



**CITY OF TULARE
2016-2020
CONSOLIDATED PLAN**



**DRAFT FOR PUBLIC REVIEW
JULY 9, 2015**

Executive Summary	
ES-05 Executive Summary	1
The Process	
PR-05 Lead & Responsible Agencies	3
PR-10 Consultation	4
PR-15 Citizen Participation	7
Needs Assessment	
NA-05 Overview	9
NA-10 Housing Needs Assessment	10
NA-15 Disproportionately Greater Need: Housing Problems	28
NA-20 Disproportionately Greater Need: Severe Housing Problems	31
NA-25 Disproportionately Greater Need: Housing Cost Burdens	34
NA-30 Disproportionately Greater Need: Discussion	35
NA-35 Public Housing	36
NA-40 Homeless Needs Assessment	41
NA-45 Non-Homeless Special Needs Assessment	44
NA-50 Non-Housing Community Development Needs	47
Market Analysis	
MA-05 Overview	50
MA-10 Number of Housing Units	51
MA-15 Cost of Housing	56
MA-20 Condition of Housing	61
MA-25 Public and Assisted Housing	69
MA-30 Homeless Facilities	71
MA-35 Special Needs Facilities and Services	73
MA-40 Barriers to Affordable Housing	75
MA-45 Non-Housing Community Development Assets	76
MA-50 Needs and Market Analysis Discussion	85
Strategic Plan	
SP-05 Overview	98
SP-10 Geographic Priorities	99
SP-25 Priority Needs	100
SP-30 Influence of Market Conditions	104
SP-35 Anticipated Resources	105
SP-40 Institutional Delivery Structure	107
SP-45 Goals	110
SP-50 Public Housing Accessibility and Involvement	113
SP-55 Barriers to affordable housing	114
SP-60 Homelessness Strategy	115
SP-65 Lead based paint Hazards	116
SP-70 Anti-Poverty Strategy	117
SP-80 Monitoring	118

Annual Action Plan

AP-15 Expected Resources	120
AP-20 Annual Goals and Objectives	122
AP-35 Projects	123
AP-50 Geographic Distribution	128
AP-55 Affordable Housing	129
AP-60 Public Housing	130
AP-65 Homeless and Other Special Needs Activities	131
AP-75 Barriers to affordable housing	134
AP-85 Other Actions	135
AP-90 Program Specific Requirements	136
Appendix- Alternate/Local Data Sources	137
Citizen Participation Comments	138

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Tulare hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and the Community Development Block Grant (CDBG).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the programs administered by the City of Tulare are to provide decent housing and a suitable living environment for the city's low- and moderate-income residents. The City of Tulare strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the City of Tulare hopes to improve the quality of life for all residents of the city. These goals are further explained as follows:

- *Providing decent housing* means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.

- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.

3. Evaluation of past performance

The City of Tulare's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City website at:

<http://ci.tulare.ca.us/default.asp>

4. Summary of citizen participation process and consultation process

Throughout the development of this Consolidated Plan, the City of Tulare consulted with a variety of outside agencies and service providers to help establish funding priorities and plan objectives for the course of the next five plan years. The City of Tulare has coordinated with Tulare County, the local and regional homeless service providers and statewide Continuum of Care organization, as well as other interested parties and Tulare residents.

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The 2015 Housing and Community Development survey was used to help establish priorities for the City by gathering feedback on the level of need for housing and community development categories. In addition, a public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. Once the Plan was released for public review, a public hearing was held to offer residents and stakeholders the opportunity to comment on the plan.

5. Summary of public comments

Public comments are attached as an appendix to this plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comments are attached as an appendix to this plan.

7. Summary

The City will pursue the following goals during the 2016-2020 Consolidated Plan years:

- Support public service activities
- Improve quality and availability of public facilities
- Fund efforts to provide for homelessness
- Assist with development or renovation of housing
- Support economic development efforts

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TULARE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Tulare's Community Development Department is the lead agency for the City of Tulare's Consolidated Plan and CDBG administration.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Throughout the development of this Consolidated Plan, the City of Tulare consulted with a variety of outside agencies and service providers to help establish funding priorities and plan objectives for the course of the next five plan years. The City of Tulare has coordinated with Tulare County, the local and regional homeless service providers and bi-county Continuum of Care organization, as well as other interested parties and Tulare residents. The following narrative describes the consultation activities that took place in the development of this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Tulare works closely with the local Housing Authority and other local nonprofits and private developers. In continuing these relationships, the City of Tulare will encourage more coordination among these entities. Involvement in the regional Continuum of Care will promote communication and coordination of services among the agencies working with homeless persons.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Continuum of Care process provides a forum for local agencies to communicate, identify needs, and prioritize local needs. The regional CoC serves King and Tulare Counties. Its regular meetings also provide an opportunity to share information between members on a monthly basis and to coordinate activities. A strong coalition is important for the continued growth and cooperation of local agencies, so it is essential for the City to support this development through such means as financial support, membership, and attendance of meetings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Tulare does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COUNTY OF TULARE
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to participate in surveys, provide feedback and other input in the plan.
2	Agency/Group/Organization	Housing Authority of Tulare County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to participate in surveys, provide feedback and other input in the plan.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every attempt to be inclusive in its consultation efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings/Tulare Homeless Alliance	The City helps support the CoC goals by providing CDBG funding for the CoC, as well as participating in the CoC process.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Tulare worked closely with the County of Tulare and the adjacent City of Visalia to help determine the needs of the area in the Needs Assessment and Market Analysis, as well as developing lead-based paint strategies, fair housing, and homeless strategies.

Narrative (optional):

The City of Tulare was inclusive in its consultation efforts in order to create a well-developed plan that was reflective of all the foreseeable needs of the City and surrounding areas.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The 2015 Housing and Community Development survey was used to help establish priorities for the City by gathering feedback on the level of need for housing and community development categories. In addition, a public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. Once the Plan was released for public review, a public hearing was held to offer residents and stakeholders the opportunity to comment on the plan. These steps were used to help establish priorities for funding over the course of the next five planning years.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A public input meeting was held to offer an opportunity for residents and stakeholders to provide feedback on preliminary findings for the development of the 2016-2020 Consolidated Plan.	A transcript of the meeting is included as an appendix to this plan.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community stakeholders	The 2015 Housing and Community Development survey garnered responses from City residents and stakeholders alike on the needs of the City. Responses from the survey are included throughout this document and are integrated into the Needs Assessment.	Responses from the survey are included throughout this document and are integrated into the Needs Assessment.		
3	Public Hearing	Non-targeted/broad community	A public hearing was held after the release of the Draft Plan.	A transcript of the proceedings are included as an appendix to this Plan.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section addresses housing and homeless needs in the City of Tulare. Specific needs and the priority level of these needs were determined based on data from the 2015 Housing and Community Development Survey, public input meetings, and from consultation with representatives of various local service providers. Results from the 2015 Housing and Community Development Needs Survey showed that homeowner housing rehabilitation, senior-friendly housing, rental housing rehabilitation and energy efficient retrofits were considered to have a high need for funding. Homeless needs in the state are handled by the regional Continuum of Care that covers King and Tulare Counties. A count of the homeless population in the state showed that more than 862 persons were homeless in the two counties in 2015, which included 135 persons in the City of Tulare. Non-homeless special needs populations in the state include the elderly and frail elderly, persons living with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV and their families. These populations are not homeless, but are at the risk of becoming homeless and therefore often require housing and service programs. The needs of the special needs groups are relative to the programs currently provided. For example, the elderly population is expected to swell in the near future and will require increased access to home services as well as assisted living and nursing home facilities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The population in the City of Tulare has grown since 2000, resulting in more households and more households with housing problems. Housing problems are characterized by three different conditions: overcrowding, lack of complete plumbing or kitchen facilities, and cost burden. Each of these three housing problems are explored below for the City of Tulare. HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. According to the Census Bureau, a housing unit is classified as lacking complete kitchen facilities when any of the following is not present in a housing unit: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. Likewise, a housing unit is categorized as lacking complete plumbing facilities when any of the following are missing from the housing unit: piped hot and cold water, a flush toilet, and a bathtub or shower. A lack of these facilities indicates that the housing unit is likely to be unsuitable. Another type of housing problem reported in the 2000 Census was cost burden, which occurs when a household has gross housing costs that range from 30 to 49.9 percent of gross household income; severe cost burden occurs when gross housing costs represent 50 percent or more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent plus utility charges.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	45,490	58,150	28%
Households	14,034	17,351	24%
Median Income	\$33,637.00	\$46,274.00	38%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Population

As seen in Table 1.1, the population for the City of Tulare grew by 34.7 percent between 2000 and 2010. The age cohorts with the greatest growth included those aged 55 to 64, with a 72.9 percent increase, those aged 25 to 34 with a 37.4 percent increase, and those aged 20 to 24 with a 34.5 percent increase.

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older. The elderly population experienced a 29.6 percent growth, with the greatest amount of growth for those aged 65 to 66. This is shown in Table 1.2. The elderly population also includes those who are considered to be frail elderly, defined as elderly persons whose physiological circumstances may limit functional capabilities; this is often quantified as those who are 85 years of age and older. This group grew by 52.6 percent between 2000 and 2010.

Table 1.1
Population by Age
City of Tulare

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	4,230	9.6%	5,579	9.4%	31.9%
5 to 19	12,452	28.3%	16,150	27.2%	29.7%
20 to 24	3,165	7.2%	4,257	7.2%	34.5%
25 to 34	6,251	14.2%	8,589	14.5%	37.4%
35 to 54	10,960	24.9%	14,495	24.5%	32.3%
55 to 64	2,817	6.4%	4,870	8.2%	72.9%
65 or Older	4,119	9.4%	5,338	9.0%	29.6%
Total	43,994	100.0%	59,278	100.0%	34.7%

Table 1.1

Table 1.2
Elderly Population by Age
City of Tulare

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	459	11.1%	708	13.3%	54.2%
67 to 69	679	16.5%	917	17.2%	35.1%
70 to 74	1,039	25.2%	1,252	23.5%	20.5%
75 to 79	880	21.4%	973	18.2%	10.6%
80 to 84	577	14.0%	748	14.0%	29.6%
85 or Older	485	11.8%	740	13.9%	52.6%
Total	4,119	100.0%	5,338	100.0%	29.6%

Table 1.2

Population by Race and Ethnicity

As the population of Tulare grew between 2000 and 2010, the racial and ethnic composition of the state shifted as well. The white population, which accounted for the largest proportion of Tulare residents, grew by 46.5 percent. The racial group with the largest rate of change was the Native Hawaiian/ Pacific Islander population, which grew by 48.1 percent. This was followed by the white population. This is shown in Table 1.3.

The Hispanic population grew at a faster rate than the non-Hispanic population. In 2000, Hispanic residents accounted for 45.6 percent of the population. After experiencing a rate of growth of 69.8 percent between 2000 and 2010, the Hispanic population came to account for 57.5 percent of the total population in Tulare. Meanwhile, the non-Hispanic population only grew by 5.3 percent and the proportion of non-Hispanic Tulare residents fell by more than eleven percentage points.

Table 1.3
Population by Race and Ethnicity

City of Tulare
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	24,804	56.4%	36,347	61.3%	46.5%
Black	2,209	5.0%	2,328	3.9%	5.4%
American Indian	616	1.4%	694	1.2%	12.7%
Asian	890	2.0%	1,276	2.2%	43.4%
Native Hawaiian/ Pacific Islander	54	.1%	80	.1%	48.1%
Other	12,798	29.1%	15,713	26.5%	22.8%
Two or More Races	2,623	6.0%	2,840	4.8%	8.3%
Total	43,994	100.0%	59,278	100.0%	34.7%
Non-Hispanic	23,936	54.4%	25,216	42.5%	5.3%
Hispanic	20,058	45.6%	34,062	57.5%	69.8%

Table 1.3

Poverty

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine poverty status. If a family's total income is less than the threshold for that size family, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid and food stamps. Poverty is not defined for people in military barracks, institutional group quarters or for unrelated individuals under the age of 15, such as foster children. These people are excluded from the poverty calculations, as they are considered as neither poor nor non-poor.

In Tulare, the poverty rate in 2000 was 20.7 percent, with 8,954 persons living in poverty. There were an estimated 1,228 children under the age of 6 living in poverty in 2000, and another 2,820 children between the ages of 6 and 17 living in poverty. By 2013, there were an estimated 2,086 children under 6 living in poverty, and 3,339 children aged 6 to 17. Additionally, in 2013, some 597 of the city's citizens 65 year of age or older were also considered to be living in poverty. These data are presented in Table 1.8

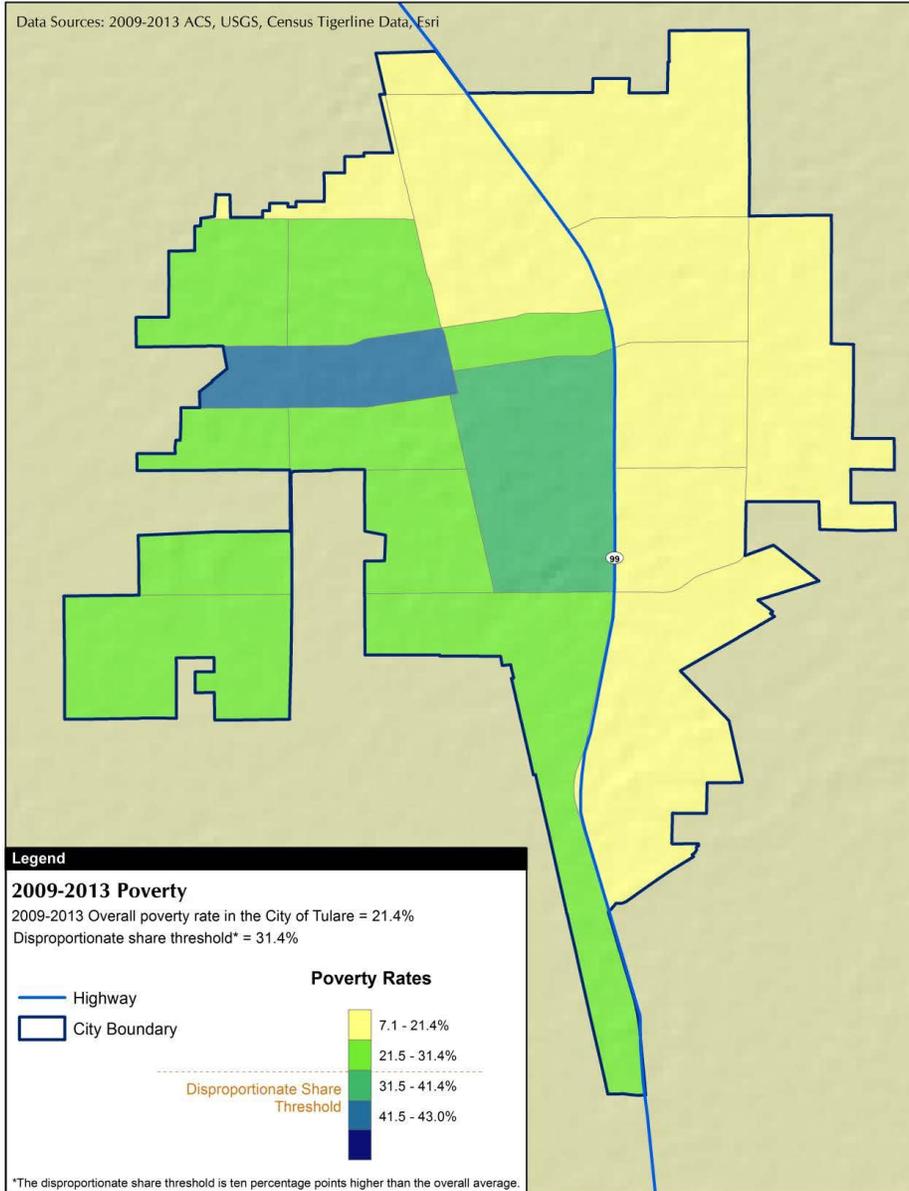
Table 1.8
Poverty by Age

City of Tulare
2000 Census SF3 & 2103 Five-Year ACS Data

Age	2000 Census		2103 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,228	13.7%	2,086	16.4%
6 to 17	2,820	31.5%	3,339	26.2%
18 to 64	4,355	48.6%	6,700	52.7%
65 or Older	551	6.2%	597	4.7%
Total	8,954	100.0%	12,722	100.0%
Poverty Rate	20.7%		21.4%	

Table 1.8

Map 1.12
2013 Poverty
 City of Tulare
 2009-2013 ACD Data



map 1.12

Household Size

Household sizes grew larger, in general, over the course of the decade between 2000 and 2010. Households with five or more persons grew at a higher rate than the average. Households with up to four persons all grew at a rate less than the average of 30.8 percent. This is shown in Table 1.13.

Table 1.13
Households by Household Size
 City of Tulare
 2000 & 2010 Census SF1 Data

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,255	16.7%	2,862	16.2%	26.9%
Two Persons	3,506	25.9%	4,356	24.6%	24.2%
Three Persons	2,454	18.1%	3,002	16.9%	22.3%
Four Persons	2,451	18.1%	3,182	18.0%	29.8%
Five Persons	1,484	11.0%	2,188	12.3%	47.4%
Six Persons	738	5.4%	1,132	6.4%	53.4%
Seven Persons or More	655	4.8%	998	5.6%	52.4%
Total	13,543	100.0%	17,720	100.0%	030.8%

Table 1.13

Group Quarters Population

The group quarters population in the City of Tulare fell by 37.8 percent between 2000 and 2010, as seen in Table 1.15. Nursing homes were the only group quarters to see an increase during this time, with a 23.4 percent growth over the decade.

Table 1.15
Group Quarters Population
 City of Tulare
 2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	.0%	0	.0%	%
Juvenile Facilities	0	.0%	0	.0%	%
Nursing Homes	175	81.8%	216	100.0%	23.4%
Other Institutions	39	18.2%	0	.0%	-100.0%
Total	214	100.0%	216	100.0%	.9%
Noninstitutionalized					
College Dormitories	0	.0%	0	.0%	%
Military Quarters	0	.0%	0	.0%	%
Other Noninstitutional	233	100.0%	62	100.0%	-73.4%
Total	233	52.1%	62	22.3%	-73.4%
Group Quarters Population	447	100.0%	278	100.0%	-37.8%

Table 1.15

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,695	2,315	3,155	2,030	8,155
Small Family Households *	655	825	1,420	765	4,600
Large Family Households *	185	600	795	595	1,255
Household contains at least one person 62-74 years of age	285	460	545	365	1,210
Household contains at least one person age 75 or older	214	430	375	300	395
Households with one or more children 6 years old or younger *	495	885	1,155	665	1,315
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Households by Income

The income bracket with the most growth between 2000 and 2013 in Tulare were those with an income above \$100,000. The proportion of households with incomes above \$100,000 grew by 8.6 percentage points. The proportion of households with an income between \$75,000 and \$99,999 and \$50,000 to \$74,999 grew by 5.1 percentage points and 1.6 points, respectively. The proportion of households in all other income groups declined between 2000 and 2012. Households with income between \$50,000 and \$74,999 and households making more than \$100,000 comprised the largest portion of households, at 18.7 percent and 14.6 percent, respectively. This is shown in Table 1.7 and illustrated in Diagram 1.1.

**Table 1.7
Households by Income**

City of Tulare
2000 Census SF3 & 2103 Five-Year ACS Data

Income	2000 Census		2103 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,618	19.4%	2,610	14.5%
\$15,000 to \$19,999	1,255	9.3%	1,025	5.7%
\$20,000 to \$24,999	1,036	7.7%	1,153	6.4%
\$25,000 to \$34,999	2,131	15.8%	2,438	13.5%
\$35,000 to \$49,999	2,358	17.4%	2,553	14.2%
\$50,000 to \$74,999	2,305	17.1%	3,370	18.7%
\$75,000 to \$99,999	1,000	7.4%	2,254	12.5%
\$100,000 or More	811	6.0%	2,631	14.6%
Total	13,514	100.0%	18,034	100.0%

Table 1.7

Diagram 1.1
Households by Income
 City of Tulare
 2000 Census SF3 & 2013 Five-Year ACS Data

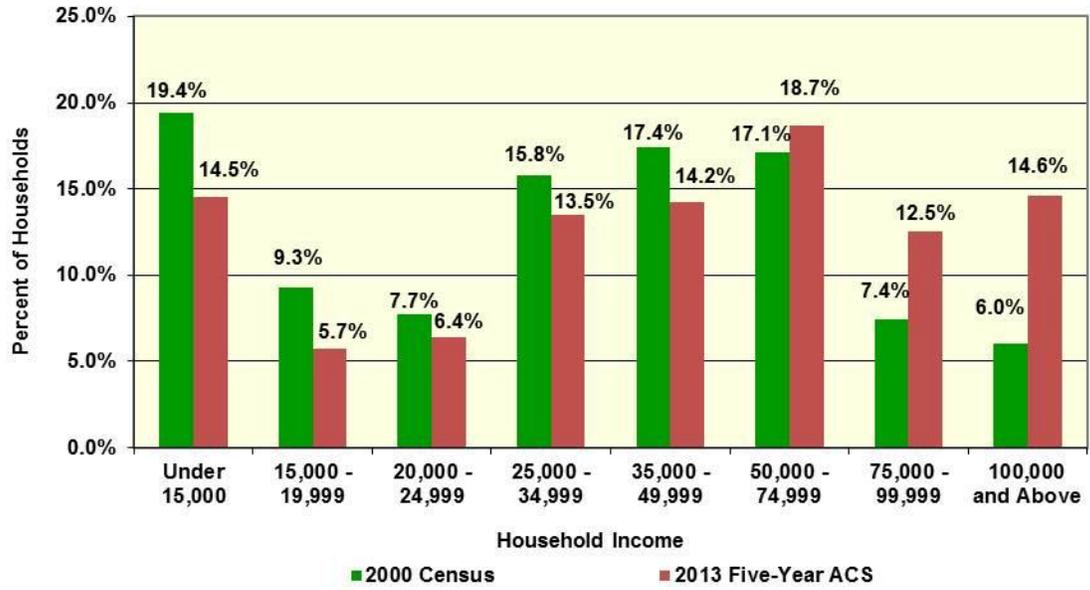


Diagram 1.1

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	15	40	0	55	0	0	25	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	155	55	25	280	0	15	20	4	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	230	170	40	470	35	85	120	260	500
Housing cost burden greater than 50% of income (and none of the above problems)	945	470	155	0	1,570	265	190	250	115	820
Housing cost burden greater than 30% of income (and none of the above problems)	160	365	710	335	1,570	125	220	430	385	1,160

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	10	0	0	0	10	4	0	0	0	4

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Housing Problems

As shown in Table 1.16, the share of housing units that were overcrowded, meaning that they included more than one resident per room but less than 1.5, fell from 7.9 to 6.5 percent. At the same time, the share of housing units that were severely overcrowded, or those with more than 1.5 persons per room, fell from 9.0 to 2.4 percent.

Similar overcrowded housing units, the share of housing units with complete plumbing or kitchen facilities fell over the decade. Also like overcrowding, these housing problems affected only a small share of housing units in 2009-2013. As shown in Table 1.17, only 0.3 percent of housing units lacked complete plumbing facilities in 2009-2013. Similarly, some 0.4 percent housing units had incomplete kitchen facilities, as shown in Table 1.18. Housing units are considered to have incomplete plumbing facilities when they are missing any of the following: piped hot and cold water, a flush toilet, and a bathtub or shower. Housing units are considered to have incomplete kitchen facilities when they are missing a sink with piped hot and cold water, a range or cook top and oven, or a refrigerator.

Though relatively few households were affected by the problems of overcrowding or incomplete facilities, considerably more were impacted by cost burdening, as shown in Table 1.19. A household is considered cost-burdened when more than 30 and less than 50 percent of its monthly income goes toward housing costs, and severely cost-burdened when housing costs consume more than 50 percent of household income. The incidence of cost-burdening also increased slightly: 22.0 percent of households were cost-burdened in 2009-2013, up from 19.3 percent in 2000. Similarly, the share of severely cost-burdened households grew from 13.4 to 19.9percent. Owners with a mortgage had the highest rate of cost burdens, while renters had the highest rate of severe-cost burdens in 2013.

Table 1.16
Overcrowding and Severe Overcrowding

City of Tulare
2000 Census SF3 & 2013 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	7,308	89.1%	416	5.1%	474	5.8%	8,198
2013 Five-Year ACS	10,137	93.1%	591	5.4%	158	1.5%	10,886
Renter							
2000 Census	3,910	73.6%	657	12.4%	749	14.1%	5,316
2013 Five-Year ACS	6,304	88.2%	578	8.1%	266	03.7%	7,148
Total							
2000 Census	11,218	83.0%	1,073	7.9%	1,223	9.0%	13,514
2013 Five-Year ACS	16,441	91.2%	1,169	6.5%	424	2.4%	18,034

Table 1.16

Table 1.17
Households with Incomplete Plumbing Facilities

City of Tulare
2000 Census SF3 & 2013 Five-Year ACS Data

Households	2000 Census	2013 Five-Year ACS
With Complete Plumbing Facilities	13,398	17,983
Lacking Complete Plumbing Facilities	116	51
Total Households	13,514	18,034
Percent Lacking	.9%	0.3%

Table 1.17

Table 1.18
Households with Incomplete Kitchen Facilities

City of Tulare
2000 Census SF3 & 2013 Five-Year ACS Data

Households	2000 Census	2013 Five-Year ACS
With Complete Kitchen Facilities	13,413	17,953
Lacking Complete Kitchen Facilities	101	81
Total Households	13,514	18,034
Percent Lacking	.7%	.4%

Table 1.18

Table 1.19
Cost Burden and Severe Cost Burden by Tenure

City of Tulare
 2000 Census & 2013 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	3,931	67.5%	1,161	19.9%	714	12.3%	21	.4%	5,827
2013 Five-Year ACS	4,946	60.2%	2,082	25.3%	1,139	13.9%	48	0.6%	8,215
Owner Without a Mortgage									
2000 Census	1,343	88.7%	110	7.3%	61	4.0%	0	.0%	1,514
2013 Five-Year ACS	2,181	81.7%	291	10.9%	171	6.4%	28	1.0%	2,671
Renter									
2000 Census	2,901	54.8%	1,162	21.9%	916	17.3%	317	6.0%	5,296
2013 Five-Year ACS	3,037	42.5%	1,596	22.3%	2,276	31.8%	239	3.3%	7,148
Total									
2000 Census	8,175	64.7%	2,433	19.3%	1,691	13.4%	338	2.7%	12,637
2013 Five-Year ACS	10,164	56.4%	3,969	22.0%	3,586	19.9%	315	1.7%	18,034

Table 1.19

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,020	870	425	65	2,380	295	295	415	380	1,385
Having none of four housing problems	225	640	1,265	645	2,775	135	510	1,050	935	2,630
Household has negative income, but none of the other housing problems	10	0	0	0	10	4	0	0	0	4

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
 Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	590	460	500	1,550	55	140	325	520
Large Related	120	285	375	780	55	130	185	370
Elderly	205	190	95	490	220	220	155	595

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	260	185	74	519	85	4	125	214
Total need by income	1,175	1,120	1,044	3,339	415	494	790	1,699

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	530	275	155	960	40	105	85	230
Large Related	120	190	25	335	55	60	90	205
Elderly	100	90	25	215	140	95	55	290
Other	245	120	4	369	60	4	45	109
Total need by income	995	675	209	1,879	295	264	275	834

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	75	370	180	50	675	35	55	70	180	340
Multiple, unrelated family households	0	30	45	15	90	0	45	70	84	199
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	75	400	235	65	775	35	100	140	264	539

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Table 1.4
Disability by Age

City of Tulare
2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	544	5.7%
16 to 64	6,084	23.2%
65 and older	1,775	45.1%
Total	8,403	21.2%

Table 1.5
Total Disabilities Tallied: Aged 5 and Older

City of Tulare
2000 Census SF3 Data

Disability Type	Population
Sensory disability	1,503
Physical disability	3,618
Mental disability	2,084
Self-care disability	1,226
Employment disability	3,575
Go-outside-home disability	3,307
Total	15,313

Table 1.6
Disability by Age

City of Tulare
2103 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	.4%	25	.9%	36	.7%
5 to 17	420	6.4%	155	2.2%	575	4.2%
18 to 34	438	5.8%	370	4.6%	808	5.2%
35 to 64	1,256	12.9%	1,811	17.9%	3,067	15.4%
65 to 74	403	27.8%	507	32.2%	910	30.1%
75 or Older	559	58.0%	788	61.5%	1,347	60.0%
Total	3,087	10.6%	3,656	11.9%	6,743	11.3%

Table 3.12
Owner-Occupied Households by Income and Family Status

City of Tulare
 2007-2011 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Housing Problems						
30% HAMFI or less	50	55	55	175	90	425
30.1-50% HAMFI	105	150	140	125	4	524
50.1-80% HAMFI	90	335	235	65	120	845
80.1% HAMFI or more	145	985	720	95	365	2,310
Total	390	1,525	1,150	460	579	4,104
No Housing Problems						
30% HAMFI or less	10	0	0	4	4	18
30.1-50% HAMFI	70	105	10	95	10	290
50.1-80% HAMFI	125	230	125	115	25	620
80.1% HAMFI or more	860	3,010	565	340	365	5,140
Total	1,065	3,345	700	554	404	6,068
Housing Problems Not Computed						
30% HAMFI or less	0	0	0	4	0	4
30.1-50% HAMFI	0	0	0	0	0	0
50.1-80% HAMFI	0	0	0	0	0	0
80.1% HAMFI or more	0	0	0	0	0	0
Total	0	0	0	4	0	4
Total						
30% HAMFI or less	60	55	55	183	94	447
30.1-50% HAMFI	175	255	150	220	14	814
50.1-80% HAMFI	215	565	360	180	145	1,465
80.1% HAMFI or more	1,005	3,995	1,285	435	730	7,450
Total	1,455	4,870	1,850	1,018	983	10,176

Table 3.13
Renter-Occupied Households by Income and Family Status

City of Tulare
 2007-2011 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Housing Problems						
30% HAMFI or less	10	590	130	190	265	1,185
30.1-50% HAMFI	50	470	395	135	185	1,235
50.1-80% HAMFI	95	520	415	15	85	1,130
80.1% HAMFI or more	15	300	225	25	95	660
Total	170	1,880	1,165	365	630	4,210
No Housing Problems						
30% HAMFI or less	0	10	0	35	20	65
30.1-50% HAMFI	4	100	55	85	30	274
50.1-80% HAMFI	90	335	25	0	110	560
80.1% HAMFI or more	50	1,075	340	4	600	2,069
Total	144	1,520	420	124	760	2,968
Housing Problems Not Computed						
30% HAMFI or less	0	0	0	0	10	10
30.1-50% HAMFI	0	0	0	0	0	0
50.1-80% HAMFI	0	0	0	0	0	0
80.1% HAMFI or more	0	0	0	0	0	0
Total	0	0	0	0	10	10
Total						
30% HAMFI or less	10	600	130	225	295	1,260
30.1-50% HAMFI	54	570	450	220	215	1,509
50.1-80% HAMFI	185	855	440	15	195	1,690
80.1% HAMFI or more	65	1,375	565	29	695	2,729
Total	314	3,400	1,585	489	1,400	7,188

Table 3.14
Households by Income and Family Status

City of Tulare
2007–2011 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Housing Problems						
30% HAMFI or less	60	645	185	365	355	1,610
30.1-50% HAMFI	155	620	535	260	189	1,759
50.1-80% HAMFI	185	855	650	80	205	1,975
80.1% HAMFI or more	160	1,285	945	120	460	2,970
Total	560	3,405	2,315	825	1,209	8,314
No Housing Problems						
30% HAMFI or less	10	10	0	39	24	83
30.1-50% HAMFI	74	205	65	180	40	564
50.1-80% HAMFI	215	565	150	115	135	1,180
80.1% HAMFI or more	910	4,085	905	344	965	7,209
Total	1,209	4,865	1,120	678	1,164	9,036
Housing Problems Not Computed						
30% HAMFI or less	0	0	0	4	10	14
30.1-50% HAMFI	0	0	0	0	0	0
50.1-80% HAMFI	0	0	0	0	0	0
80.1% HAMFI or more	0	0	0	0	0	0
Total	0	0	0	4	10	14
Total						
30% HAMFI or less	70	655	185	408	389	1,707
30.1-50% HAMFI	229	825	600	440	229	2,323
50.1-80% HAMFI	400	1,420	800	195	340	3,155
80.1% HAMFI or more	1,070	5,370	1,850	464	1,425	10,179
Total	1,769	8,270	3,435	1,507	2,383	17,364

Describe the number and type of single person households in need of housing assistance.

As seen in Table 1.13, there were 2,862 one-person households in 2010, a 26.9 percent increase from 2000. This population group accounted for more than 16 percent of the City of Tulare's households. Single person households with low-income, especially those below 30 percent MFI are most likely to have housing problems due to their limited income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability is defined by the Census Bureau as a lasting physical, mental or emotional condition that makes it difficult for a person to do activities, to go outside the home alone or to work. By this definition, some 8,403 Tulare residents were considered to be living with some form of disability in 2000. This figure accounted for 21.2 percent of the population. As seen in Table 1.4, there were 544 persons aged 5 to 15 with disabilities, 6,084 persons between the age of 16 and 64 with a disability and 1,775 persons over the age of 65 with a disability at that time.

As seen in Table 1.5, the most common disability was a physical disability, followed by an employment disability and a go-outside the home disability.

According to the American Community Survey, an estimated 11.3 percent of Tulare residents were living with some form of disability by 2013. Disability rates tended to be slightly higher for female than for male residents, and higher for elderly residents than for younger residents.

Pinpointing exact numbers of domestic violence are difficult due to lack of reporting. The Family Services agency, which serves Tulare County, however, reported sheltering 167 women and 142 children in 2014. The program responded to 536 crisis calls for domestic violence and maintained 53 units for supportive housing for domestic violence victims.

What are the most common housing problems?

As seen above, the most common housing problems are cost burdens. An estimated 41.9 percent of the households in Tulare were cost burdened or severely cost burdened in 2013.

Are any populations/household types more affected than others by these problems?

As seen in Table 3.14, different households are impacted by housing problems at various rates. Households at lower income levels are much more likely to face housing problems. Some 94.3 percent of households at or below 30 percent MFI face housing problems and 75.7 percent of households between 30 and 50 percent MFI face housing problems.

Additionally, renters face housing problems at a much higher rate than owner-occupied households. An estimated 58.6 percent of renter households face housing problems, as shown in Table 3.13. This is compared to an estimated 40.3 percent of owner-occupied households that face housing problems, as seen in Table 3.12. In addition, large families face housing problems at a rate higher than other household types, with some 67.4 percent of large households facing housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are cost-burdened. There are 1,610 households at or below 30 percent MFI that have housing problems, as demonstrated by Tables 3.14.. Of these households, there are 185 large related and 645 small related households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there is a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

As the City of Tulare has increased in size, so have the number of households with housing problems. By 2013, almost half of Tulare households had housing problems. Households particularly impacted were those with lower incomes, which had much higher rates of housing problems.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following section describes the racial and ethnic groups that face a disproportionate share of housing problems. A disproportionate share is defined as a racial or ethnic group having housing problems at a rate that is at least 10 percentage points higher than the jurisdiction's average.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	80	15
White	590	45	10
Black/ African American	220	0	4
Asian	10	0	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	685	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,750	565	0
White	505	190	0
Black/ African American	140	65	0
Asian	25	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,035	290	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,980	1,175	0
White	660	420	0
Black/ African American	70	90	0
Asian	0	0	0
American Indian, Alaska Native	20	35	0
Pacific Islander	0	0	0
Hispanic	1,195	630	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	860	0
White	405	480	0
Black/ African American	40	70	0
Asian	10	10	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	675	305	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Hispanic households between 80 and 100 percent HUD Area Median Income (HAMFI) had a disproportionate share of housing problems, at 68.8 percent versus 57.5 percent for the jurisdiction as a whole. Pacific Islanders in this income category also face housing problems at a disproportionate rate, at 100 percent. This group consists of only 20 households, however, any may not be statistically significant.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following section describes the racial and ethnic groups that face a disproportionate share of severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,320	360	15
White	380	250	10
Black/ African American	220	0	4
Asian	10	0	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	615	80	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	1,150	0
White	300	395	0
Black/ African American	105	95	0
Asian	15	25	0
American Indian, Alaska Native	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	730	590	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	2,320	0
White	190	885	0
Black/ African American	55	100	0
Asian	0	0	0
American Indian, Alaska Native	20	35	0
Pacific Islander	0	0	0
Hispanic	545	1,285	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	1,580	0
White	85	805	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black/ African American	40	70	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	290	690	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

For households between 0 and 30 percent HAMFI, Black, Asian, American Indian/Alaskan Native and Hispanic households all face a disproportionate share of housing problems. The average rate of housing problems for the jurisdiction at this income level is 77.9 percent. Black households face housing problems at a rate of 98.2 percent and Hispanic households at 88.5 percent. Asian and American Indian/Alaskan Native households face housing problems at a rate of 100 percent, but these are relatively small populations and may not be statistically significant.

No racial/ethnic groups in income groups between 30 and 80 percent HAMFI face a disproportionate share of housing problems. Between 80 and 100 percent HAMFI, however, Black, Asian and Pacific Islander households face a disproportionate share of housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The following section describes the racial and ethnic groups that face a disproportionate share of housing cost burdens and severe housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,240	3,095	2,850	15
White	5,095	1,845	935	8
Black/ African American	355	130	375	4
Asian	125	125	45	0
American Indian, Alaska Native	55	0	60	0
Pacific Islander	0	0	20	0
Hispanic	4,110	2,200	1,475	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

According to the information provided above, no racial/ethnic groups face a disproportionate share of housing cost burdens. Black and American Indian/Alaskan Native households face a disproportionate share of severe housing cost burdens, at a rate of 43.4 percent and 52.2 percent, respectively. The jurisdiction average is 31.0 percent. Pacific Islander households also face severe housing cost burdens a rate of 100 percent, although this only represents 20 households and may not be statistically significant.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As presented in the previous sections there are numerous racial and ethnic groups that face disproportionate shares of housing problems, severe housing problems and severe cost burdens. These groups include Hispanic, Pacific Islanders, Black, Asian and American Indian households at various income levels. This is representative of all racial or ethnic minorities accounted for in this data.

If they have needs not identified above, what are those needs?

No additional needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are racial and ethnic concentrations in the City. The Hispanic population, however, is the only population to have a disproportionate share in certain areas of the City. Please refer to MA-50 for Maps and additional discussion pertaining to racial and ethnic concentrations.

NA-35 Public Housing – 91.205(b)

Introduction

The following describes the public housing needs for the County of Tulare Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	2	703	2,261	11	2,250	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	19,015	21,961	19,146	21,733	19,134	0	0	
Average length of stay	0	4	4	2	0	2	0	0	
Average Household size	0	5	3	3	4	3	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	96	278	0	278	0	0
# of Disabled Families	0	0	88	459	2	457	0	0
# of Families requesting accessibility features	0	2	703	2,261	11	2,250	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	2	673	2,108	11	2,097	0	0	0
Black/African American	0	0	18	111	0	111	0	0	0
Asian	0	0	9	35	0	35	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	2	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	587	1,447	10	1,437	0	0	0
Not Hispanic	0	0	116	814	1	813	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing tenants and applicants on the waiting list revolve around the rising rents in the Tulare area. Housing assistance is offered primarily through the use of Section 8 vouchers. The rise in the cost of housing has decreased the number of tenants receiving assistance. This means longer waiting times for households and the inability of the County of Tulare Housing Authority to meet the needs of all eligible households.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Affordable housing is in high demand in Tulare. The Tulare County Housing Authority has 550 Section 8 vouchers currently in use in Tulare. Tulare-only applicants on the countywide Section 8 waiting list: 2,727 Current size of the countywide Section 8 waiting list: 13,105

The most immediate need of public housing residents is meeting the needs of all households who qualify. The County of Tulare Housing Authority must maintain a waitlist and cannot provide immediate assistance for households in need of housing assistance.

How do these needs compare to the housing needs of the population at large

Many of the same issues around the cost of housing are a major need for the population at large. As discussed in previous sections, households are facing cost burdens at a high rate. Those at lower income levels face cost burdens at an even higher rate. This translates to the households being unable to find affordable units.

Discussion

See above

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Continuum of Care (CoC) that serves Tulare is responsible for Tulare and Kings Counties. The following table shows the information for Tulare County during the 2015 homeless count. Additional information is provided in this section that pertains solely to the City of Tulare.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	115	0	0	0	0
Persons in Households with Only Children	0	1	0	0	0	0
Persons in Households with Only Adults	278	239	0	0	0	0
Chronically Homeless Individuals	199	11	0	0	0	0
Chronically Homeless Families	0	3	0	0	0	0
Veterans	28	10	0	0	0	0
Unaccompanied Child	23	38	0	0	0	0
Persons with HIV	5	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

For Tulare County, in 2015, data was collected from 13 persons about the amount of time each had been homeless. Of the 13, none had been homeless for more than a year. Some 77 percent were not homeless for the first time and the others were unknown. Some 69 percent of the respondents were homeless less than four times in the past three years and the rest of the respondents were unknown.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	300	232
Black or African American	27	17
Asian	1	0
American Indian or Alaska Native	11	14
Pacific Islander	1	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	179	109
Not Hispanic	174	170

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In the City of Tulare, there were 135 homeless persons counted during the 2015 count. There were 28 persons in households with children and 6 unaccompanied youth. There were seven veteran persons counted in the City of Tulare during 2015.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the City of Tulare, 82 percent of households were white and 12 percent were black during the 2015 count. As for ethnicity, 56 percent were Hispanic and 43 were not.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Tulare County, during the 2015 count, some 55.8 percent of homeless persons were sheltered. Households with children were sheltered at rate of 97.4 percent. Adult only households were sheltered at a rate of 50.2 percent. Chronically homeless individuals were sheltered at a rate of 5.2 percent in the county.

Discussion:

Between 2014 and 2015, the homeless population in the City of Tulare grew by 63 percent. This represented over 15 percent of the homeless population in the CoC. In the City of Tulare, some 0.23 percent of the population was homeless during the 2015 count. This was the second highest within the CoC region, only lower than the City of Visalia.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

According to HUD, special needs populations are “not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify.” Because individuals in these groups face unique housing challenges and are vulnerable to becoming homeless, a variety of support services are needed in order for them to achieve and maintain a suitable and stable living environment. Each of these special needs populations will be discussed in terms of their size and characteristics, services and housing currently provided, and services and housing still needed.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly Persons

According to 2010 Census Bureau data, 5,338 residents Tulare were age 65 or older. Table 1.2 presents a breakdown of the elderly population by age at the time of the 2010 census. While elderly is defined as persons over 62, “extra elderly” persons are those over the age of 75. Within the elderly population in Tulare, some 46.1 percent were extra elderly. The elderly population in Tulare grew 29.6 percent between 2000 and 2010. The two age groups with the greatest growth over this decade were those aged 65 to 66 and those aged 85 and older, with an increase of 54.2 percent and 52.6 percent, respectively.

People with Disabilities (Mental, Physical, Developmental)

Data from the 2013 Five-Year American Community Survey for Tulare showed a total population of persons with disabilities of 6,743 with an overall disability rate of 11.3 percent. Table 1.6 presents a tally of disabilities by age and gender. The age group with the highest disability rate is persons aged 75 and older. Females had a slightly higher disability rate at 11.9 percent, than males, at 10.6 percent. Disability rates got progressively higher with age.

Table 1.5 breaks down disabilities by disability type for persons aged 5 and older, from the 2000 census data. The most common disability is a physical disability, followed by an employment disability. The third most common disability type is a go-outside-home disability.

People with Alcohol or other Drug Addictions

The number of persons with alcohol and other substance abuse addictions can be hard to enumerate due to the lack of data. Nevertheless, persons with substance abuse problems have a number of needs and are present in the City of Tulare. In addition, the Trust for America’s Health found that California had the 15th lowest rate of drug overdose mortality rate in the United States in 2013, with 10.6 per 100,000 people suffering drug overdose fatalities.

Victims of Domestic Violence

Pinpointing a specific number of victims of domestic violence can be difficult because many cases go unreported. There are a variety of domestic violence service providers in Tulare County that provide services to victims of domestic violence in the region. The 2015 Point in time count found that 32 of the 135 homeless persons in Tulare were victims of domestic violence. This accounted for almost a quarter of the homeless population counted.

What are the housing and supportive service needs of these populations and how are these needs determined?

ELDERLY AND FRAIL ELDERLY PERSONS

Elderly Tulare residents require a variety of services, including access to housing options and additional supportive services as they age. As the elderly population continues to grow, it continues to present a larger amount of need within the City to meet these needs.

Over half of Housing and Community Development survey respondents indicated a medium to high need for services and housing for the elderly and frail elderly.

PEOPLE WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL)

The Housing and Community Development Survey also asked participants to rank the need for services and facilities for persons with disabilities. The results indicate a strong need for housing for both persons with physical disabilities and developmental disabilities.

PEOPLE WITH ALCOHOL OR OTHER DRUG ADDICTIONS

The National Coalition for the Homeless notes that other needs for persons living with addictions to drugs or alcohol include transportation and support services, including work programs and therapy access. Barriers also include programs that follow abstinence-only policies. These programs are often unrealistic for persons suffering from addictions because they fail to address the reality of relapses. A person living in supportive housing with an addiction problem who experiences a relapse may suddenly become a homeless person.

Results from the 2015 Housing and Community Development Survey show that respondents indicated a high need level for additional services and facilities for this special needs group.

VICTIMS OF DOMESTIC VIOLENCE

Results from the 2015 Housing and Community Development Survey indicated a medium to high need level for additional domestic violence facilities and services in Tulare.

PEOPLE WITH HIV/AIDS AND THEIR FAMILIES

Persons living with HIV/AIDS have multiple needs in terms of services. In addition to receiving regular medical attention, case management, and income support, many persons need access to permanent housing solutions. According to the Department of Housing and Urban Development, 9 out of 10 persons utilizing HOPWA benefits are extremely low to low income. Increased funding for housing for

persons living with HIV/AIDS is one of the greatest needs of the HIV/AIDS support programs. For example, there is generally a high need for increased scattered site housing availability, because traditional assisted housing options that involve grouping funding recipients in one site or complex are ineffective in that they can endanger the confidentiality of residents. Additionally, program recipients have a need for longer-term housing options. As the treatment of AIDS has advanced, people are living longer with the disease. Thus longer-term housing options are needed. However, the funding of these long-term housing options can be expensive.

Respondents indicated a medium to high need level for services and facilities for persons with HIV/AIDS.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the California Department of Health's HIV/AIDS Surveillance in California, Tulare County had 118 cumulative cases of HIV by 2013, including 109 living cases. In addition, there were 412 cumulative cases of AIDS, with 184 living cases.

Discussion:

The special needs populations in the City of Tulare have a variety of service and housing needs. While there are a variety of services and housing options already available within the City of Tulare and Tulare County, there is still a level of unmet need in the City for special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The public facilities with the highest rate of perceived need are youth centers, community centers and childcare facilities, as shown in Table 4.7.

How were these needs determined?

These needs were determined using the 2015 Housing and Community Development survey and additional public input.

Table 4.7
Please rate the need for the following community and public facilities.

City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Youth centers		1	5	3	1	10
Community centers		2	4	3	1	10
Childcare facilities			6	3	1	10
Senior centers		4	3	2	1	10
Healthcare facilities		2	5	2	1	10
Residential treatment centers		2	6	1	1	10
Parks and recreational centers		1	8		1	10
Public buildings with improved accessibility		5	4		1	10
Other infrastructure activities					10	10

Table 4.7

Describe the jurisdiction’s need for Public Improvements:

The highest rated need for public improvements include street and road improvements, water system capacity improvement and sidewalk and water quality improvements, as seen in Table 4.6.

How were these needs determined?

These needs were determined using the 2015 Housing and Community Development survey and additional public input.

Table 4.6
Please rate the need for the following Infrastructure activities.
 City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Street and road improvements			3	6	1	10
Water system capacity improvements			3	6	1	10
Sidewalk improvements		1	5	3	1	10
Water quality improvements		1	5	3	1	10
Solid waste facility improvements		4	3	2	1	10
Sewer system improvements		3	5	1	1	10
Storm sewer system improvements		4	4	1	1	10
Bicycle and walking paths	1	2	5	1	1	10
Flood drainage improvements	1	5	3		1	10
Bridge improvements	1	2	6		1	10
Other infrastructure activities					10	10

Table 4.6

Describe the jurisdiction’s need for Public Services:

The highest rated need for public services include childcare services, senior services, youth centers and transportation services, as seen in Table 4.8.

How were these needs determined?

These needs were determined using the 2015 Housing and Community Development survey and additional public input.

Table 4.8
Please rate the need for the following human and public services

City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Childcare services		1	3	5	1	10
Senior services			5	4	1	10
Youth centers		1	5	3	1	10
Transportation services		2	4	3	1	10
Mental health/chemical dependency services			6	3	1	10
Crime awareness education		2	5	2	2	10
Employment services		1	6	2	1	10
Healthcare services			8	1	1	10
Fair housing activities	1	2	5	1	1	10
Fair housing education		5	3	1	1	10
Homebuyer education		2	6	1	1	10
Tenant/Landlord counseling		3	6		1	10
Mitigation of lead-based paint hazards	1	6	2		1	10
Mitigation of radon hazards	1	6	2		1	10
Mitigation of asbestos hazards	1	6	2		1	10
Other public services					10	10

Table 4.8

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following narrative provides information about the housing market, the supply and demand for housing over time, building permit data and related price information for both rental properties and homeownership opportunities in the City of Tulare.

In 2000, the City of Tulare had 14,227 total housing units. Since that time, the total housing stock increased by a total of over 3,000 units, reaching 19,020 units in 2013. According to the American Community Survey in 2013, Tulare's housing stock included 15,587 single family units and some 1,420 apartment units. Of the 18,863 housing units counted in Tulare in the 2010 census, some 93.9 percent of units were occupied, with 58.6 percent counted as owner-occupied and 41.4 percent counted as renter-occupied. The vacancy rate for Tulare was 6.1 percent in 2010. The rent and median home values in Tulare rose between 2000 and 2010. Median contract rent grew from \$541 in 2000 to \$773 in 2010. Similarly, the median home value rose from \$94,700 in 2000 to \$157,600 in 2010.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section describes the number of housing units in the City of Tulare. The City has seen a 33.7 percent increase in the number of units in the City between 2000 and 2013, resulting in a total of over 19,000 housing units by 2013. This can be seen in Table 1.10.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,931	76%
1-unit, attached structure	428	2%
2-4 units	1,743	10%
5-19 units	960	5%
20 or more units	595	3%
Mobile Home, boat, RV, van, etc	673	4%
Total	18,330	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Housing Units by Type and Tenure

Single family homes accounted for 82.0 percent of the housing stock in Tulare in 2013, as seen in Table 1.10. The second largest unit type was apartments with 7.5 percent of units. The proportion of single family homes grew by almost four percentage points between 2000 and 2013, while the proportion of apartments fell by 0.5 percentage points. The proportion of all other housing types fell between 2000 and 2013 as well.

An estimated 93.9 percent of housing units were occupied in 2010, as shown in Table 1.11. Some 58.6 percent were owner-occupied, 41.4 percent were renter occupied and 6.1 percent were vacant.

**Table 1.10
Housing Units by Type**

City of Tulare
2000 Census SF3 & 2013 Five-Year ACS Data

Unit Type	2000 Census		2013 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	11,109	78.1%	15,587	82.0%
Duplex	440	3.1%	410	2.2%
Tri- or Four-Plex	773	5.4%	935	4.9%
Apartment	1,132	8.0%	1,420	7.5%
Mobile Home	707	5.0%	637	3.3%
Boat, RV, Van, Etc.	66	0.5%	31	0.2%
Total	14,227	100.0%	19,020	100.0%

Table 1.10

Table 1.11
Housing Units by Tenure
 City of Tulare
 2000 & 2010 Census SF1 Data

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	13,543	95.0%	17,720	93.9%	30.8%
Owner-Occupied	8,196	60.5%	10,389	58.6%	26.8%
Renter-Occupied	5,347	39.5%	7,331	41.4%	37.1%
Vacant Housing Units	710	5.0%	1,143	6.1%	61.0%
Total Housing Units	14,253	100.0%	18,863	100.0%	32.34%

Table 1.11

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	66	1%	202	3%
1 bedroom	104	1%	743	10%
2 bedrooms	1,148	11%	3,091	43%
3 or more bedrooms	8,840	87%	3,157	44%
Total	10,158	100%	7,193	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

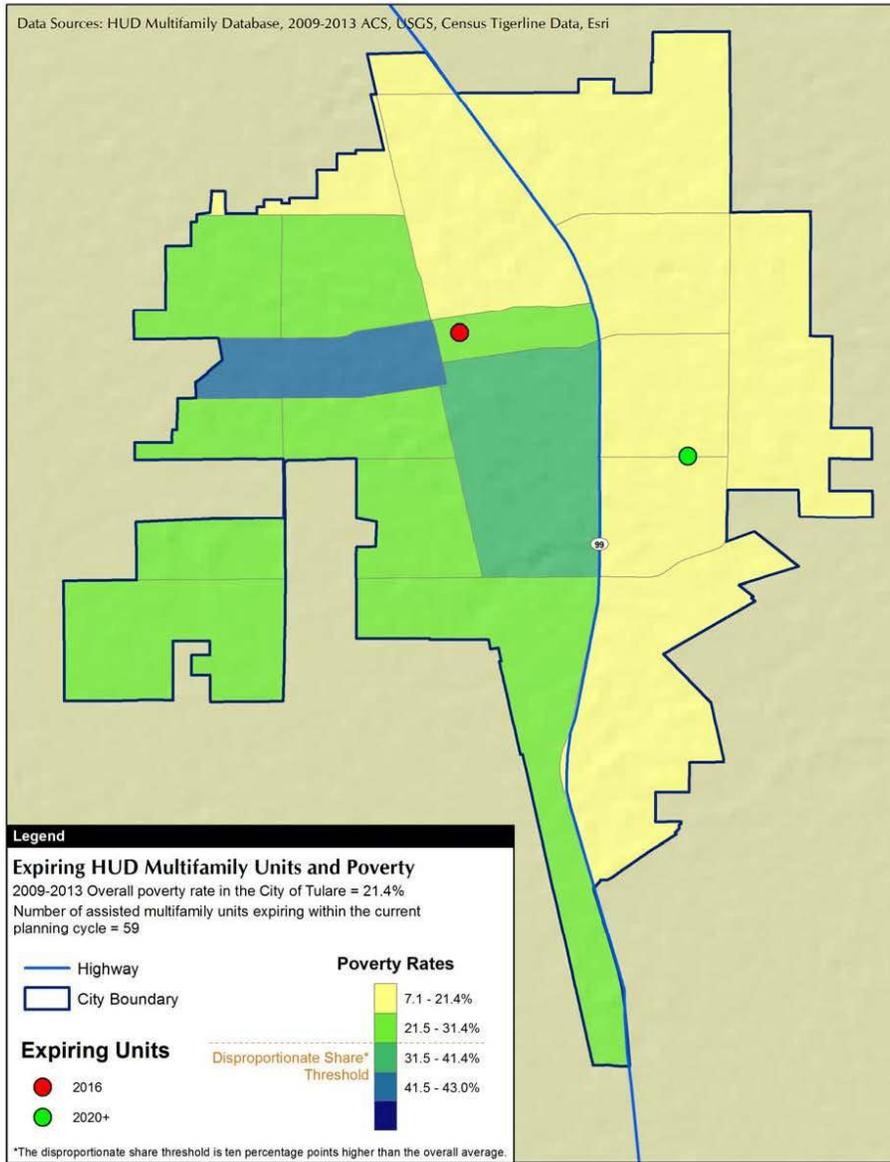
Table 5.1
Expiring Multifamily Housing
 City of Tulare
 HUD Multifamily Contracts Database,
 June 2015

Expiration Year	Expiring Contracts	Units at Risk
2015	0	0
2016	1	59
2017	0	0
2018	0	0
2019	0	0
2020+	1	76
Total	2	135

Table 5.1

Map 5.1
Expiring Multifamily Housing

City of Tulare
 HUD Multifamily Contracts Database, June 2015



Map 5.1

Table 4.2
Please rate the need for the following Housing activities.
 City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Homeowner housing rehabilitation	1		3	6		10
First-time home-buyer assistance	1		5	4		10
Rental housing rehabilitation	1		5	4		10
Energy efficient retrofits	1	1	4	4		10
Housing demolition		3	3	4		10
Construction of new rental housing	1	3	3	3		10
Construction of new for-sale housing	1	1	6	2		10
Rental assistance	1	1	6	2		10

Table 4.2

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As seen in Tables 3.12 through 3.14, in section NA-10, there are 8,314 households in the City of Tulare with housing problems. This includes 4,104 owner-occupied households and 4,210 renter-occupied households within the City. Of these households, there are 5,344 with incomes at or below 80 percent MFI. These households are the primary target for funds to help eliminate the existing housing problems.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The number of units in the City of Tulare that are set to expire are shown in Table 5.1. There are 2 contracts that are expected to expire between 2015 and 2020, potentially impacting up to 135 units. These units are shown in Map 5.1. The units at risk of expiring in 2016 are shown in red.

Does the availability of housing units meet the needs of the population?

As shown in previous sections, the number of households with cost burdens has risen in the past few years, demonstrating that the available housing units do not meet the needs of the population. Additionally, the 2015 Housing and Community Development survey indicated that respondents indicated that there is a perceived need for additional housing as well.

Describe the need for specific types of housing:

As seen in Table 4.2, above, the highest rated need for housing types include homeowner housing rehabilitation, followed by first-time home buyer assistance. This is followed by rental housing rehabilitation and energy efficient retrofits.

Discussion

The City of Tulare has seen an increase in the number of housing units in the City during the past decade. The most needed housing improvement, as defined by the Housing and Community Development Survey, is homeowner and rental housing rehabilitation.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing prices in Tulare grew considerably between 2000 and 2010. As shown in Table 1.20, the median contract rent grew from \$541 to \$773, an increase of 42.9 percent over the course of a decade. The median home value for Tulare grew from \$94,700 in 2000 to \$157,600 by 2010. This represented a 66.4 percent increase for home values in the City.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	92,900	183,900	98%
Median Contract Rent	446	733	64%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,476	20.5%
\$500-999	4,661	64.8%
\$1,000-1,499	958	13.3%
\$1,500-1,999	64	0.9%
\$2,000 or more	34	0.5%
Total	7,193	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Table 1.20
Median Housing Costs

City of Tulare
2000 Census SF3 & 2013 Five-Year ACS Data

Housing Cost	2000	2010
Median Contract Rent	\$541	\$773
Median Home Value	\$94,700	\$157,600

Table 1.20

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	150	No Data
50% HAMFI	935	320
80% HAMFI	3,710	1,540
100% HAMFI	No Data	2,620
Total	4,795	4,480

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	577	592	771	1,136	1,321
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

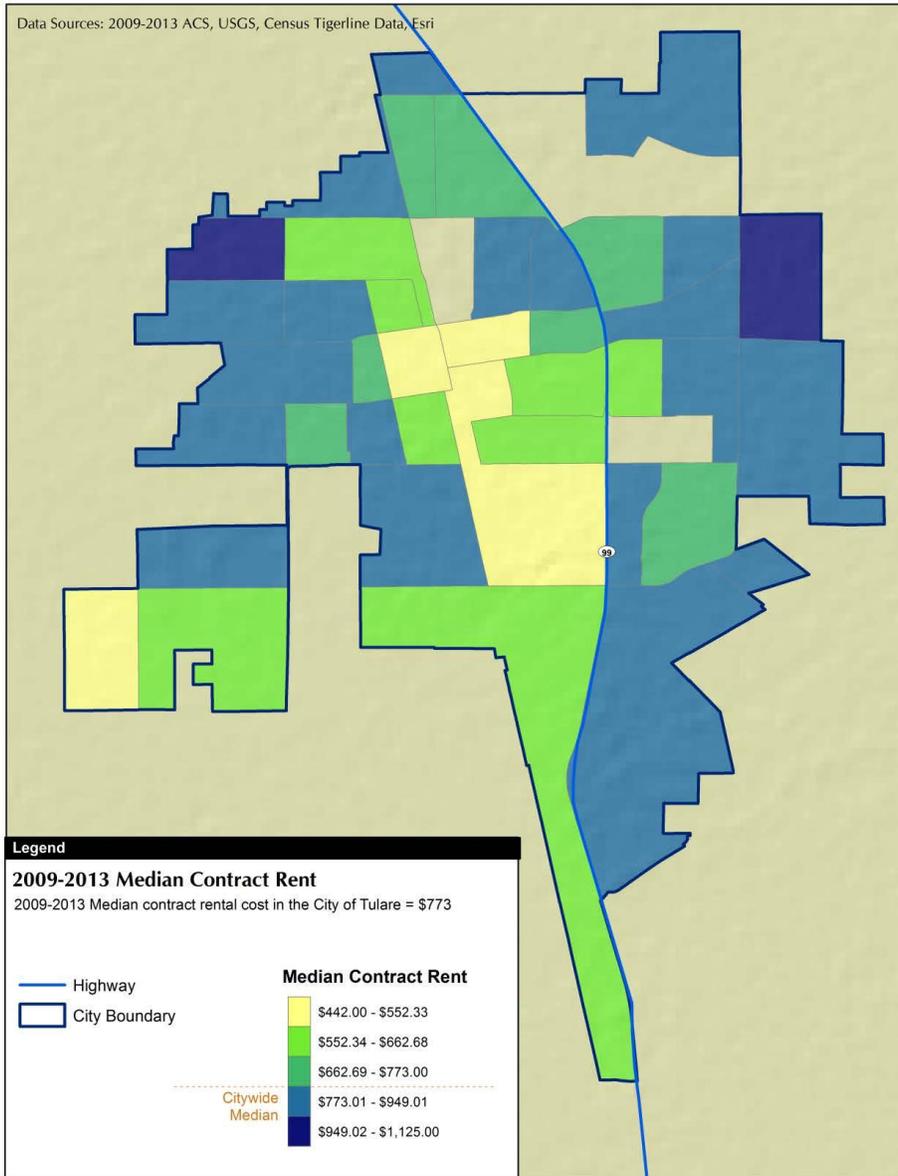
Table 32 – Monthly Rent

Alternate Data Source Name:

HUD FMR

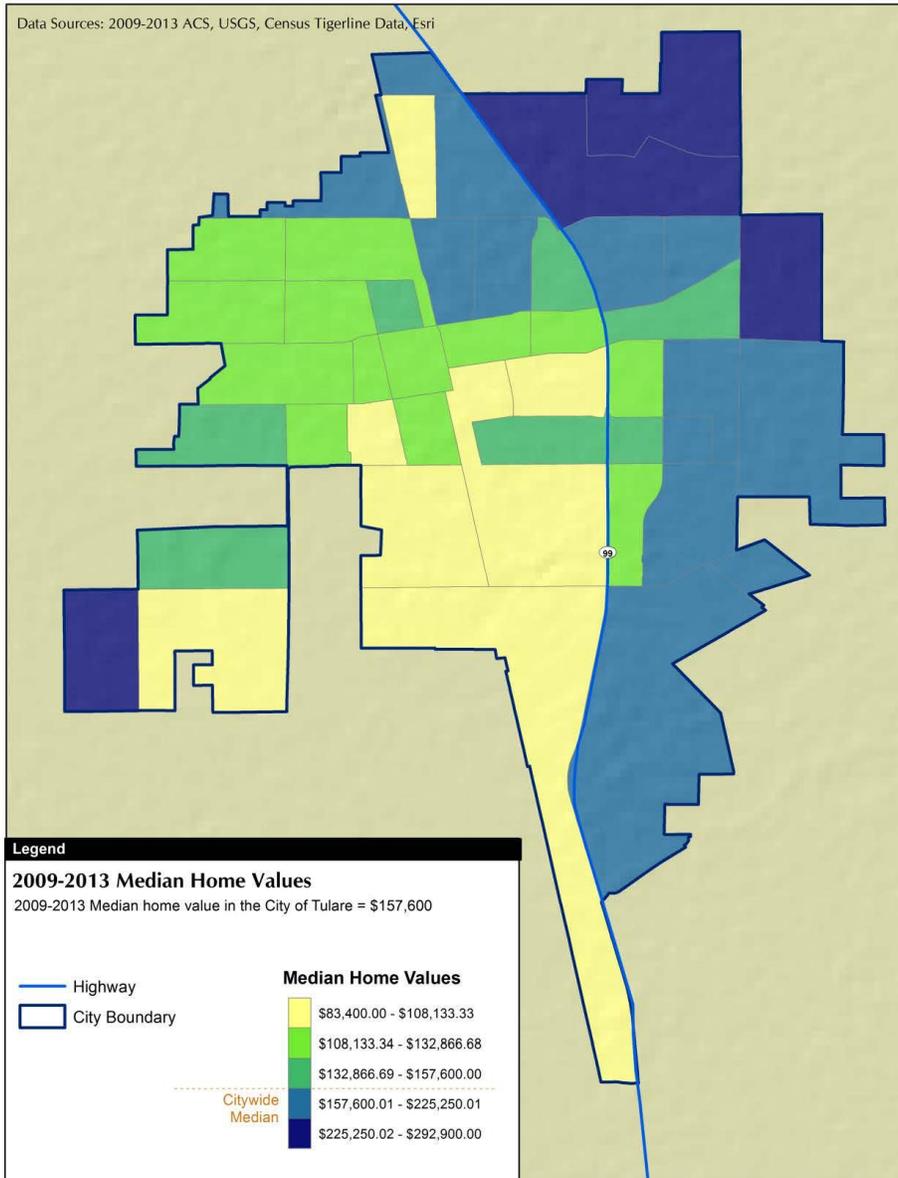
Data Source Comments:

Map 1.13
2013 Median Contract Rent
 City of Tulare
 2009-2013 ACS Data



Map 1.13

Map 1.14
2013 Median Home Value
 City of Tulare
 2009-2013 ACS Data



Map 1.14

Is there sufficient housing for households at all income levels?

As seen in the Cost Burden section of this document, as well as demonstrated by data presented in this section, there is not sufficient housing for households at lower income levels. The number of households with cost burden and severe cost burdens, especially households at lower income levels, demonstrate the need for more housing that is affordable to low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

As shown above, the price of housing has continued to rise and as shown in other sections, cost burdens have risen as well. As this trend continues, the City expects that housing will continue to remain unaffordable to many households and the number of households facing cost burdens will continue to rise.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents have not kept pace with increasing housing costs. This decreases the availability of units to households that qualify for housing assistance. As rents continue to rise and Fair Market Rents do not keep pace, it puts more pressure to preserve what affordable housing units are available to City of Tulare residents.

Discussion

As discussed, the cost of housing in the City of Tulare has continued to rise since 2000, resulting in increased cost burdens for Tulare households. It continues to be a challenge for the City to address all the housing needs of Tulare residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following narrative describes the condition of housing in the City of Tulare.

Definitions

Units that are classified as substandard condition are in poor condition and do not meet all state and local codes. Units that are in substandard condition, but are suitable for rehabilitation, are both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,773	37%	3,658	51%
With two selected Conditions	321	3%	541	8%
With three selected Conditions	0	0%	14	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,064	60%	2,980	41%
Total	10,158	100%	7,193	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,425	24%	1,046	15%
1980-1999	3,577	35%	2,534	35%
1950-1979	3,277	32%	3,194	44%
Before 1950	879	9%	419	6%
Total	10,158	100%	7,193	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Age of Housing Units

As seen in Table 1.9, the highest proportion of units were built in the early 2000's, accounting for 22.2 percent of units. Some 56.3 percent of units were built since 1980.

Table 1.9
Households by Year Home Built

City of Tulare
2000 Census SF3 & 2103 Five-Year ACS Data

Year Built	2000 Census		2103 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	780	5.8%	966	5.4%
1940 to 1949	866	6.4%	861	4.8%
1950 to 1959	1,652	12.2%	1,963	10.9%
1960 to 1969	1,565	11.6%	1,647	9.1%
1970 to 1979	2,789	20.6%	2,448	13.6%
1980 to 1989	2,689	19.9%	2,913	16.2%
1990 to 1999	3,173	23.5%	3,043	16.9%
2000 to 2004	-	-	4,007	22.2%
2005 or Later	-	-	186	1.0%
Total	13,514	100.0%	18,034	100.0%

Table 1.9

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,156	41%	3,613	50%
Housing Units build before 1980 with children present	1,405	14%	1,410	20%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Housing Units

Vacant units grew by 61.0 percent between 2000 and 2010, as seen in Table 1.12. The greatest increase in vacant units were for sale units and units classified as "other vacant." In 2010, for rent and for sale units contained the highest proportion of units, with 37.5 and 26.7 percent, respectively.

Table 1.12
Disposition of Vacant Housing Units

City of Tulare
2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	306	43.1%	429	37.5%	40.20%
For Sale	112	15.8%	305	26.7%	172.32%
Rented or Sold, Not Occupied	45	6.3%	59	5.2%	31.11%
For Seasonal, Recreational, or Occasional Use	47	6.6%	64	5.6%	36.17%
For Migrant Workers	2	0.3%	0	0.0%	-100.00%
Other Vacant	198	27.9%	286	25.0%	44.44%
Total	710	100.0%	1,143	100.0%	61.0%

Table 1.12

Table 4.2

Please rate the need for the following Housing activities.

City of Tulare
2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Homeowner housing rehabilitation	1		3	6		10
Senior-friendly housing		1	4	5		10
First-time home-buyer assistance	1		5	4		10
Rental housing rehabilitation	1		5	4		10
Energy efficient retrofits	1	1	4	4		10
Housing demolition		3	3	4		10
Retrofitting existing housing to meet seniors' needs		2	4	4		10
Construction of new rental housing	1	3	3	3		10
Supportive housing	1	1	5	3		10
Construction of new for-sale housing	1	1	6	2		10
Rental assistance	1	1	6	2		10
Preservation of federal subsidized housing	1	3	4	2		10
Homeownership in communities of color	1	2	5	2		10
Downtown housing	1	3	4	1	1	10
Rental housing for very low-income households	2	1	6	1		10
Mixed use housing	1	3	6			10
Mixed income housing	1	2	7			10
Other Housing activities					10	10

Table 4.2

Need for Owner and Rental Rehabilitation

Homeowner housing rehabilitation and rental housing rehabilitation were rated highly in the 2015 Housing and Community Development survey. As seen in Table 4.2, the City has found that these two efforts are of high need within the City.

Table 3.8
Households at Risk of Lead Based Paint by Tenure
by Income

City of Tulare
 2007–2011 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Owner Occupied Households			
30% HAMFI or less	18	215	232
30.1-50% HAMFI	75	320	395
50.1-80% HAMFI	131	418	549
80.1% HAMFI or more	46	366	412
100.1% HAMFI and above	199	1,246	1,446
Total	469	2,565	3,034
Renter Occupied Households			
30% HAMFI or less	140	344	484
30.1-50% HAMFI	325	371	697
50.1-80% HAMFI	242	370	613
80.1% HAMFI or more	67	139	206
100.1% HAMFI and above	167	457	625
Total	943	1,681	2,624
Total			
30% HAMFI or less	158	558	717
30.1-50% HAMFI	400	691	1,092
50.1-80% HAMFI	374	788	1,161
80.1% HAMFI or more	114	505	618
100.1% HAMFI and above	367	1,704	2,070
Total	1,412	4,246	5,658

Table 3.9
Vintage of Owner-Occupied Households by Income and
Presence of Young Children

City of Tulare
 2007–2011 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	0	120	120
30.1-50% HAMFI	20	60	80
50.1-80% HAMFI	0	30	30
80.1% HAMFI or more	0	20	20
100.1% HAMFI and above	40	170	210
Total	60	400	460
Built 1940 to 1979			
30% HAMFI or less	25	150	175
30.1-50% HAMFI	80	375	455
50.1-80% HAMFI	185	550	735
80.1% HAMFI or more	65	490	555
100.1% HAMFI and above	230	1,540	1,770
Total	585	3,105	3,690
Built 1980 or Later			
30% HAMFI or less	30	115	145
30.1-50% HAMFI	75	195	270
50.1-80% HAMFI	165	535	700
80.1% HAMFI or more	325	415	740
100.1% HAMFI and above	810	3,335	4,145
Total	1,405	4,595	6,000
Total			
30% HAMFI or less	55	385	440
30.1-50% HAMFI	175	630	805
50.1-80% HAMFI	350	1,115	1,465
80.1% HAMFI or more	390	925	1,315
100.1% HAMFI and above	1,080	5,045	6,125
Total	2,050	8,100	10,150

Table 3.10
Vintage of Renter-Occupied Households by Income and
Presence of Young Children

City of Tulare
2007–2011 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	10	35	45
30.1-50% HAMFI	50	10	60
50.1-80% HAMFI	60	25	85
80.1% HAMFI or more	0	20	20
100.1% HAMFI and above	40	15	55
Total	160	105	265
Built 1940 to 1979			
30% HAMFI or less	185	440	625
30.1-50% HAMFI	395	510	905
50.1-80% HAMFI	265	490	755
80.1% HAMFI or more	95	170	265
100.1% HAMFI and above	185	625	810
Total	1,125	2,235	3,360
Built 1980 or Later			
30% HAMFI or less	245	340	585
30.1-50% HAMFI	265	285	550
50.1-80% HAMFI	480	375	855
80.1% HAMFI or more	180	250	430
100.1% HAMFI and above	240	920	1,160
Total	1,410	2,170	3,580
Total			
30% HAMFI or less	440	815	1,255
30.1-50% HAMFI	710	805	1,515
50.1-80% HAMFI	805	890	1,695
80.1% HAMFI or more	275	440	715
100.1% HAMFI and above	465	1,560	2,025
Total	2,695	4,510	7,205

Table 3.11
Vintage of Households by Income and Presence of Young Children

City of Tulare
 2007–2011 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	10	155	165
30.1-50% HAMFI	70	70	140
50.1-80% HAMFI	60	55	115
80.1% HAMFI or more	0	40	40
100.1% HAMFI and above	80	185	265
Total	220	505	725
Built 1940 to 1979			
30% HAMFI or less	210	590	800
30.1-50% HAMFI	475	885	1,360
50.1-80% HAMFI	450	1,040	1,490
80.1% HAMFI or more	160	660	820
100.1% HAMFI and above	415	2,165	2,580
Total	1,710	5,340	7,050
Built 1980 or Later			
30% HAMFI or less	275	455	730
30.1-50% HAMFI	340	480	820
50.1-80% HAMFI	645	910	1,555
80.1% HAMFI or more	505	665	1,170
100.1% HAMFI and above	1,050	4,255	5,305
Total	2,815	6,765	9,580
Total			
30% HAMFI or less	495	1,200	1,695
30.1-50% HAMFI	885	1,435	2,320
50.1-80% HAMFI	1,155	2,005	3,160
80.1% HAMFI or more	665	1,365	2,030
100.1% HAMFI and above	1,545	6,605	8,150
Total	4,745	12,610	17,355

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Older homes, particularly those built prior to 1978, have a greater likelihood of lead-based paint hazards than homes built after 1978, when lead as an ingredient in paint was banned. Indeed, environmental issues play an important role in the quality of housing. Exposure to lead-based paint, which is more likely to occur in these older homes, is one of the most significant environmental threats posed to homeowners and renters.

As seen in Table 3.8, there are an estimated 1,412 housing units with children aged six or younger that have lead-based paint risks. This includes 943 renter-occupied households and 469 owner-occupied households. According to 2007-2011 CHAS data, there are 1,710 housing units built between 1940 and 1979 with children aged 6 and younger present and an additional 220 units built prior to 1939 with children present. These data are presented in Table 3.11. Additional breakdown, by renter and owner occupied households are available in Tables 3.9 and 3.10.

Discussion

The City has seen an increase in the number of vacant units and the need for housing renovation. As demonstrated above, the 2015 Housing and Community Development survey indicated the need for renovation of owner and renter occupied units throughout the City.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The following section describes the public housing available to City of Tulare residents, administered primarily by the County of Tulare Housing Authority.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	2	710	2,873	0	2,873	146	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Affordable housing is in high demand in Tulare. The Tulare County Housing Authority has 550 Section 8 vouchers currently in use in Tulare. Tulare-only applicants on the countywide Section 8 waiting list: 2,727 Current size of the countywide Section 8 waiting list: 13,105

The Tulare County Housing Authority operates nearly 5,000 family, elderly, and handicapped units countywide for low-income families, providing housing for approximately 17,000 people. (I need to get the # of units for City of Tulare) The Housing Authority maintains satellite offices throughout the county, including one in the City of Tulare. Through a related non-profit, the Kaweah Management Company, the Housing Authority is able to seek out funding partners to help build new affordable housing for Tulare County families. One of the latest is The Aspens, opened in Tulare in 2014.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Since a vast majority of housing assistance is provided through housing vouchers, the quality of housing units is based on inspection and is not under the jurisdiction of the housing authority. Quality is assured through the inspection process that is required to approve units for voucher use.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The County of Tulare Housing Authority seeks to continue to meet the needs of housing for low and moderate income families in the county. This includes utilizing a wait list that is not first come first served, but attempts to prioritize households based on needs and matching with available units.

The Aspens is the newest affordable housing development for Tulare County families. Located at 1500 – 1673 Aspen Ave., the property consists of a combination of two- and three-bedroom units, designed for families. The Aspens has attached garages, a community laundry room, playground, swimming pool, exercise room, computer room, a community room and washer/dryer hook ups in the three-bedroom units. The Aspens is centrally located within a close proximity to shopping, retail and employment centers. It is also located in a part of Tulare that is serviced by some of the best elementary, middle and high schools in the area. Kaweah Management Company and The Pacific Companies has developed The Aspens, a 47-unit affordable housing community in the Central California town of Tulare, made possible thanks to a \$6.4 million low-income housing tax credit equity by WNC.

Discussion:

See narrative above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following section describes the homeless facilities available with the CoC CA-513 that serves King and Tulare Counties.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	119	0	100	124	0
Households with Only Adults	116	0	222	100	0
Chronically Homeless Households	0	0	0	45	0
Veterans	0	0	0	35	0
Unaccompanied Youth	0	0	0	6	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

CA-513 CoC Housing Inventory Chart

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The service providers within the City of Tulare provide a variety of services to the homeless population. These include employment services, health services and mental health counseling. In addition to providing services that are designed for the homeless population, homeless persons are assessed and directed towards mainstream services such as Medicare/Medicaid, Veterans Affairs, and Social Security/SSI. Service providers participate in the statewide HMIS system to help assess needs and determine appropriate services. This allows for homeless persons to access a variety of services that are best suited to their needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The regional CoC has a variety of emergency shelters, transitional housing and permanent supportive housing options available to homeless households in the area. These provide a variety of services including emergency shelter, transitional housing, and permanent supportive housing. In addition, there are regional human services available, including Family Services of Tulare County. These provide a variety of services including those mentioned above.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The special needs population in the City of Tulare have a variety of needs including housing and service needs. The following will describe the need for various housing needs and the programs available to ensure needs are met.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As seen in Table 4.9, there are varying degrees of housing needs for special needs populations. In addition to housing needs for the homeless population, permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities is a high need for the community. Other special needs populations have a high rate of perceived need. This is shown in Table 4.10.

Table 4.9
Please rate the need for the following housing types for special needs populations

City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Emergency shelters			5	4	1	10
Transitional housing			5	3	2	10
Shelters for youth		1	6	2	1	10
Senior housing, such as nursing homes or assisted living facilities		3	4	2	1	10
Housing designed for persons with disabilities		3	4	2	1	10
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities		4	4	1	1	10
Rapid rehousing rental assistance for homeless households		3	5	1	1	10
Other special needs					10	10

Table 4.9

Table 4.10
Please rate the need for services and facilities for each of the following special needs groups.

City of Tulare

2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
The frail elderly (age 85+)		1	2	6	1	10
The elderly (age 65+)		1	4	4	1	10
Persons with severe mental illness			7	2	1	10
Victims of domestic violence		1	6	2	1	10
Veterans	1		6	2	1	10
Persons with physical disabilities		2	6	1	1	10
Persons with developmental disabilities		2	6	1	1	10
Homeless persons	1	1	6	1	1	10
Persons with substance abuse addictions		2	7		1	10
Persons with HIV/AIDS	2	3	4		1	10
Persons recently released from prison	1	3	4		2	10
Other groups					10	10

Table 4.10

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Kings/Tulare Counties CoC has a discharge policy that includes plans for persons exiting mental and physical health institutions. The CoC works with local hospitals to provide discharge planning for patients to identify at risk persons and link them with appropriate services to avoid discharging persons into homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Refer to narrative below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2016 Plan Year, the City has goals to support public service activities and improve the quality of public facilities. These goals will help provide for LMI households in the City, as well as many special-needs households.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2015 Housing and Community Development survey asked respondents about barriers to the development or preservation of affordable housing. The most cited responses included permitting fees, the permitting process, impact fees and construction fees. Table 4.4 shows the responses.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The size of the labor force, which represents the number of residents either working or looking for work, and the number of workers employed in Tulare have both grown for more than two decades, although growth did taper off since 2009. The City experienced a large increase in unemployment starting in 2009, although it was less pronounced than county-wide unemployment during the same period.. As seen in Table 2.1, the labor force had increased to 26,922 persons in 2014 and employment had reached 23,900. This is also shown in Diagram 2.3.

Since 1990, unemployment in Tulare has remained above the State’s unemployment rate. Both the State and the City of Tulare’s unemployment rate rose during the recession in 2009, the City’s unemployment rate fell to 11.2 percent by 2014. Diagram 2.2 shows the monthly unemployment rate for Tulare from January 2008 through January 2015.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,856	901	17	8	-9
Arts, Entertainment, Accommodations	1,814	1,349	11	12	1
Construction	731	556	4	5	1
Education and Health Care Services	1,768	1,267	11	12	1
Finance, Insurance, and Real Estate	749	380	5	3	-2
Information	219	145	1	1	0
Manufacturing	2,282	1,939	14	18	4
Other Services	844	612	5	6	1
Professional, Scientific, Management Services	748	330	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	2,748	2,253	17	21	4
Transportation and Warehousing	744	596	5	5	0
Wholesale Trade	868	568	5	5	0
Total	16,371	10,896	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Table 2.4
Real Earnings Per Job by IndustryTulare County
BEA Data: Select Years 2001-2013, 2014 Dollars

NAICS Categories	2001	2006	2007	2008	2009	2010	2011	2012	2013	% Change 12-13
Farm employment	46,591	44,779	83,234	66,206	42,196	67,151	111,843	107,327	101,004	-5.9%
Forestry, fishing, related activities, and other	(D)	31,353	29,486	27,732	27,819	28,208	29,419	31,460	30,905	-1.8%
Mining	(D)	40,613	32,126	25,252	21,359	23,530	36,828	28,958	27,519	-5.0%
Utilities	96,828	124,943	121,695	122,574	127,639	129,072	133,503	127,708	138,355	8.3%
Construction	61,793	62,455	58,672	54,514	50,232	49,611	49,694	52,215	53,777	3.0%
Manufacturing	54,581	55,665	57,681	56,954	55,463	59,139	59,041	61,469	63,192	2.8%
Wholesale trade	61,951	65,661	68,856	67,290	64,458	65,732	66,079	68,137	69,513	2.0%
Retail trade	32,880	35,802	33,830	31,782	33,565	33,436	33,387	33,023	32,799	-0.7%
Transportation and warehousing	49,617	51,724	50,136	55,092	57,157	57,446	58,602	58,276	56,841	-2.5%
Information	51,490	67,914	73,813	76,270	78,819	77,543	74,514	76,594	80,719	5.4%
Finance and insurance	49,260	49,214	44,743	43,148	37,793	38,834	36,147	37,842	39,249	3.7%
Real estate and rental and leasing	15,667	15,479	12,366	11,526	10,408	8,250	8,952	13,983	14,935	6.8%
Professional and technical services	41,873	(D)	43,213	48,134	45,972	43,914	45,306	46,364	45,653	-1.5%
Management of companies and enterprises	64,161	(D)	68,701	57,109	56,168	66,044	69,569	74,146	63,450	-14.4%
Administrative and waste services	25,984	26,864	27,346	28,735	29,078	28,508	29,701	30,773	28,046	-8.9%
Educational services	23,502	26,209	27,209	29,174	30,522	43,713	41,866	35,837	33,620	-6.2%
Health care and social assistance	45,150	48,972	44,927	46,087	45,128	45,012	45,839	46,353	42,041	-9.3%
Arts, entertainment, and recreation	15,273	15,520	15,938	16,075	16,920	16,075	16,072	16,732	15,538	-7.1%
Accommodation and food services	18,965	20,587	19,881	19,579	19,320	20,703	20,102	20,267	19,378	-4.4%
Other services, except public administration	37,875	39,655	37,715	36,643	36,303	37,791	36,612	36,314	36,582	0.7%
Government and government enterprises	59,929	69,289	71,612	72,609	73,839	74,510	75,394	73,976	74,324	0.5%
Total	43,472	46,424	48,815	46,854	44,579	47,002	50,413	50,513	48,724	-3.5%

Table 2.4

Labor Force

Total Population in the Civilian Labor Force	25,043
Civilian Employed Population 16 years and over	22,367
Unemployment Rate	10.69
Unemployment Rate for Ages 16-24	24.26
Unemployment Rate for Ages 25-65	6.56

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Table 2.1
Labor Force Statistics
 City of Tulare
 1990 - 2013 BLS Data

Year	City of Tulare			Tulare County	State of California
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,615	13,646	15,261	10.6	5.8
1991	2,479	13,361	15,840	15.7	7.7
1992	2,408	13,593	16,001	15	9.3
1993	2,560	13,792	16,352	15.7	9.5
1994	2,364	14,415	16,779	14.1	8.6
1995	2,384	14,197	16,581	14.4	7.9
1996	2,309	14,259	16,568	13.9	7.3
1997	2,207	14,460	16,667	13.2	6.4
1998	2,287	14,637	16,924	13.5	5.9
1999	2,452	14,669	17,121	14.3	5.2
2000	1,768	18,268	20,036	8.8	4.9
2001	1,977	18,394	20,371	9.7	5.4
2002	2,115	18,852	20,967	10.1	6.7
2003	2,180	18,858	21,038	10.4	6.8
2004	2,051	18,846	20,897	9.8	6.2
2005	1,707	19,680	21,387	8	5.4
2006	1,574	20,325	21,899	7.2	4.9
2007	1,749	20,609	22,358	7.8	5.4
2008	2,127	21,024	23,151	9.2	7.3
2009	2,979	20,507	23,486	12.7	11.2
2010	4,001	23,245	27,246	14.7	12.2
2011	3,976	23,279	27,255	14.6	11.7
2012	3,758	23,494	27,252	13.8	10.4
2013	3,326	23,854	27,180	12.2	8.9
2014	3,022	23,900	26,922	11.2	7.5

Table 2.1

Diagram 2.2
Monthly Unemployment Rate
 City of Tulare
 1990-2014 BLS Data

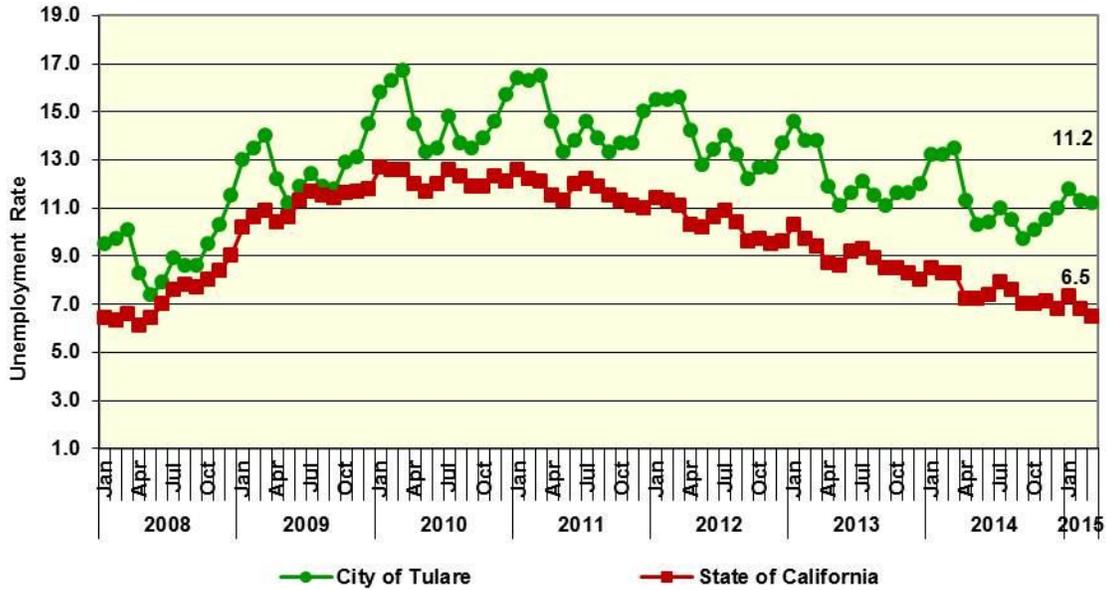


Diagram 2.2

Diagram 2.3
Employment and Labor Force
 City of Tulare
 1990-2014 BLS Data

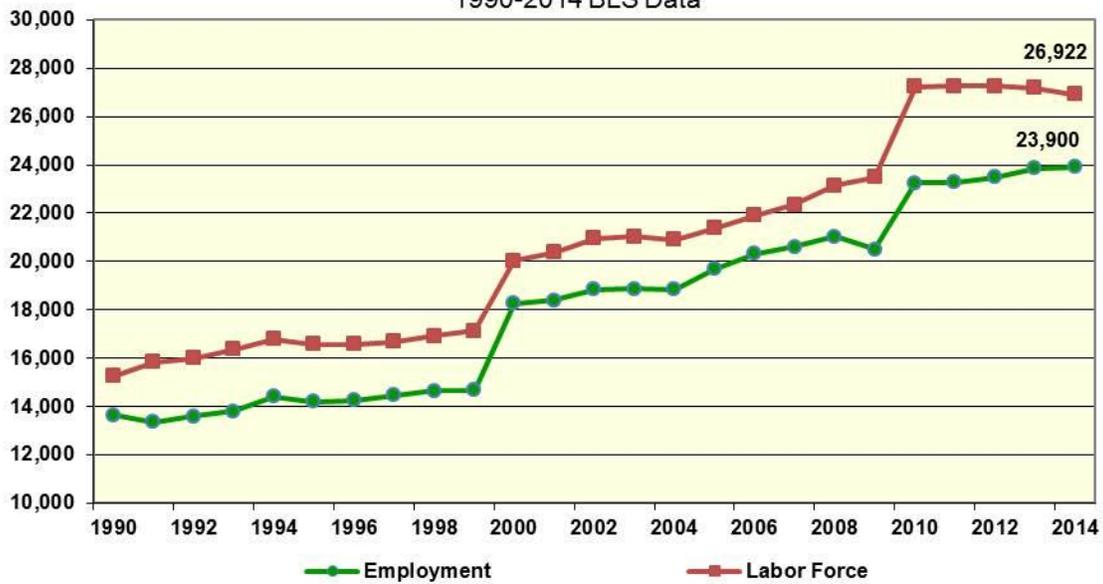


Diagram 2.3

Income

The Bureau of Economic Analysis (BEA) data pertains to Tulare County. Average earnings per job is defined as the total earnings from all jobs statewide divided by the total number of jobs in the state, adjusted for inflation. National growth in these earnings, which had been uniformly positive since 1969, leveled off in 2002. As seen in Diagram A.1, the real average earnings per job for Tulare County were \$48,724 in 2013. This was significantly lower than the national average of \$55,768. Average earning has risen, however, consistently since the 1990s.

Growth in real per capita income (PCI) is defined as the total personal income from all sources divided by the number of residents in the state. Tulare County’s real per capita income had remained below national levels since 1969, with the gap widening. As seen in Diagram A.2, Tulare County’s real per capita income reached \$33,019 in 2013, while the U.S. average was \$44, 765.

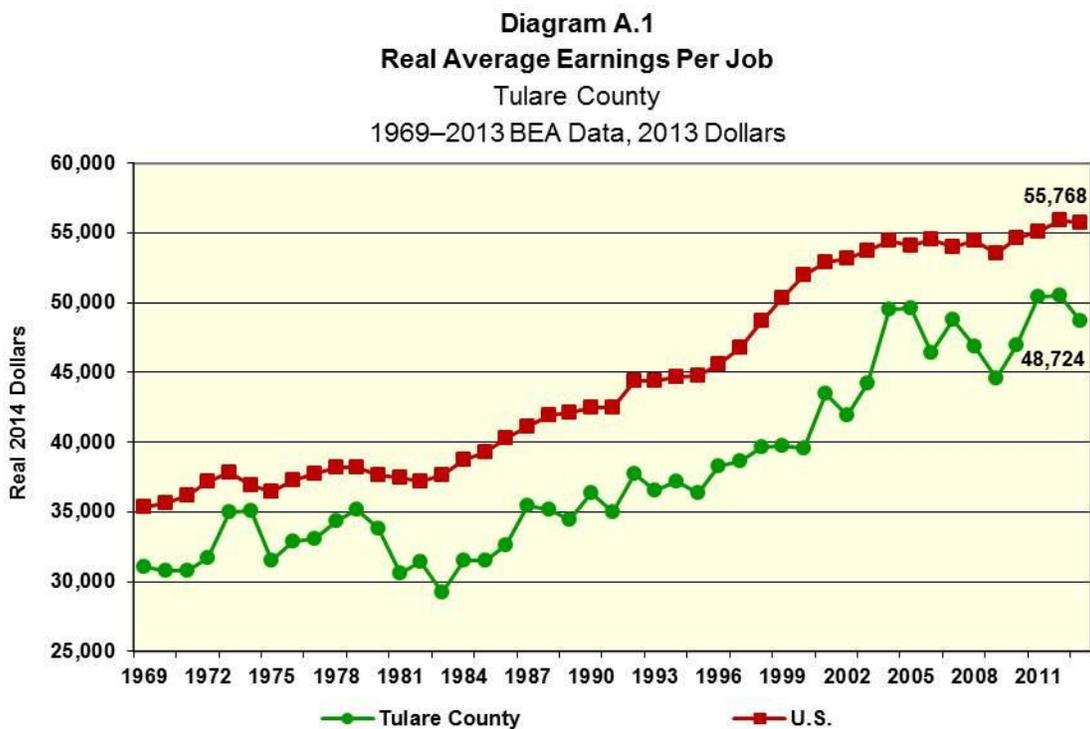


Diagram A.1

Diagram A.2
Real Per Capita Income
 Tulare County

1969–2013 BEA Data, 2013 Dollars

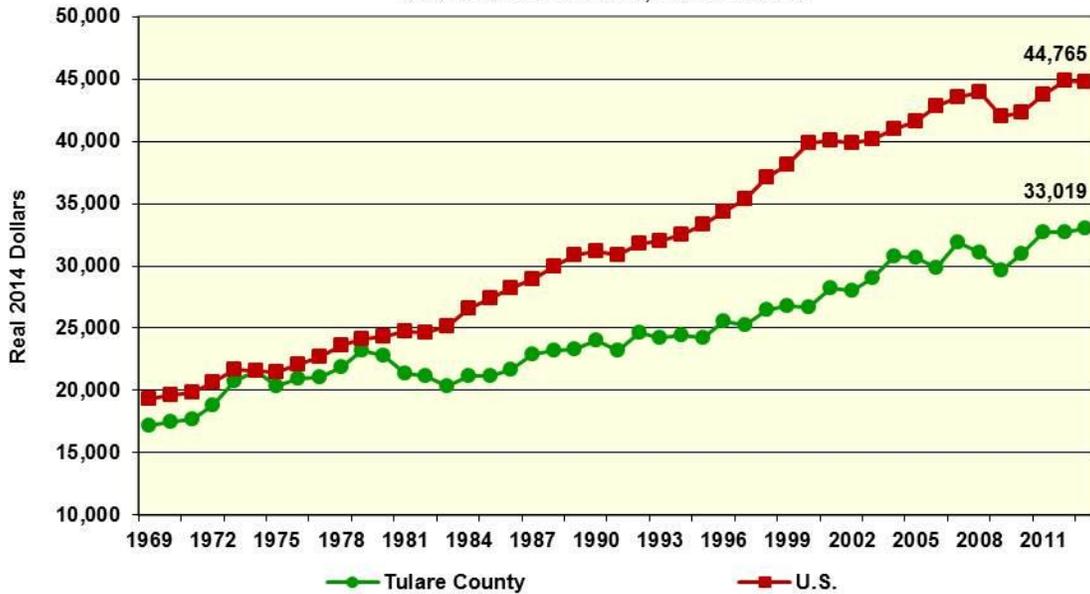


Diagram A.2

Occupations by Sector	Number of People
Management, business and financial	2,667
Farming, fisheries and forestry occupations	767
Service	2,736
Sales and office	4,918
Construction, extraction, maintenance and repair	4,236
Production, transportation and material moving	1,423

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,729	78%
30-59 Minutes	3,771	18%
60 or More Minutes	920	4%
Total	21,420	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,442	527	2,752
High school graduate (includes equivalency)	5,860	517	2,254
Some college or Associate's degree	6,514	694	1,861
Bachelor's degree or higher	2,412	70	642

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	332	741	1,009	1,673	1,465
9th to 12th grade, no diploma	753	1,317	865	1,116	664
High school graduate, GED, or alternative	2,678	2,657	2,415	3,559	1,631
Some college, no degree	2,072	2,542	1,662	2,329	830
Associate's degree	311	796	785	989	321
Bachelor's degree	45	665	665	749	359
Graduate or professional degree	0	201	298	546	197

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,173
High school graduate (includes equivalency)	27,680
Some college or Associate's degree	35,863
Bachelor's degree	52,394
Graduate or professional degree	55,811

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Table 4.5
Please rate the need for the following Business and Economic Development activities.

City of Tulare
 2015 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Attraction of new businesses			1	9		10
Retention of existing businesses			1	8	1	10
Expansion of existing businesses			3	7		10
Foster businesses with higher paying jobs			5	5		10
Provision of job training			6	4		10
Provision of job re-training, such as after plant or other closures			6	4		10
Enhancement of businesses infrastructure		1	5	4		10
Development of business parks		1	5	4		10
Provision of technical assistance for businesses			7	3		10
Other business activities				3	7	10
Investment as equity partners		1	7	2		10
Provision of venture capital		1	7	2		10

Table 4.5

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As seen in Table 2.4, the industries that employ the most people include utilities, farm employment, information and government and government enterprises. The industry that has seen the most amount of growth between 2012 and 2013 include utilities with a 8.3 percent growth rate and real estate with a 6.8 percent growth. The industry with the most decline includes management of companies and enterprises with a 14.4 percent decline and health care and social assistance with a 9.3 percent decline.

Describe the workforce and infrastructure needs of the business community:

The 2015 Housing and Community Development survey asked respondents about the need for business and economic development activities. The highest rated responses included attraction of new businesses, retention of existing businesses, and expansion of existing businesses. This is shown in Table 4.5.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Not applicable.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a need within the City to provide additional job training for residents to fill positions for better paying jobs that can help them meet their housing needs. As the workforce becomes more highly skilled and better paying jobs require specific skills, many residents do not have the requisite training or education to attain these positions.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Not applicable.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with lower incomes are more likely to have housing problems, as seen in the Needs Assessment portion of this Plan. In fact, more than 82 percent of renter households at or below 30 percent MFI had housing problems, as seen in section NA-10. Therefore areas with high concentrations of poverty are also likely to have high concentrations of housing problems. The areas with high concentrations of poverty are shown in Map 1.12, and are explained in further detail below.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Geographic analysis of racial distribution for the non-entitlement areas of the state was conducted by calculating the percentage share of total population within each census tract of the particular sub-population; i.e., racial or ethnic group. That share was then plotted on a geographic map. The goal of this analysis was to identify areas with disproportionate concentrations of each sub-population. HUD defines a population as having a disproportionate share when a portion of a population is more than 10 percentage points higher than the jurisdiction average.

Maps 1.1 and 1.2 show the shift in the American Indian populations in 2000 and 2010. There were no block groups within the City with a disproportionate share of American Indians. Maps 1.3 and 1.4 show the shifts in Asian populations in the City. There were no areas with disproportionate shares in either 2000 or 2010, although the concentration of the Asian population shifted somewhat in the City. Maps 1.5 and 1.6 show the shifts in the black populations in the City. There were no areas with disproportionate shares in either 2000 or 2010. Maps 1.7 and 1.8 shows the Hawaiian/Pacific Islander population shifts.

Maps 1.9 and 1.10 show the shifts in the Hispanic population. In both years there were areas with disproportionate shares of Hispanics in areas of the City.

The geographic distribution of households living in poverty in 2000 is presented by Census tract in Map 1.12. As shown, there were areas with disproportionate shares of poverty in 2013.

What are the characteristics of the market in these areas/neighborhoods?

When comparing the maps, areas with higher concentrations of racial and ethnic minorities correspond with higher levels of poverty. In addition, each community has its own characteristics including varying neighborhoods with different businesses and local resources.

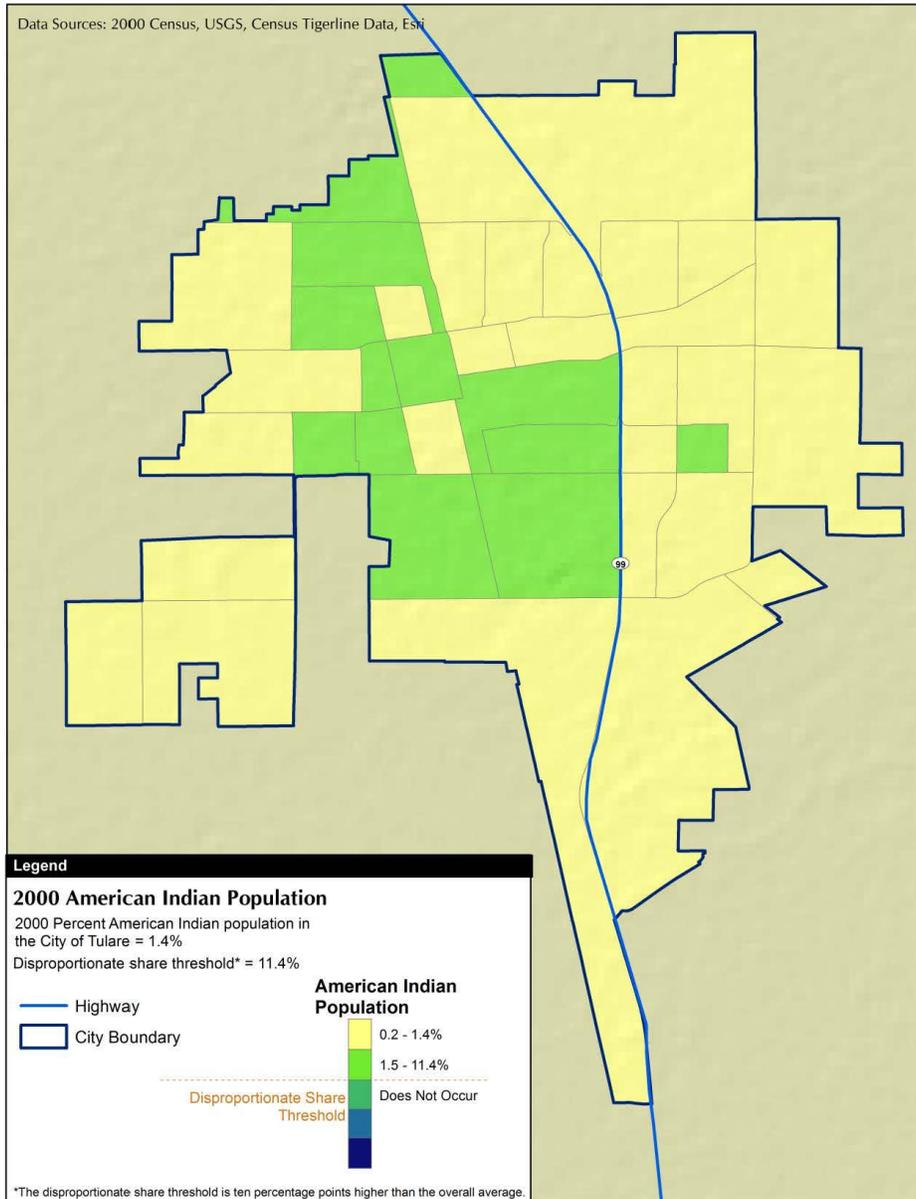
Are there any community assets in these areas/neighborhoods?

Each area has a unique set of assets including businesses, community organizations and human capital.

Are there other strategic opportunities in any of these areas?

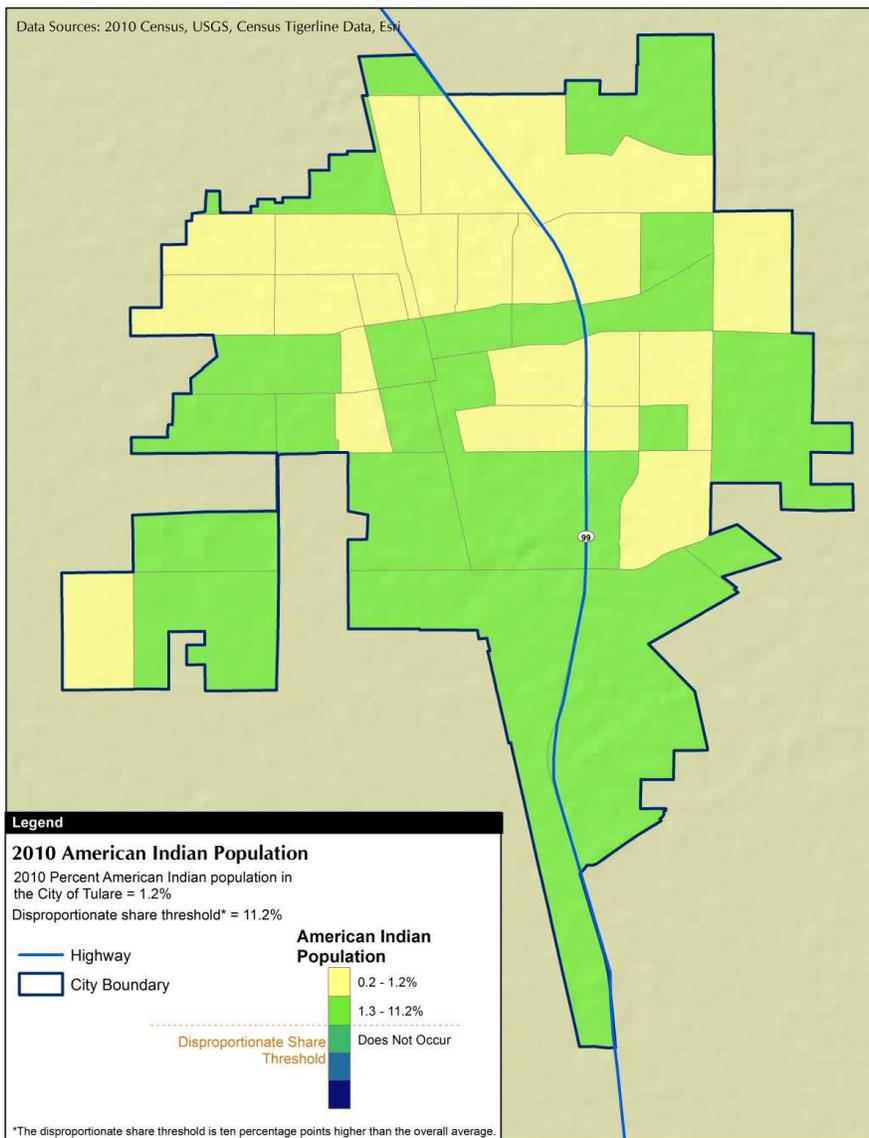
The areas that correspond with LMI areas are strategic opportunities for the City to invest funds. Investing in areas with high need has the ability to make the most impact for the residents in these areas and the larger community of Tulare.

Map 1.1
2000 American Indian Population
 City of Tulare
 2000 Census Data



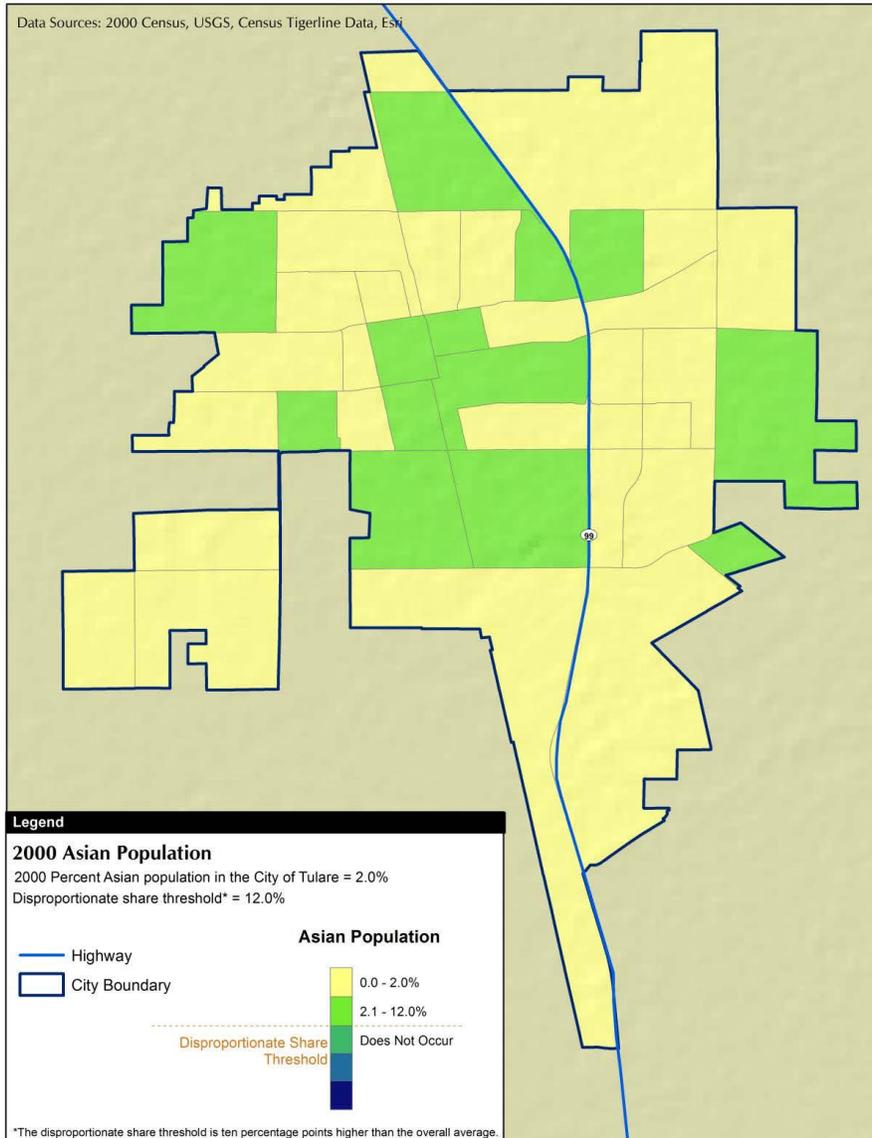
Map 1.1

Map 1.2
2010 American Indian Population
 City of Tulare
 2010 Census Data



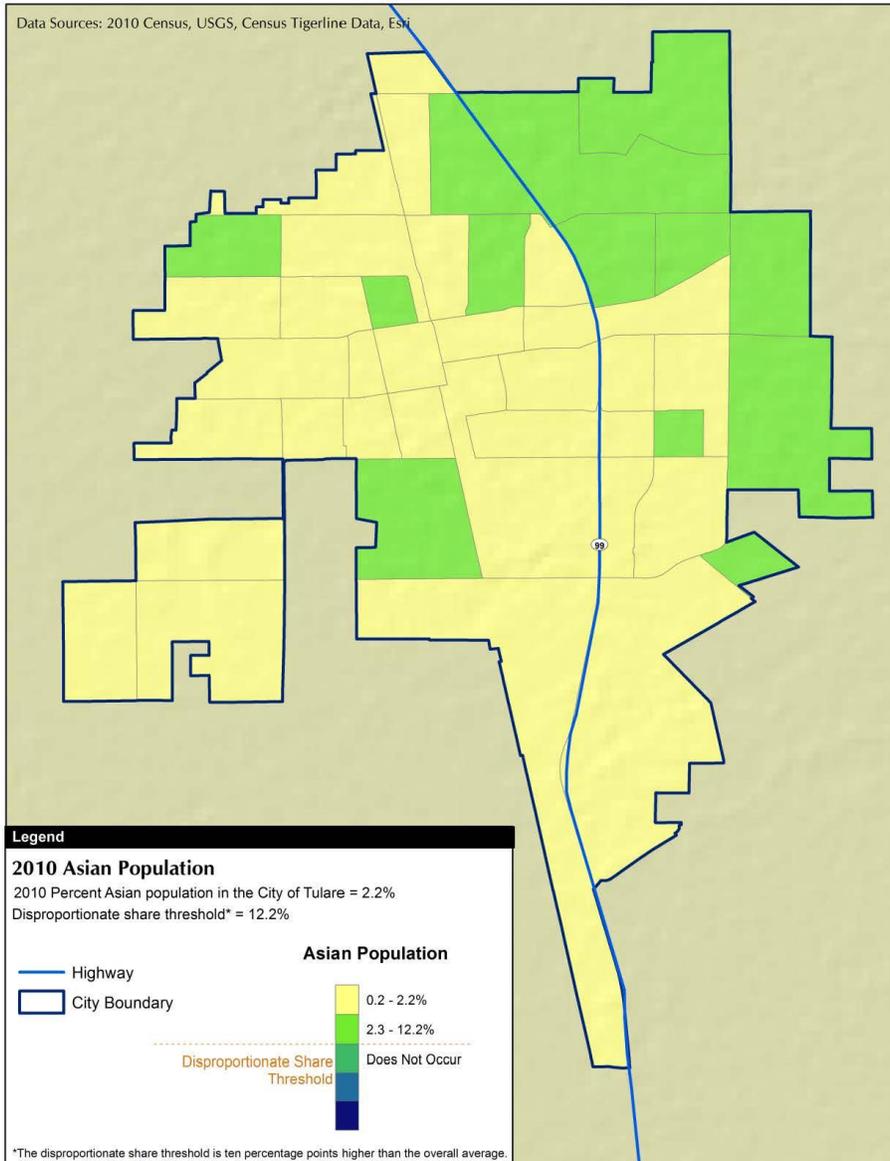
Map 1.2

Map 1.3
2000 Asian Population
 City of Tulare
 2000 Census Data



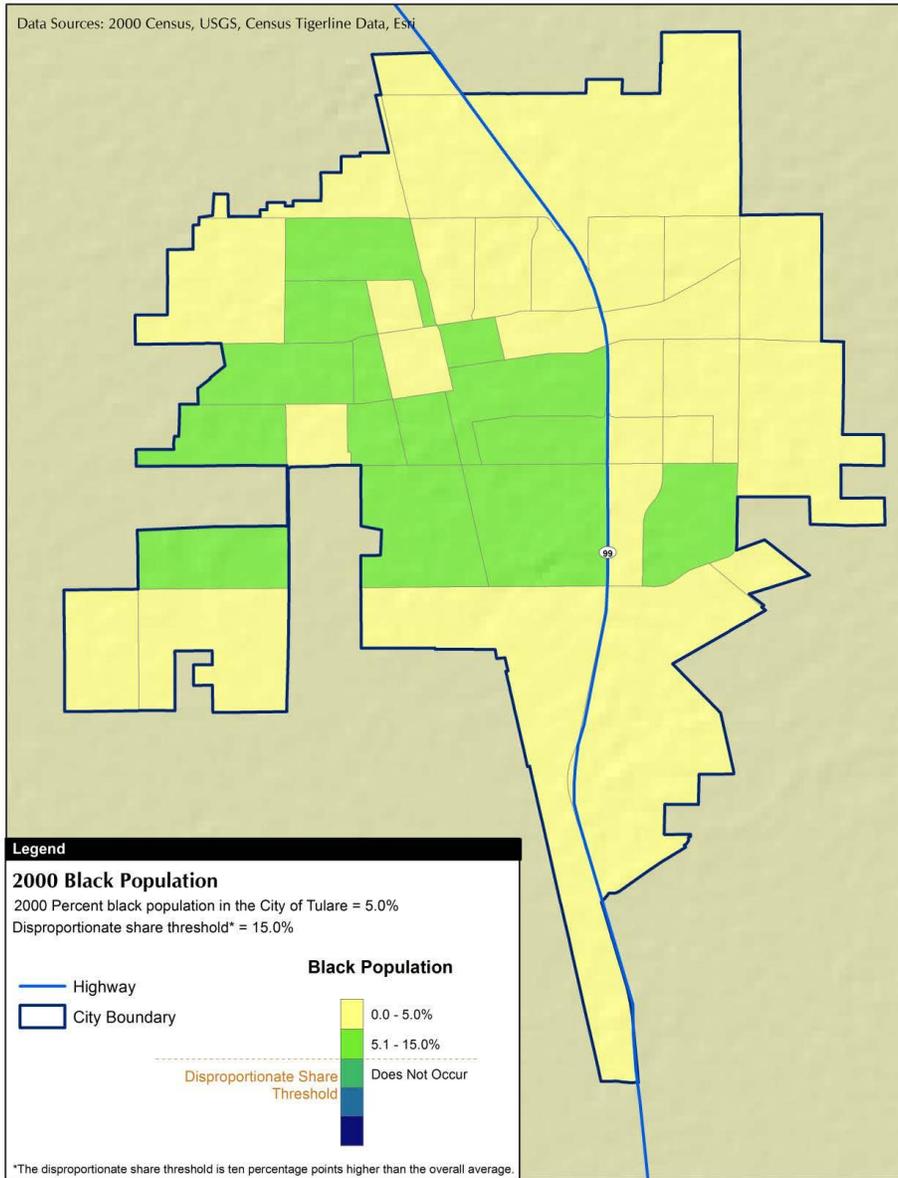
Map 1.3

Map 1.4
2010 Asian Population
 City of Tulare
 2010 Census Data



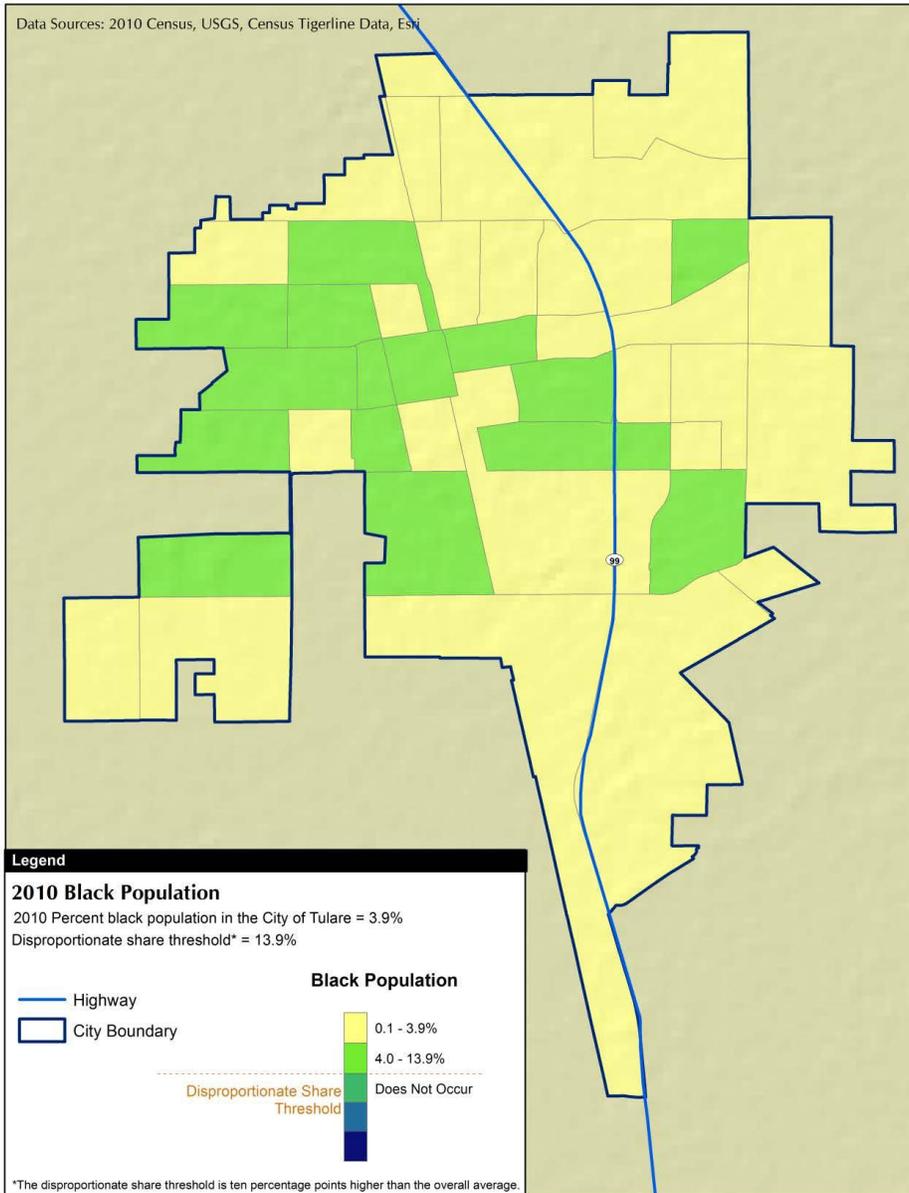
Map 1.4

Map 1.5
2000 Black Population
 City of Tulare
 2000 Census Data



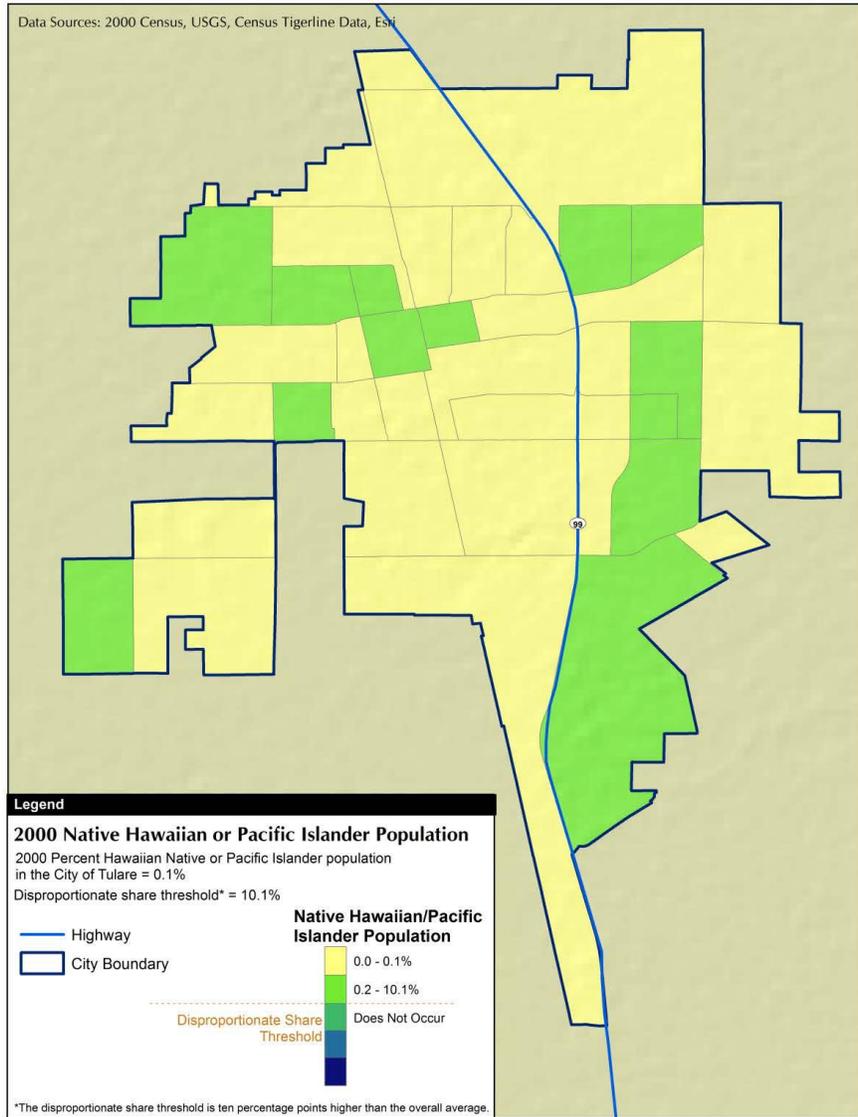
Map 1.5

Map 1.6
2010 Black Population
 City of Tulare
 2010 Census Data



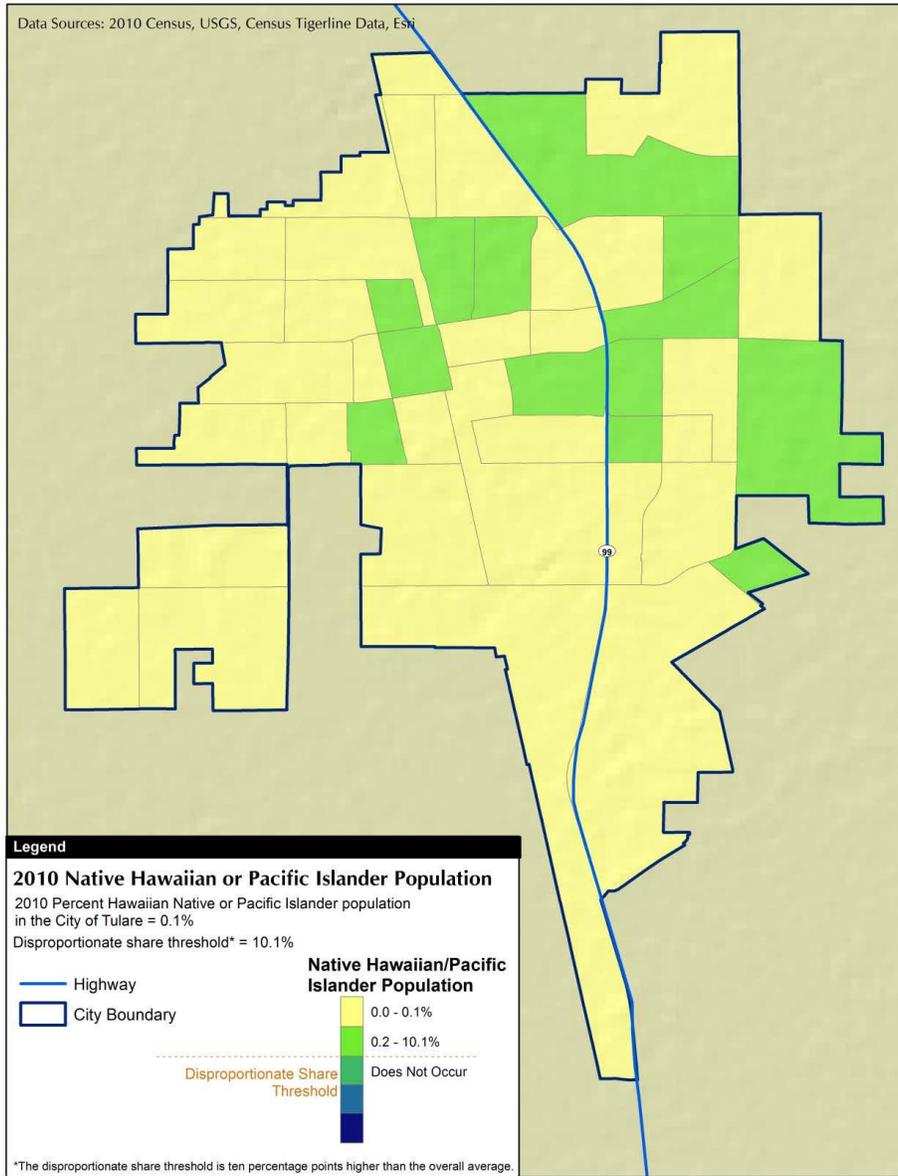
Map 1.6

Map 1.7
2000 Hawaiian Population
 City of Tulare
 2000 Census Data



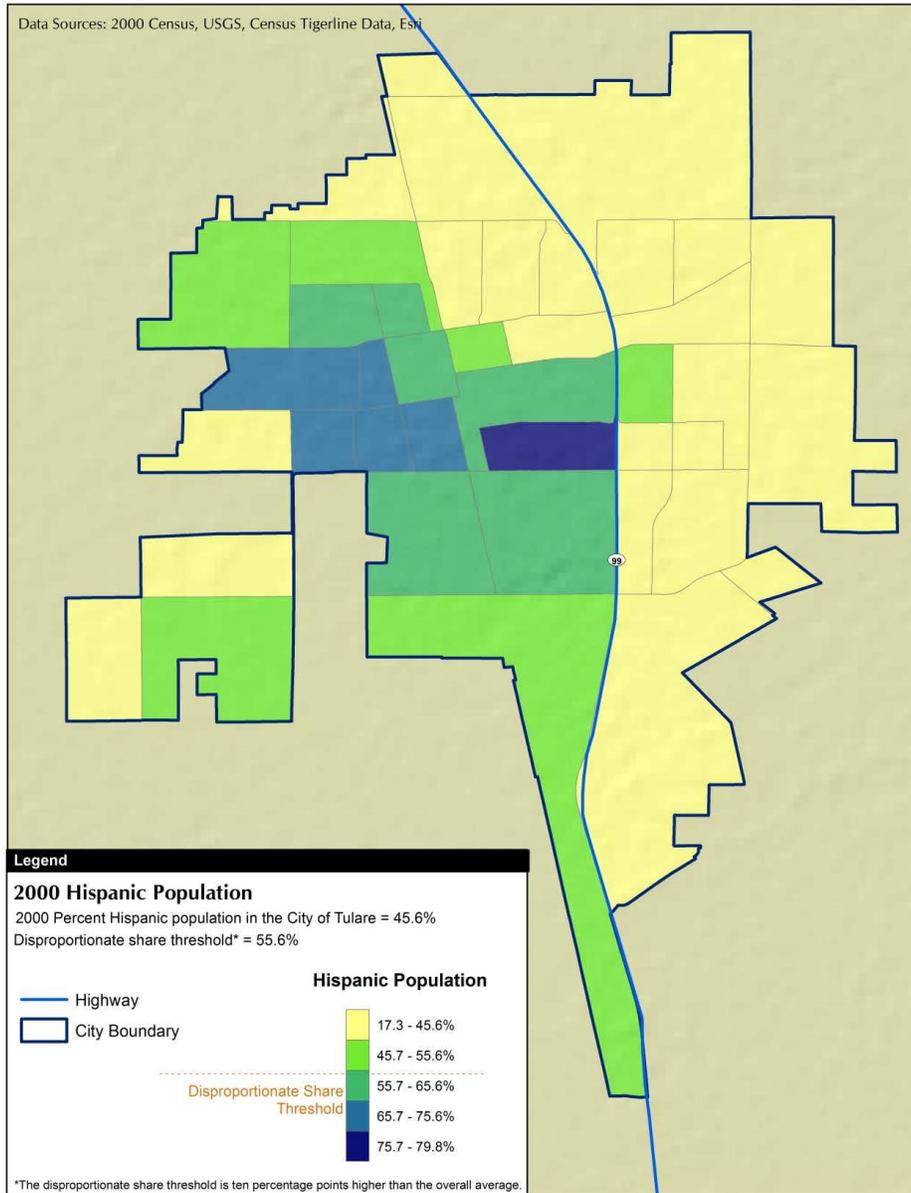
Map 1.7

Map 1.8
2010 Hawaiian Population
 City of Tulare
 2010 Census Data



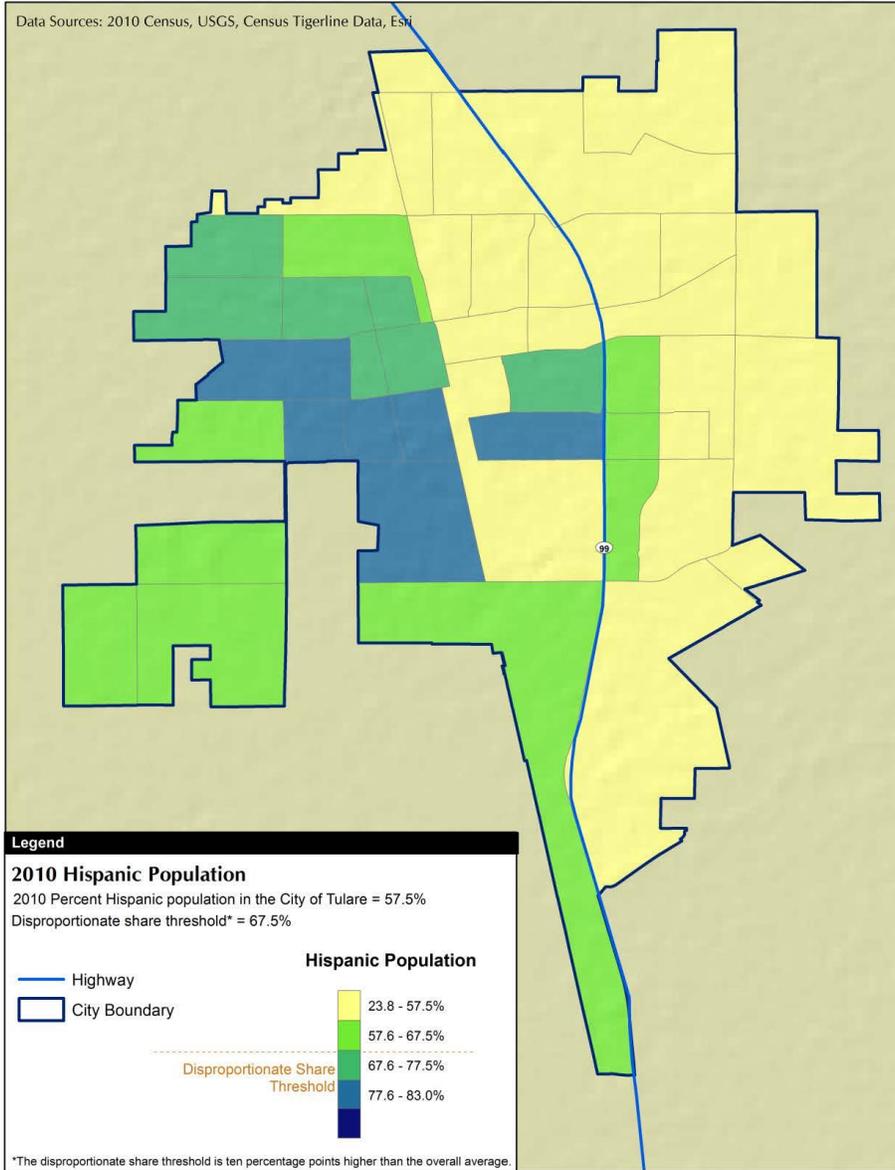
Map 1.8

Map 1.9
2000 Hispanic Population
 City of Tulare
 2000 Census Data



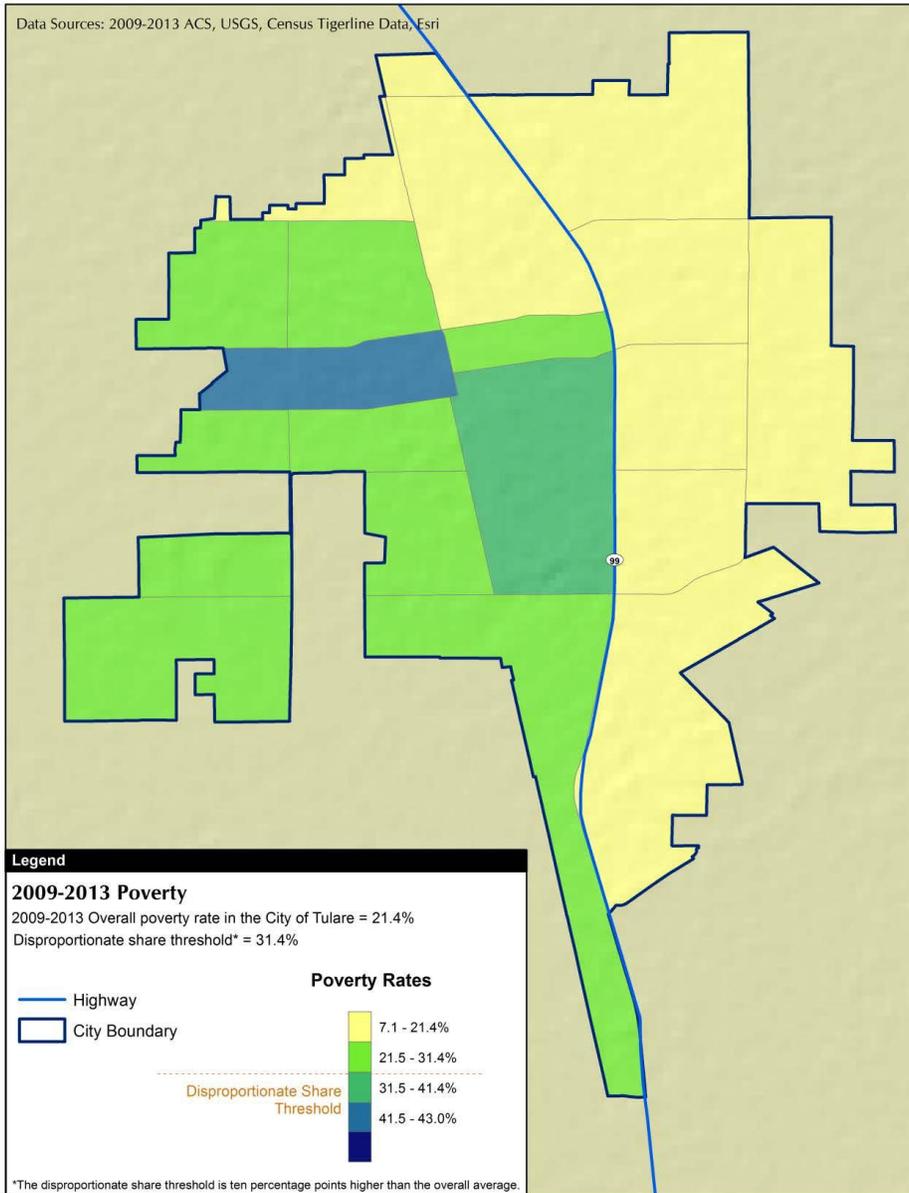
Map 1.9

Map 1.10
2010 Hispanic Population
 City of Tulare
 2010 Census Data



Map 1.10

Map 1.12
2013 Poverty
 City of Tulare
 2009-2013 ACD Data



Map 1.12

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City will pursue the following goals during the 2016-2020 Consolidated Plan years:

- Support public service activities
- Improve quality and availability of public facilities
- Fund efforts to provide for homelessness
- Assist with development or renovation of housing
- Support economic development efforts

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Funds will be available citywide
	Other Target Area Description:	Funds will be available citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Funds will be available citywide for eligible projects that serve LMI households.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG funds will be available citywide for eligible projects that serve LMI households or LMI areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Funds will be available citywide
	Associated Goals	Support public service activities
	Description	There is a high level of need for public services throughout the City of Tulare.
	Basis for Relative Priority	Public services was given a high priority based on survey responses and consultation with various entities.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Funds will be available citywide
	Associated Goals	Improve quality & availability of public facility
	Description	There is a high priority for Public Facilities throughout the City of Tulare.
	Basis for Relative Priority	Public facilities was given a high priority based on survey responses and consultation with various entities.
3	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Funds will be available citywide
	Associated Goals	Fund efforts to provide services for homeless
	Description	The City of Tulare recognizes the need for serving the homeless population and has placed homelessness as a high priority.
	Basis for Relative Priority	Homelessness was given a high priority based on survey responses and consultation with various entities.

4	Priority Need Name	Affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Funds will be available citywide
	Associated Goals	Assist with development or renovation of housing
	Description	Affordable housing for low to moderate income households, both owner and renter households, is a high priority in the City.
	Basis for Relative Priority	Affordable housing for low and moderate income households was given a high priority based on survey responses and consultation with various entities.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Funds will be available citywide
	Associated Goals	Support economic development efforts
	Description	Economic development in the City, including job creation and supporting businesses is a high priority in the City.
	Basis for Relative Priority	Economic Development was given a high priority based on survey responses and consultation with various entities.
6	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Funds will be available citywide

	Associated Goals	
	Description	The City of Tulare has designated infrastructure as a high need.
	Basis for Relative Priority	Infrastructure was given a high priority based on survey responses and consultation with various entities.

Narrative (Optional)

The Strategic Plan must identify The City of Tulare’s general priorities for activities and HUD-supported investments to address affordable housing needs; homelessness; the needs of non-homeless persons who require supportive housing and services; and non-housing community and economic development needs. These general and relative priorities will help guide HUD-supported housing and community development initiatives in Tulare for 2016 through 2020.

The City plans to utilize available resources, including CDBG funds to address the priority needs established in this Plan. The priorities identified in this Strategic Plan focus on meeting housing and community development needs, primarily those of low-income households and neighborhoods.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not fund TBRA
TBRA for Non-Homeless Special Needs	The City does not fund TBRA
New Unit Production	As shown by this Market Analysis section, housing production has rapidly increased in the past few years. However, there are also additional demands to meet the housing needs of residents. As seen in the 2015 Housing and Community Development survey, there was a medium rated need for new construction of rental and for-sale housing.
Rehabilitation	The City of Tulare has seen a growth in the need for housing, and an increase in single family units. This combination calls for rehabilitation of existing units, both rental and homeowner, in order to meet the needs of households in the City. The results of the 2015 Housing and Community Development Survey also indicated a high level of need for unit rehabilitation.
Acquisition, including preservation	As shown previously in this Plan, there are a number of subsidized units at risk of expiring. As the demand for affordable rental units continues to increase, the loss of these units will place additional households in need. This, in addition to survey results, has indicated a high level of need for preservation of affordable units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following describes the anticipated resources for the City of Tulare.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	622,154	27,818	334,000	983,972	0	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City works with nonprofits, foundations, and financial institutions to try to develop additional resources, such as lower interest loans and grants. No match requirement for CDBG.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City uses a variety of resources to address the needs of the City and its residents. Since the City of Tulare does not receive HOME or ESG funds directly from HUD, service providers within the City are eligible to apply for these funds from the State.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TULARE		Planning	

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The Tulare Community Development Department administers the Community Development Block Grant (CDBG) program for the City of Tulare. The Agency will conduct the housing related projects and be the point of contact for other City departments and non-profit organizations. The following is an Institutional structure diagram of Tulare's CDBG programs:

- City of Tulare,
- Police Department will track code enforcement activities,
- Public works will monitor graffiti abatement,
- Recreation, Parks, and Library Department will be responsible for literacy, youth and recreation programs; and
- Non-profit organizations will oversee emergency services and other social service programs.

The Tulare City Council would review capital improvements and projects within the City.

The City works closely with outside groups and agencies to maximize the use of resources, as well as to work towards common objectives. In doing so, the City seeks to establish open lines of communication and networks in order to overcome barriers in communication and broaden access.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	

Street Outreach Services			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a variety of services available in the City of Tulare that are addressing the needs of the homeless and persons with HIV.

Utilizing Coordinated Assessment, the service providers in the City assess and offer services to homeless households. Part of the local homeless coalition's services are to link individuals and families with available services, employing the use of HMIS and coordination among service providers. Employment, health and mental health services are available within the community, and are targeted to the homeless community through the City's service providers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are numerous service providers in the City of Tulare that offer various services in the City. The largest hurdle in providing adequate services to the homeless population is a lack of resources. This is being mitigated, however, by coordinating efforts to combat homelessness through the local Continuum of Care.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to share information, make referrals, attend local meetings, engage in discussion, provide operational support (via CDBG), and promote educational and training opportunities as a way to overcome gaps. In addition, it will conduct periodic outreach to identify new players or provide information about upcoming changes or opportunities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public service activities	2016	2020	Non-Housing Community Development	Citywide	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
2	Improve quality & availability of public facility	2016	2020	Non-Housing Community Development	Citywide	Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
3	Fund efforts to provide services for homeless	2016	2020	Homeless	Citywide	Homelessness		Homeless Person Overnight Shelter: 1 Persons Assisted Homelessness Prevention: 1 Persons Assisted
4	Assist with development or renovation of housing	2016	2020	Affordable Housing	Citywide	Affordable housing		Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Support economic development efforts	2016	2020	Non-Housing Community Development	Citywide	Economic Development		Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Support public service activities
	Goal Description	The City will fund public services throughout the City for the benefit of LMI households.
2	Goal Name	Improve quality & availability of public facility
	Goal Description	The City will dedicate funds to improve the quality and availability of public facilities, including infrastructure.
3	Goal Name	Fund efforts to provide services for homeless
	Goal Description	The City will allocate funds for service providers that serve the homeless individuals and families, as well as homeless prevention activities and housing options.
4	Goal Name	Assist with development or renovation of housing
	Goal Description	The City will assist with the development or renovation of affordable housing that benefits low to moderate income households in the City.

5	Goal Name	Support economic development efforts
	Goal Description	The City will support economic development efforts that benefit low to moderate income households in Tulare.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2015 Housing and Community Development survey asked respondents about barriers to the development or preservation of affordable housing. The most cited responses included permitting fees, the permitting process, impact fees and construction fees. Table 4.4 shows the responses.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Local policies and regulations can affect the quantity and type of residential development, but local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC's plan calls for enhancing and developing outreach to and engagement of chronically homeless persons who are mentally ill, substance abusers, and dually diagnosed and service resistant, and at-risk populations such as youth runaways, ex-offenders, veterans, victims of domestic violence and those with health risks such as HIV/AIDS. The CoC is working on developing and implementing a long-term outreach program which is both linguistically and culturally competent, linked to a common intake, assessment, and cross-case management effort to identify people now left unserved and underserved.

Addressing the emergency and transitional housing needs of homeless persons

The City will work with the CoC to utilize the coordinated assessment system to find appropriate and adequate services and housing for persons in need of emergency and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Tulare will dedicate funds over the five-year plan period to the regional CoC. The regional CoC seeks to provide housing to homeless households and matching them with appropriate housing and services. In utilizing coordinated assessment, the CoC helps to match households with the shortest amount of time, and connecting households with services that can help them to transition to self-sufficiency.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC's prevention strategies focus on effective discharge planning, with an emphasis on requiring foster care programs, in-patient mental health hospitals, hospitals and correctional facilities to provide discharge planning services to clients to ensure that they have access to housing and other needed support services, including respite care, upon discharge. Action steps include convening a working group with stakeholders to examine the discharge planning policies and systems within corrections facilities and each County's human service agencies and identifying initiatives to improve those policies and systems; identifying "cross-cutting" initiatives to improve policies and practices across multiple County agencies. In addition, due to the number of prisons located within the region, the CoC has

adopted a plan to develop a Continuum-wide, multi-system community re-entry plan that includes housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint hazards are addressed in all housing rehabilitation and homebuyer assistance projects. Homeowners are informed of the danger of lead-based paint through a brochure given at the time of application. The City has specified funds available in the Rehabilitation Assistance Program to remove lead-based paint on those homes that shows signs of this hazard. This program is available City wide and is available to very low and low-income owner occupied households.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City recognizes that lead-based paint hazards are present within the City, and in utilizing the above mentioned actions, the City hopes to reduce the amount of households facing these risks.

How are the actions listed above integrated into housing policies and procedures?

These policies are integrated by providing information for all rehabilitation and homebuyer assistance programs to inform the public, along with assistance for low-income owner-occupied households.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Due to the need to address physical and social deterioration and related issues, the City, as part of a countrywide effort, will continue to:

- Promote development and retention of jobs and skilled positions;
- Provide incentives to businesses to expand, including job training and placement services;
- Support the Continuum of Care for services to the homeless and people "at risk" of becoming homeless.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will use CDBG funding to address priorities established in this Plan. This includes supporting efforts to reduce the number of poverty-level families within the City.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Tulare is an entitlement community that is awarded an annual grant to carry out a wide range of community development activities directed toward revitalizing neighborhoods, encouraging economic development, and providing community facilities and services. AS an entitlement community, the City of Tulare is able to develop programs, projects , activities and funding priorities in accordance with HUD national objectives that are outlined in the Housing and Urban Development Code of Federal Regulation guide under 24 CFR, Subchapter C, Part 570, subpart A though O. Maximum priority if given to activities which benefit low and moderate income persons.

It is the responsibility of the Community Development Deputy to monitor all HUD funded activities to ensure that statutory and regulatory requirements are being me and performance reports and all other information submitted to HUD is correct and complete.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following describes the anticipated resources for the City of Tulare.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	622,154	27,818	334,000	983,972	0	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City works with nonprofits, foundations, and financial institutions to try to develop additional resources, such as lower interest loans and grants. No match requirement for CDBG.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City uses a variety of resources to address the needs of the City and its residents. Since the City of Tulare does not receive HOME or ESG funds directly from HUD, service providers within the City are eligible to apply for these funds from the State.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public service activities	2016	2020	Non-Housing Community Development	Citywide	Public Services	CDBG: \$72,219	
2	Fund efforts to provide services for homeless	2016	2020	Homeless	Citywide	Homelessness	CDBG: \$10,000	
3	Improve quality & availability of public facility	2016	2020	Non-Housing Community Development	Citywide	Public Facilities Infrastructure	CDBG: \$580,900	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Support public service activities
	Goal Description	
2	Goal Name	Fund efforts to provide services for homeless
	Goal Description	

3	Goal Name	Improve quality & availability of public facility
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following presents the projects that will be funded for FY 2016 for the City of Tulare's CDBG Program.

Projects

#	Project Name
1	Continuum of Care
2	CSET: LEAD Program
3	Manuel Torrez Family Resource Center Health Fair
4	Public Facilities Infrastructure in Low-Mod Areas

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The designated projects all meet the Priority Needs outlined in this Plan. The Priority Needs identified in this Plan include public services, public facilities, homelessness, low to moderate income households, economic development and infrastructure. The selected projects meet the needs of this Plan through a variety of means. Projects were selected based on the ability to meet needs of LMI households in the City of Tulare and the capacity of each entity to fulfill their objectives. The City has allocated \$124,430 for administration. There is an additional reserve amount of \$262,423 for additional public infrastructure/public facilities.

AP-38 Project Summary

Project Summary Information

1	Project Name	Continuum of Care
	Target Area	Citywide
	Goals Supported	Fund efforts to provide services for homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,000
	Description	The City will fund the regional CoC that serves King and Tulare Counties for the Point in Time Homeless Census and Project Homeless Connect. Project Homeless Connect provides Rx eyeglasses, dental services, DMV ID cards, birth certificates and other necessary services to homeless persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Services available to eligible homeless households citywide.
	Planned Activities	<ul style="list-style-type: none"> • Point in Time Homeless Census • Project Homeless Connect-provide Rx, eyeglasses, dental services, DMV ID cards, birth certificates, etc.
2	Project Name	CSET: LEAD Program
	Target Area	
	Goals Supported	Support public service activities
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Leadership training, work exp., college & career prep for up to 25 low income Tulare youth
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 low income Tulare youth
	Location Description	Services will be available to eligible youth who reside citywide
	Planned Activities	Leadership training, work exp., college & career prep
3	Project Name	Manuel Torrez Family Resource Center Health Fair

	Target Area	Citywide
	Goals Supported	Support public service activities
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The City will provide support for two health fairs in 2015-2016.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Support for 2 health fairs in 2015-16
4	Project Name	Public Facilities Infrastructure in Low-Mod Areas
	Target Area	Citywide
	Goals Supported	Improve quality & availability of public facility
	Needs Addressed	Public Facilities
	Funding	CDBG: \$580,900
	Description	Design & installation of missing sidewalk and HC ramps, replacement of restricted water lines and/or broken sewer lines at various locations in low-mod areas to bring them to current health & safety standards."E" St. from Alpine to Tulare-replace water line and HC facilities \$188,500"H" St. from Pleasant to Prosperity HC facilities \$93,000Replace damaged sewer line in "C" St. from Owens to Elm. \$122,000Replace broken sewer line in "F" St. from Camron to Cross \$92,000Replace broken sewer line in "H" St. from Cross to Maple; add sewer line on east side of street \$85,400
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	"E" St. from Alpine to Tulare, "H" St. from Pleasant to Prosperity, "C" St. from Owens to Elm, "F" St. from Camron to Cross, "H" St. from Cross to Maple

	Planned Activities	Design & installation of missing sidewalk and HC ramps, replacement of restricted water lines and/or broken sewer lines at various locations in low-mod areas to bring them to current health & safety standards
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds will be available citywide for eligible projects that serve LMI households or LMI areas.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City is not dedicating any funds to affordable housing during the 2016 Plan year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

No actions are planned during the FY 2016 to address public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

No actions are planned during the FY 2016 to address public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

During the 2016 Program year, the City has allocated funds for the regional CoC, to help fund the annual Point in Time Count and Project Homeless Connect, as described in the project section.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has allocated funds to the regional CoC. The CoC's plan calls for enhancing and developing outreach to and engagement of chronically homeless persons who are mentally ill, substance abusers, and dually diagnosed and service resistant, plus at-risk populations such as youth runaways, ex-offenders, veterans, victims of domestic violence and those with health risks such as HIV/AIDS. The CoC is working on developing and implementing a long-term outreach program which is both linguistically and culturally competent, linked to a common intake, assessment, and cross-case management effort to identify people now left unserved and underserved.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will work the CoC to utilize the coordinated assessment system to find appropriate and adequate services and housing for persons in need of emergency and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Tulare will dedicate funds over the five-year plan period to the regional CoC. The regional CoC seeks to provide housing to homeless households and matching them with appropriate housing and services. In utilizing coordinated assessment, the CoC helps to match households with the shortest amount of time, and connecting households with services that can help them to transition to self sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The CoC's prevention strategies focus on effective discharge planning, with an emphasis on requiring foster care programs, in-patient mental health hospitals, hospitals and correctional facilities to provide discharge planning services to clients to ensure that they have access to housing and other needed support services, including respite care, upon discharge. Action steps include convening a working group with stakeholders to examine the discharge planning policies and systems within corrections facilities and each County's human service agencies and identifying initiatives to improve those policies and systems ; identifying "cross-cutting" initiatives to improve policies and practices across multiple County agencies. In addition, due to the number of prisons located within the region, the CoC has adopted a plan to develop a Continuum-wide, multi-system community re-entry plan that includes housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Local policies and regulations can affect the quantity and type of residential development, but local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

While the City acknowledges that there are many factors that impact the cost to produce affordable housing, the City does not have the resources to address most of the barriers. The City's permitting fees are necessary to maintain the same level of service for the City.

AP-85 Other Actions – 91.220(k)

Introduction:

The following narrative describes additional actions that the City of Tulare will undertake during this plan year.

Actions planned to address obstacles to meeting underserved needs

The City has found that the largest obstacle to meeting underserved needs is a lack of resources. While the City has no control over the amount of resources it will receive, the City will allocate what funds it does have available to meeting the priority needs identified in this plan.

Actions planned to foster and maintain affordable housing

During the 2015 program year, the City of Tulare will continue to promote CDBG funding for LMI households. This includes several projects that help maintain infrastructure necessary to maintain housing within the City.

Actions planned to reduce lead-based paint hazards

The City will continue to provide information to contractors on training and lead-based paint requirements.

Actions planned to reduce the number of poverty-level families

During the 2016 Plan Year, the City of Tulare is dedicating funding for homeless programs through the CoC, career prep for low income youth, and health fairs. These efforts will help households gain access to additional services to help create a new level of self sufficiency and address issues of poverty, acquiring marketable skills and health challenges.

Actions planned to develop institutional structure

The City has no additional actions planned to develop its institutional structure. The City will continue to work closely with the County of Tulare Housing Authority, as well as adjacent units of government and Tulare County.

Actions planned to enhance coordination between public and private housing and social service agencies

No actions are planned for FY 2016 to enhance coordination between public and private housing and social service agencies.

Discussion:

Over the course of the 2016 program year, the City of Tulare will continue to direct funding to help meet the needs of low to moderate income residents in the City. These efforts, along with the efforts of other public and private agencies, will help to address the priority needs established in this Plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	27,818
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	27,818

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion:

Please see above.

Appendix - Alternate/Local Data Sources

1	Data Source Name HUD FMR
	List the name of the organization or individual who originated the data set. HUD FAir Market Rents
	Provide a brief summary of the data set. List of FMR for Tulare County
	What was the purpose for developing this data set? establishing FMR
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Tulare County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015
	What is the status of the data set (complete, in progress, or planned)? complete
2	Data Source Name CA-513 CoC Housing Inventory Chart
	List the name of the organization or individual who originated the data set. CA-513 CoC King Tulare County CoC
	Provide a brief summary of the data set. Housing Inventory Chart
	What was the purpose for developing this data set? Inventory of the homeless housing units available in the CoC
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Tulare and King Counties
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014
	What is the status of the data set (complete, in progress, or planned)? complete

HCD SURVEY DATA: COMMENTS

Table A.1

Please describe any other barriers and the best way you think we can overcome it.

City of Tulare

2015 Fair Housing Survey Data

Comments:

Need rain. Need \$\$ for repairs to water/sewer system. Permitting fees are high process could be better...lack of staff in planning dept.
Seems to be excessive fees-- keeping quality business and property development

Table A.2

What other business and economic development activities are you considering?

City of Tulare

2015 Fair Housing Survey Data

Comments:

Community participation, working with Chamber, TDA, and other economic groups in Tulare.
Make our city more attractive for businesses to come here

Table A.3

Please share any comments you have about housing and community development needs or barriers.

City of Tulare

2015 Fair Housing Survey Data

Comments:

Personnel in the city have worked hard over the years to meet the needs; continue focusing on ensuring there is a VARIETY of housing in the City

Table A.4

What are ways the State can better address housing and community development challenges?

City of Tulare

2015 Fair Housing Survey Data

Comments:

There is never enough to do all we would like to do, so continue to "prioritize your priorities" to ensure that we at least can do a few things very well.