	
2.2.2	<p>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.</p>	<p>The City continues to review its development impact fees. No actions have been taken to complete the CDBG-related actions. The City is a non-entitlement community and does not receive annual CDBG allocations. CDBG monies must be applied for through a competitive process. The City used a CDBG grant to fund the installation of water and sewer lines and neighborhood park in the Alta/Griggs neighborhood. This recently annexed area is a low-income disadvantaged neighborhood that previously relied on failing onsite wells and septic systems.</p> <p>Based on the on-going nature of this program it will be carried over into the 6th housing cycle as Housing Plan Program 8.</p>	
2.2.3	<p>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.</p>	<p>The City approved one density bonus during the planning period for the Trevino apartments project.</p> <p>This program be replaced with Housing Plan Programs 6 and 8 to support affordable housing development.</p>	
2.2.4	<p>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.”</p>	<p>Completed in 2015 by a Zone Text Amendment (Ordinance 2015-08). This program has been completed and will not be continued into the 6th cycle.</p>	
2.2.5	<p>Universal Design Element</p>	<p>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.</p>	<p>The City began a comprehensive Zoning Code update to incorporate these standards. Completion is expected in mid-2024.</p> <p>Due to the ongoing nature of this program, it will be carried over into the next cycle as Housing Plan Program 6.</p>
2.2.6	<p>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 identified in the land inventory, and this information will be made available to interested parties.</p>	<p>The City adopted an Infill Development program to reduce permit and impact fees for infill development projects. One applicant has taken advantage of this program during the planning period to construct one residential unit.</p> <p>This program be continued as Housing Plan Program 8 as part of an umbrella program to support infill housing development with additional objectives to seek funding from HCD Infill Infrastructure Grant Program and to partner with an affordable housing developer on units for special needs groups.</p>	

Program	Description and Objectives	Progress and Continued Appropriateness
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.		
3.1.1 General Plan Update	<p>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.</p> <p>More specifically, in order for the City to 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.</p>	<p>The City has completed General Plan Amendments to ensure consistency with zone changes but due to a lack of staffing has not completed the amendment to increase density within the Medium High Density Residential land use category. However, the City commenced an update of the General Plan which was adopted in 2023.</p> <p>This program is completed and will not be continued into the 6th cycle.</p>
3.1.2	<p>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.</p>	<p>The City Planner evaluates rezoning applications on an ongoing basis to ensure there is no net loss of acreage zoned for affordable housing. This program will be continued as Housing Plan Program 2 as part of a sites monitoring program.</p>
3.1.3	<p>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</p>	<p>Housing Division staff actively track and identify government-owned land within the city.</p> <p>Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 2.</p>
3.2.1	<p>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.</p>	<p>Housing Division staff actively track and identify government-owned land within the city.</p> <p>Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 7.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
3.2.2	<p>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.</p>	<p>The City has developed maps showing all vacant land in the city with the potential to accommodate infill housing. These maps have not been publicly released. Based on the recurring nature of this action, this program will be carried over into the 6th cycle as Housing Plan Program 8 as part of an umbrella program to facilitate the development of affordable housing, including infill sites.</p>
3.3.1	<p>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.</p>	<p>The City Council adopted Ordinance 2022-03 on March 22, 2022, that allows conversion of offices to residential use with approval of a Conditional Use Permit in the PO zone. To date, one unit has received approval under this program. This program will not be carried over into the 6th housing cycle as it was completed during the 5th cycle.</p>
Goal 4: Conserve and improve the condition of the existing affordable housing stock and the quality of the existing neighborhoods		
4.1.1	<p>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.</p>	<p>The City operates a housing rehabilitation program that is administered by Self Help Enterprises. One unit was completed during the planning period. From 2015 to 2023 the City provided funding for 10 home rehabilitations. Eight of those utilized CDBG funding. From 2015 to 2023 the City processed 33 demolitions of dilapidated single family homes. Five of these were funded through HUD funding sources. Due to the continued appropriateness of this program, it will be carried over into the 6th cycle as Housing Plan Program 10.</p>

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Program	Description and Objectives	Progress and Continued Appropriateness
4.1.2	<p>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.</p>	<p>As mentioned under Program 4.1.1, the City continues to administer its housing rehabilitation program through Self Help Enterprises. One unit has been rehabilitated through this program during the current Housing Element cycle.</p> <p>This program will be carried over into the 6th cycle as Housing Plan Program 10.</p>
4.1.3	<p>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.</p>	<p>The City regularly reviews its Zoning Code to ensure its policies encourage conservation of existing housing units and updates and adds policies as needed.</p> <p>Due to the ongoing nature of this program, it will be continued into the 6th cycle as Housing Plan Program 10.</p>
4.1.4	<p>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.</p>	<p>The City's Code Enforcement Officer maintains a list of dwellings in need of significant repair or demolition. The City building inspectors and code enforcement personnel periodically send homeowners information on rehabilitation programs to solicit interest.</p> <p>This program has been completed. The City will continue to administer code enforcement activities and will support rehabilitation of substandard housing through Housing Plan Program 10.</p>
4.2.1	<p>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.</p>	<p>This program will not be continued in the 6th cycle as it is a regular function of Public Works staff, including Building officials and Code Enforcement.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
4.2.2	<p>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 seeks 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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>No action has been taken as there are no unincorporated legacy communities defined in the City's planning area. However, the City extended sewer service along with new street paving, street lights and a neighborhood park to the "Griggs Road" neighborhood that was previously annexed from the County into the City. While not defined as a Disadvantaged Unincorporated Community, this neighborhood has a number of low-income dwellings. The City utilized CDBG funding and the project was completed in 2022.</p> <p>The City will continue to support adequate infrastructure to meet housing opportunities through Housing Plan Program 13.</p>
<p>Goal 5: Conserve assisted housing development at-risk conversion to market rate</p>		
5.1.1	<p>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.</p>	<p>Ongoing. The City continues to monitor for notices of conversion to market rate rents. No such notices were received during the planning period.</p> <p>Due to the ongoing nature of this program, it will be carried over into the next housing cycle as Housing Plan Program 9.</p>
5.1.2	<p>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.</p>	<p>Ongoing. No notices of conversion were received during the planning period.</p> <p>Due to the ongoing nature of this program, it will be carried over to the next housing cycle as Housing Plan Program 9.</p>
5.1.3	<p>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.</p>	<p>Ongoing. No notices of conversion were received during the planning period.</p> <p>Due to the ongoing nature of this program, it is recommended to be carried over to the next housing cycle as Housing Plan Program 9.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
Goal 6: Promote equal housing opportunities for all persons, including those in special needs groups		
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.	The City currently provides English language brochures for various housing programs from Self Help Enterprises on the City website and the Dinuba Public Works and City Hall offices. Due to the ongoing nature of this program, it will be revised and carried over to the next housing cycle as Housing Plan Programs 11 and 14 to spread awareness on available housing resources in both English and Spanish.
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 begin 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.	Ongoing. Brochures on how to report housing violations are provided at both the City Hall and Public Works offices. Information is also available on the City of Dinuba website (www.dinuba.org). This program will be revised and continued into the 6 th cycle as Housing Plan Programs 14.
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.	Most recently the City provided concessions for the Trevino apartments project in 2017 consisting of setback reductions. This program will be revised and carried into the next cycle as Housing Plan Program 6 with further actions to reduce constraints to affordable housing development.
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.	While no specific actions have been taken as of yet to complete the objective, the City continues to support the efforts of the Housing Authority. Due to the ongoing nature of this program, it will be carried over into the 6 th cycle as Housing Plan Program 11.
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.	No actions have been taken; the Housing Authority has not expressed interest in developing new projects in Dinuba. Due to the ongoing nature of this program, it will be carried over into the 6 th cycle as Housing Plan Program 11.

Program	Description and Objectives	Progress and Continued Appropriateness
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.	Ongoing. The City allows manufactured homes on lots zoned for single-family homes, has permitted density bonuses and adopted an accessory dwelling unit ordinance. Due to the ongoing nature of this program, it will be revised and carried over as Housing Plan Programs 6 and 8 as part of umbrella programs for housing development and reduction of constraints.
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.	No developers have applied for this program during the planning period. This program will be continued as part of umbrella Programs 8 and 11 for affordable and special needs housing development with additional actions and timelines.
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.	No activity occurred under this program in the 5 th cycle. However, some units in Phase 2 of the Sierra Village apartments (currently under construction) are reserved for farmworkers. This program will be carried over into the next housing cycle as Housing Plan Program 8.

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Program	Description and Objectives	Progress and Continued Appropriateness
6.2.6	<p>The City will seek funding through the Federal Emergency Shelter Grant (ESG) program to assist service providers to expand available emergency shelter capacity 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.</p>	<p>No actions have been taken as of yet to complete the objective. This program will be revised and carried over into the next housing cycle as Housing Plan Program 1 as part of an umbrella program to pursue funding opportunities to address housing for persons experiencing homelessness.</p>
6.2.7	<p>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.</p> <p>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.</p>	<p>Completed via Dinuba City Council Ordinance No. 2015-08. The City will continue to amend the Zoning Code to ensure compliance with state law for farmworker and employee housing as part of Housing Plan Program 6.</p>
6.2.8	<p>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.</p>	<p>The City continues to collaborate with the Kings/Tulare Homeless Alliance to identify new ways to assist the homeless population in Dinuba. The City's code enforcement officer regularly distributes hygiene packs with blankets, toothbrushes, deodorant, and other toiletries.</p> <p>This program will be revised and carried over into the next cycle as Housing Plan Programs 1 and 8 to pursue funding to address homelessness, and Housing Plan Program 11, t.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.9	<p>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:</p> <ul style="list-style-type: none"> ▪ 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, if 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. 	<p>Adopted by City Council on September 8, 2015.</p> <p>This program will not be carried over into the 6th housing cycle as it was accomplished during the 5th cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
6.2.10	<p>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.</p> <p>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.</p> <p>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 people with disabilities, 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.</p>	<p>This action to change references from “handicapped” to “disabled” has been completed. Dinuba does not provide a reasonable accommodation procedure.</p> <p>This program will be carried over into the 6th housing cycle and incorporated into programs 6, 8, and 11.</p>
6.2.11	<p>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.</p>	<p>Ongoing. The City estimates it has retrofitted approximately 100 curb ramps during the planning period of the Housing Element.</p> <p>This program will be continued as Housing Plan Program 13.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
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.	Not completed, however, the City has commenced a comprehensive update of the Zoning Code where this objective will be implemented within the updated Zoning Code. Completion is expected in 2024.
Goal 7: Promote energy and water conservation in all residential neighborhoods		
7.11	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 continues to work with developers to increase energy efficiency in new developments. There are brochures and flyers with information on energy efficiency available at the Building Department and on the City's website. This program will not be carried over into the 6 th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated standards for energy efficiency.
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.	In 2017 the City of Dinuba made minor changes (Ordinance No. 2017-03) to the Design Guidelines Ordinance to comply with MWELO standards. The City continues to encourage the planting of shade trees with each new development project to improve energy efficiency and aesthetics. Most recently the Castlerock and Montebella subdivisions were required to include parkways with street trees along all streets within each project. As all projects must comply with state mandates for water restrictions and building codes, this project will not be continued into the 6 th housing cycle.

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Program	Description and Objectives	Progress and Continued Appropriateness
7.1.3	<p>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.</p>	<p>In 2017 the City made changes to its Design Guidelines Ordinance (Ordinance No. 2017-03) to further comply with MWEL0. The City continues to implement this objective with each development project. The City has also adopted Landscape Design Guidelines that illustrate attractive, water-saving landscape design strategies.</p> <p>This program will not be carried over into the 6th cycle. However, Housing Plan Program 6 commits the City to adopting the most recent California Building Code (2022) which includes updated water efficiency and conservation standards.</p>
7.2.1	<p>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.</p>	<p>Implemented on a continuing basis with each development project. Information is currently provided on energy conservation benefits and incentives at the City Hall and Public Works offices.</p> <p>This program will be revised and carried over into the next housing cycle as Housing Plan Program 12 to encourage energy efficiency and weatherization improvements for housing.</p>
7.2.2	<p>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.</p>	<p>Information on incentives is currently provided at the Public Works office at on the City website (www.dinuba.org).</p> <p>As this is a routine function of the Public Works Department, this program will not be continued into the 6th cycle.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
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.	Information on energy conservation is currently provided at the Public Works office and the City website (www.dinuba.org). Information will be updated as programs are updated. This program will be continued as Program 7.
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.)	Information on weatherization programs is currently provided at the City Hall and Public Works offices, as well as on the City website (www.dinuba.org). Information will be updated as necessary. This program will be replaced in the 6 th cycle with Housing Plan Program 11 to assist homeowners with implementing energy efficiency and weatherization improvements.
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.)	Information on Energy Star appliances is provided at the Public Works office and City website. Information will be updated when warranted. This program will not be continued in the 6 th cycle as Housing Plan Program 6 directs the City to adopt the most recent California Building Code (2022) which includes updated energy efficiency standards that encourage the installation of appliances that meet or exceed ENERGY STAR Program requirements.

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A7 Housing Plan

This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Dinuba.

A7.1 Goals and Policies

Goal 1: Regional Collaboration

Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.

- Policy 1.1** Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.
- Policy 1.2** Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development

Provide an adequate supply and range of housing types to meet the diverse needs of residents.

- Policy 2.1** Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.
- Policy 2.2** Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.
- Policy 2.3** Encourage a range of housing types and sizes in large-scale development and annexations.
- Policy 2.4** Promote infill development on vacant and underutilized sites within developed areas.
- Policy 2.5** Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.
- Policy 2.6** Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options

Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.

- Policy 3.1** Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.
- Policy 3.2** Support the Housing Authority of Tulare County (HATC) by promoting Housing Choice Voucher (HCV) opportunities.
- Policy 3.3** Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).
- Policy 3.4** Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

Policy 3.5 Promote home ownership for lower- and moderate- income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

Policy 3.6 Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation

Maintain and improve the city's existing housing stock.

Policy 4.1 Preserve existing residential neighborhoods by promoting balanced design and architecture.

Policy 4.2 Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

Policy 4.3 Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs

Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.1 Assist in local and regional efforts that address the housing needs of special needs residents.

Policy 5.2 Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

Policy 5.3 Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development

Utilize energy conservation and sustainable measures for new and rehabilitated housing.

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing

Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.

- Policy 7.1** Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.
- Policy 7.2** Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.
- Policy 7.3** Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.
- Policy 7.4** Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.
- Policy 7.5** Protect tenants from discriminatory housing practices and displacement.
- Policy 7.6** Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

A7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Transit opportunities and access near new and established residential areas
- Environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

<p>Specific Actions, Objectives and Timelines</p>	<ul style="list-style-type: none"> ▪ Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness. ▪ Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba. <ul style="list-style-type: none"> ▫ Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. ▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan’s update scheduled for 2028. ▪ Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs. <ul style="list-style-type: none"> ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the county.
<p>Primary Responsible Departments</p>	<p>Planning Department</p>
<p>Funding Sources</p>	<p>General Fund; federal, state, and local grant funds</p>
<p>Relevant Policies</p>	<p>1.1, 1.2</p>
<p>AFFH Themes</p>	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
<p>AFFH Geographic Targeting</p>	<p>Citywide</p>
<p>AFFH Outcomes</p>	<ul style="list-style-type: none"> ▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). ▪ Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▪ Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Dinuba has been assigned a RHNA of 1,588 units, including:

- Very Low-Income: 387 units
- Low-Income: 238 units
- Moderate-Income: 238 units
- Above Moderate-Income: 695 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of March 2024, the City has identified capacity for 316 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also anticipates the construction of eight (8) ADUs over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 1,264 units (387 very low-income, 238 low-income, 238 moderate-income, and 401 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. However, existing zoning for some of these properties may not be adequate to facilitate housing development. Under existing zoning, the City would have a shortfall of site capacity by 619 units (454 lower-income and 165 moderate income units).

To fully accommodate the remaining RHNA, the City has identified several sites that will be rezoned to facilitate additional residential development. The sites will be rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass 50 acres and can accommodate a total of 643 lower-income units and 360 moderate-income units for a total of 1,003 units (see Table A4-7 in Housing Resources Section).

Government Code Section 65583.2 requires local governments to identify sites with appropriate zoning and development standards to accommodate their RHNA. Local governments may identify sites that will be rezoned to accommodate residential development in order to meet their RHNA. The timing of rezoning required as part of the jurisdiction's site inventory is regulated by Government Code §65583(c)(1)(A), which requires that local jurisdictions that have not adopted a Housing Element certified by HCD by the statutory deadline (December 31, 2023), such as Dinuba, have one year after the deadline to complete rezoning (December 31, 2024). Housing Plan Program 2 describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Section 65583(c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent

residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

The City of Dinuba is the provider of water and sewer services within city limits. The City confirms that adequate water and sewer services are available to fully accommodate the RHNA.

Pursuant to SB 1087, as the City’s water and sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

The Site Inventory identifies large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. To facilitate the development of these large sites, the City will:

- Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.
- Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.
- Promote the development of large sites at the densities and affordability levels identified within the housing element.
- Allow the development in phases within 8 years of the Housing Element planning period.

Specific Actions, Objectives and Timelines

- Concurrent with the adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,264 units and specifically a RHNA shortfall of 619 units (454 lower-income and 165 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved.
- Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website.
- Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the Site Inventory
- Annually meet with property owners and interested developers to pursue housing development in the city.
- Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.

	<ul style="list-style-type: none"> By 2026, complete update to water master plans. Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City’s Public Works Department Division, pursuant to Government Code Section 65589.7. In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	<ul style="list-style-type: none"> Housing Mobility New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	<ul style="list-style-type: none"> Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units). Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City’s site inventory for lower-income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

- Reuse Sites (No Rezoning Required):
- Vacant sites that were identified in the City’s 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City’s 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government’s review shall not require:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table A4-9 in Appendix A4, *Housing Resources*.

Specific Actions, Objectives and Timelines	Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. The zoning code will be amended to address the by right approval requirements for lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program 4: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 applies to sites with a residential use within the last five years, and requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	Concurrent with Housing Element adoption, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Replace all units as required pursuant to AB 1397.

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City’s second dwelling ordinance does not presently comply with all current provisions of housing legislation. Dinuba will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Amend the Zoning Code for compliance with state law by July 2025. ▪ Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> ▫ Update ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. <ul style="list-style-type: none"> ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. <ul style="list-style-type: none"> ▫ Develop an ADU application checklist and publish the checklist on the City’s website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP’s Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City’s website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. <ul style="list-style-type: none"> ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Northeast, Northwest, and Southwest Dinuba.
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines

Include the following Zoning Code Amendments by **the end of 2025, unless otherwise indicated:**

- **Development Impact Fees:** Review and revise the City's development impact fees to be competitive with other cities in the same county.
- **Parking Standards:** Revise parking requirements related to studios and one-bedroom multifamily units, and affordable multifamily units, to require no more than one space per unit.
- **Open Space and Park Requirements:** Adjust open space requirements for multifamily developments to provide a wider array of acceptable active recreation area types and reduce the amount of open space required to provide options for housing developers to meet the needs of their intended users.
- **Density Bonus:** Revise the zoning code to be consistent with state density bonus legislation and provide additional density bonuses under the criteria set forth by AB 1287.
- **Manufactured homes:** Revise the Zoning Code to allow manufactured housing without an administrative use permit in the RM zones.
- **ADUs:** Revise the Zoning Code for compliance with state law.
- **Multi-Family:** **Concurrent with Housing Element adoption,** amend the Zoning Code provisions for RM districts to prohibit single-family uses.
- **Residential Care Facilities:** Revise the Zoning Code to allow care facilities of seven or more residents by-right in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form.
- **Emergency Shelters:** **Concurrent with the Housing Element adoption,** amend Zoning Code to address recent changes:
 - Revise the emergency shelter definition in the Zoning Code to increase the limit of persons for emergency shelters in the C-2 zone and increase the maximum stay requirements to be consistent with State law.
 - Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care as well as ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone, **and revise parking standards for emergency shelters in order to comply with AB 2339.**
- **Low Barrier Navigation Centers (LBNC):** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Amend Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses.
- **Farmworker Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 **and 17021.8**), which requires that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this farmworker housing that is not required of any other agricultural activity in the same zone. The

	<p>permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located.</p> <ul style="list-style-type: none"> ▪ Employee Housing: Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met). ▪ Supportive Housing: Revise the Zoning Code to comply with AB 2162 to permit by-right permanent supportive housing without discretionary action in zones allowing multi-family uses pursuant to Government Code 65651. For such supportive housing locating within half-mile from a public transit stop, no minimum parking can be required. ▪ Single-Room Occupancy (SRO) Housing: Define SRO housing and revise the Zoning Code to allow the development of SROs in residential zones allowing multifamily uses and/or commercial zones allowing hotel and motel uses. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards. ▪ Reasonable Accommodation: Revise the Zoning Code to include a reasonable accommodation procedure that allows for modifications on the basis of access for persons with physical and non-physical disabilities without any discretionary application requirements. ▪ Objective Design Standards: Revise the City’s Design Guidelines to remove the guideline for multifamily development to “integrate architectural elements and building articulation that is similar to the surrounding neighborhood” and revise findings for discretionary permits to be objective. ▪ SB 35 and SB 330 Procedures: Concurrent with the Housing Element adoption, amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist. Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▪ Building Code: Adopt by reference the most current edition of the California Building Code.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Facilitate the development of 20 units for special needs populations during the planning period.

Program 7: Transparency in Government

To increase transparency in the development process, the City’s website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The City’s Planning and Development Services Department webpage (<https://www.dinuba.org/departments/planning-development>) provides links to planning and building permit resources, including the City’s zoning and land use maps, permit application forms, a residential plan review checklist, rate and fee schedule, and staff contacts. However, links to the Zoning Code and zoning map connect to PDF versions of the documents that are outdated. The most recent Zoning Code and map, both in dynamic refresh form, can be found on the City’s website as well but are not linked on the Planning and Development Services Department webpage.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Evaluate the City’s compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. ▪ Update links on the City’s Planning and Development Services Department webpage to connect to the most recent versions of each resource and document by July 2025.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
AFFH	Outreach and Education
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines

- In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist affordable housing developments.
- Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds.
- Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers by 2026. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities.
- By December 2025, revise the Density Bonus Ordinance in compliance with state law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law.
- Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives:
 - Density increases under the City’s Density Bonus Ordinance.
 - Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers.
 - Potential fee waivers/reductions/deferrals.
- Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City’s website by August 2025.
- Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6).
- Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs.
- Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.

Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate and high resource census tracts.
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Increase the percent of the city’s housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.

Program 9: Preservation of At-Risk Housing

The City has 768 housing units that are deed-restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. ▪ Ensure tenants are properly notified by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	<ul style="list-style-type: none"> ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Preserve all 768 affordable housing units.

Program 10: Housing Preservation and Rehabilitation

More than 51 percent of the housing stock in Dinuba is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City’s website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City’s Housing Rehabilitation Program. <ul style="list-style-type: none"> ▫ Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). ▫ Publish resources on homeowner rehabilitation assistance on the City’s website by July 2025. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Downtown/ Southeast Dinuba and Southwest Dinuba
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Assist with at least 12 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the HATC offers the following programs:

- **Housing Choice Vouchers (HCVs):** The Housing Choice Voucher (HCV) Program (sometimes referred to as “Section 8 Housing”) is a federal program offered through the United States Department of Housing and Urban Development (HUD) that provides financial assistance to very low-income, elderly, and disabled households. The HATC receives funds directly from HUD and facilitates the HCV Program in Tulare County. Under the HCV Program, participants are free to choose housing that meets the requirements of the program. Participants receive a fixed subsidy, which is paid directly to the landlord by the HATC, and the remaining rent is paid by the participant. In most cases, there is a five-year time limit to this type of rental assistance because the fixed subsidy is designed to help families stabilize their housing costs in order to achieve self-sufficiency and save for other housing opportunities. The HATC maintains a list of rental units in Dinuba in which the landlord has indicated they are willing to participate in the HCV Program. As of December 2023, there are several rental complexes in the city currently accepting applications (<https://www.hatc.net/unit-referral->

listing.php?city=DINUBA). Furthermore, in 2020, the State passed SB 222 and SB 329 that identify public assistance as a legitimate source of income for housing payments. Landlords are no longer permitted to reject HCV recipients.

- **Public Housing:** Provides rental assistance to low-income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with the HATC to obtain HCVs and provide the community with information about the HATC's other available programs. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including the Downpayment Assistance program and Home Ownership Education program.

Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons with special needs (including persons with disabilities, seniors and low income persons).

Specific Actions, Objectives and Timelines

- Assist 122 Dinuba households through HCVs
- Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program.
 - Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs.
- Expand program awareness and participation to low-income households throughout the city.
 - Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period.
- Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.
- Identify potential programs to aid low- and moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025.
- Connect low-income residents with housing assistance resources, including the HCV program.
 - Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025.
 - Promote the availability of assistance programs through all City's social media pages.
 - Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.
- In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.
 - In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period.

	<ul style="list-style-type: none"> ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027. ▪ Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing. ▪ Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households. ▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested. ▪ The City, County, and Tulare area collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: <ul style="list-style-type: none"> ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection

Geographic Targeting	Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline

Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB’s Local Plan, including identified workforce priorities that will benefit the residents of Dinuba. ▪ Annually coordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. <ul style="list-style-type: none"> ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City’s lower-income RHNA. ▪ At least annually collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba. ▪ On an ongoing basis, connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office. ▪ Starting in 2025 and annually thereafter, partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities. ▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba. ▪ Annually work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews. ▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba. ▪ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period. ▪ At least every other year, coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites by 2028. ▪ Beginning in 2025 and every two years thereafter, assess and monitor pollution burden in each census tract, using tools such as
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	<p>CalEnviroScreen and identify major sources of pollution Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines.</p> <ul style="list-style-type: none"> ▪ By 2025, complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. <ul style="list-style-type: none"> ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Complete 5 CIP projects during the planning period.

Program 13: Fair Housing Outreach and Enforcement

The City of Dinuba partners with the Fair Housing Council of Central California (FHCCC) to provide fair housing information and resources to residents and housing providers. The FHCCC is a nonprofit organization that investigates complaints involving housing discrimination and predatory lending practices to ensure compliance with federal and state housing laws. The City also works with the HATC to ensure compliance with fair housing laws and to address complaints.

The City does not have the capacity to address fair housing complaints internally. The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

The HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD’s Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. <ul style="list-style-type: none"> ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television.
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	<ul style="list-style-type: none"> ▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City’s website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. ▪ Continue to provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Conduct outreach to homeless individuals to identify needs of the city’s homeless population and connect individuals with available resources and services. ▪ Provide annual trainings to the City’s Police Department staff on how to engage with the city’s homeless population and how to connect them with resources. Starting in 2025, provide annual trainings to City staff on engaging with the homeless population. <ul style="list-style-type: none"> ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Enforcement and Outreach
Geographic Targeting	Downtown and Southeast Dinuba
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

A7.3 AFFH Actions Summary

Government Code §8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 13: Fair Housing Outreach and Enforcement	<ul style="list-style-type: none"> ▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: <ul style="list-style-type: none"> ▫ Release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City’s website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Dinuba to provide information on housing services and programs in 2025. ▪ Provide Spanish translation services for all public meetings and outreach events. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Beginning 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints. ▪ Annually, conduct outreach and education on energy efficiency and water conservation measure through a social media campaign. 	<p>2024-2032</p> <p>Starting 2025, then ongoing</p> <p>January 2025</p>	<p>Citywide with emphasis on Downtown and Southeast Dinuba</p>	<p>Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.</p>

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> Beginning 2025, provide annual trainings to the City’s Police Department staff on how to engage with the city’s homeless population and how to connect them with resources. By the end of 2028, conduct outreach to homeless individuals to identify needs of the city’s homeless population and connect individuals with available resources and services. Work with TCaT and the Fresno County Rural Transit Agency to provide free transit passes to homeless individuals receiving assistance. Initiate discussions with TCaT and the Fresno County Rural Transit Agency by the end of 2026. If feasible, implement by the end of 2027. Collaborate with TCAG and other jurisdictions to pursue regional, state, and federal funding opportunities for disadvantaged communities, such as the California Strategic Growth Council grant programs, EPA Environmental Justice Grants, and Greenhouse Gas Reduction Fund. 	<p>By the end of 2028</p> <p>Initiate by the end of 2026, implement by the end of 2027.</p>		
Housing Mobility				
Program 1: Regional Collaboration	<ul style="list-style-type: none"> Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Collaborate with TCaT and/or TCAG to prepare a study on transit and active transportation needs for Dinuba residents and identify actions to address those needs, focusing on connecting residents to job centers, and prioritizing residents in Downtown and Southeast Dinuba. 	<p>2024-2032 Annually</p> <p>Study by 2026, implementation by 2028</p>	Downtown and Southeast Dinuba	<p>Annually pursue funding opportunities for regional housing issues.</p> <p>Prepare a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.</p>
Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss	<ul style="list-style-type: none"> Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory. 	Beginning in 2025	South Dinuba	Facilitate the development of 678 units, including 300 affordable to lower income households, on large sites.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 5: Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ Beginning in 2025, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing Northeast, Northwest, and Southwest Dinuba. <ul style="list-style-type: none"> ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in Northeast, Northwest, and Southwest Dinuba, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. <ul style="list-style-type: none"> ▫ Develop an ADU application checklist and publish the checklist on the City’s website by December 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website by December 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP’s Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City’s website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. <ul style="list-style-type: none"> ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027. 	<p>July 2025 Beginning in 2025</p> <p>December 2025</p> <p>January 2026</p> <p>January 2026/ January 2027</p>	Northeast, Northwest, and Southwest Dinuba	Support the development of at least five ADUs in Northeast, Northwest, and Southwest Dinuba during the planning period.

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 11: Lower Income and Special Needs Housing	<ul style="list-style-type: none"> ▪ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. <ul style="list-style-type: none"> ▫ Collaborate with Self-Help Enterprises to pursue HOME and CDBG grant opportunities to expand funding for financial assistance programs. ▪ Expand program awareness and participation to low-income households throughout the city. <ul style="list-style-type: none"> ▫ Annually conduct one workshop for prospective low-income homebuyers, starting in 2025, for a total of seven workshops during the planning period. ▪ Over the 8-year planning period, after each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. <ul style="list-style-type: none"> ▫ Add information on the HCV Program and Self-Help Enterprises’ financial assistance programs to the City’s website by January 2025. ▫ Promote the availability of assistance programs through all City’s social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. 	<p>Annually</p> <p>January 2025, then annually</p> <p>2024-2032</p> <p>July 2025/ December 2025</p> <p>By January 2025, then ongoing</p>	<p>Citywide; Moderate and High Resource Tracts, especially Northwest Dinuba</p>	<p>Assist 122 Dinuba households through HCVs</p> <p>Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.</p>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> □ In collaboration with the Tulare County Housing Authority, organize one workshop for landlords on the HCV program at least twice during the planning period, for a total of two workshops during the planning period. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to development of emergency shelters and identify additional zoning districts where emergency shelters may be permitted. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027. ▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households. ▪ The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers. 	<p>January 2026/ January 2027</p> <p>Beginning 2025 and annually thereafter</p> <p>Annually</p>		
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	<ul style="list-style-type: none"> ▪ Concurrent with adoption of the Housing Element, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 1,283 units and specifically a RHNA shortfall of 381 units (216 lower income and 165 moderate income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By 2026, complete update to water and sewer master plans. ▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087) 	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. Annually meet with property owners and interested developers to pursue housing development in the city. 			
Program 3: By Right Approval	<ul style="list-style-type: none"> Concurrent with the Housing Element adoption and Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. Lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. 	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).
Program 6: Zoning Code Amendments	<ul style="list-style-type: none"> Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations. 	By the end of 2025 or concurrent with Housing Element adoption (see Program 6)	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.
Program 7: Transparency in Government	<ul style="list-style-type: none"> Evaluate the City’s compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary by December 2025. Update links on the City’s Planning and Development Services Department webpage to connect to the most recent versions of each resource and document. 	December 2025 By July 2025	Citywide	Facilitate the development of 1,588 units over 8 years (387 very low-income, 238 low-income, 238 moderate-income, and 695 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 8: Facilitating Affordable Housing Development	<ul style="list-style-type: none"> <li data-bbox="457 245 1144 370"> ■ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space. <li data-bbox="457 375 1144 456"> ■ Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. <li data-bbox="457 461 1144 607"> ■ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. <li data-bbox="457 612 1144 786"> ■ By December 31, 2025, revise the Density Bonus Ordinance in compliance with State law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. <li data-bbox="457 790 1144 1068"> ■ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: <ul style="list-style-type: none"> <li data-bbox="493 857 1144 889">▫ Density increases under the City’s Density Bonus Ordinance. <li data-bbox="493 894 1144 1036">▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. <li data-bbox="493 1040 1144 1068">▫ Potential fee waivers/reductions/deferrals. <li data-bbox="457 1073 1144 1289"> ■ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City’s website by August 2025. 	<p data-bbox="1150 245 1354 305">Starting in 2025 and annually thereafter</p> <p data-bbox="1150 435 1354 467">December 31, 2025</p> <p data-bbox="1150 570 1354 602">Starting 2025</p> <p data-bbox="1150 797 1354 829">August 2025</p>	<p data-bbox="1360 245 1606 337">Citywide with emphasis on moderate and high resource census tracts.</p>	<p data-bbox="1612 245 1902 423">Increase the percent of the city’s housing stock that is multifamily from 25 percent to 28 percent by December 2030, using 2020 Census data as a baseline.</p> <p data-bbox="1612 428 1902 634">Eliminate disparity between census tracts in Downtown/Southeast Dinuba and the rest of the city based on median income level and percent of households in poverty.</p>

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites particularly in Northwest Dinuba and the northern part of Northeast Dinuba (Census Tract 06107000401). ▪ Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services 	<p>January 2026/ January 2027</p> <p>in 2025, then as funding becomes available</p>		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	<ul style="list-style-type: none"> Hold at least two community workshops in Downtown and Southeast Dinuba by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. 	2024-2032 December 2026/ December 2027	Downtown and Southeast Dinuba	Implement at least two active transportation projects in Downtown and Southeast Dinuba by the end of the planning period.
	<ul style="list-style-type: none"> Invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County. 	Annually	Citywide with emphasis on Downtown and Southeast Dinuba	Utilize monthly TCAG TAC meetings to identify at least one resource-sharing effort or planning strategy annually.
Program 10: Housing Preservation and Rehabilitation	<ul style="list-style-type: none"> Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. Expand the City's Housing Rehabilitation Program. <ul style="list-style-type: none"> Apply for additional funding for the Homebuyer Rehabilitation Program by 2025 to serve at least 12 households by the end of the planning period. Prioritize Downtown/ Southeast Dinuba and Southwest Dinuba (areas of greatest need). Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. 	Annually By July 2025 By 2025 By July 2025	Downtown/ Southeast Dinuba and Southwest Dinuba	Assist with at least 12 rehabilitation projects over 8 years.

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 12: Community and Economic Development	<ul style="list-style-type: none"> ▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB’s Local Plan, including identified workforce priorities that will benefit the residents of Dinuba. 	Annually	Downtown and Southeast Dinuba, and tracts with sites that can accommodate lower-income housing	Complete 5 CIP projects during the planning period.
	<ul style="list-style-type: none"> ▪ Annually coordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. 	Annually		
	<ul style="list-style-type: none"> ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown and Southeast Dinuba and prioritize improvements on sites that accommodate the City’s lower income RHNA. 	Annually		
	<ul style="list-style-type: none"> ▪ At least annually, collaborate with the Tulare County Economic Development Office to attract new businesses and jobs to Dinuba. 			
	<ul style="list-style-type: none"> ▫ Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Connect at least five potential business owners with the Tulare County Economic Development Office. 	By the end of 2026		
	<ul style="list-style-type: none"> ▫ Partner with the local employment organizations to connect Dinuba residents with job opportunities and workforce training program opportunities. 			
	<ul style="list-style-type: none"> ▪ By the end of 2026, partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Dinuba. 	By 2026		
<ul style="list-style-type: none"> ▫ Work with TCaT and the Fresno County Rural Transit Agency to provide free bus passes to residents attending job fairs and interviews. 				
<ul style="list-style-type: none"> ▪ By 2026, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dinuba. 				
<ul style="list-style-type: none"> ▫ As part of a regional effort and/or individually, develop a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the 				

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<p>recommendations in the report by the end of the planning period.</p> <ul style="list-style-type: none"> ▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in Downtown and Southeast Dinuba and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites. ▪ Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for Downtown and Southeast Dinuba by 2026 with metrics and timelines. ▪ Complete the South El Monte Revitalization Plan which covers the southern part of Southeast Dinuba. The Plan includes analysis of: Community Beautification and Landscaping, Public Facilities (sidewalks, parks, streets, etc.), Community Lighting, Housing Rehabilitation, Infrastructure, Economic Development, and Crime Prevention and Public Safety. The Plan is expected to be completed by the end of 2024. <ul style="list-style-type: none"> ▫ Use the South El Monte Revitalization Plan to leverage funds to implement the actions and goals of the Plan. ▪ Complete programmed improvements around the new Dinuba High School located in Southeast Dinuba and surrounding planned residential neighborhoods, including bike lanes, new walkways, new parks. Construction of the High School is expected August 2024. 	<p>At least every other year</p> <p>Beginning in 2025 and every two years thereafter</p> <p>By the end of 2025</p>		

Tulare County Association of Governments
Tulare County Regional Housing Element

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	<ul style="list-style-type: none"> Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, including emergency shelters, low barrier navigation centers, transitional and supportive housing, housing and support services for people experiencing homelessness. 	Starting in 2025 and annually thereafter	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Dinuba.
Program 4: Replacement Housing	<ul style="list-style-type: none"> Amend the Zoning Code to address the replacement housing requirements. 	Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.
Program 9: Preservation of At-Risk Housing	<ul style="list-style-type: none"> Monitor affordable units during the planning period. Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually. Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers. 	Annually	Citywide	Preserve all 768 affordable housing units.

A7.4 Quantified Objectives

Dinuba has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City’s housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table A7-1 below summarizes the City’s quantified objectives for implementing its various programs and actions outlined above.

Table A7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	178	3	256
Very Low	209	3	256
Low	238	3	256
Moderate	268	3	0
Above Moderate	401	0	0
Total	1,588	12	768

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