



City of Visalia Housing Element 2020-2023



Final Adopted Element December 3, 2019

City of Visalia Planning Division / 315 E. Acequia Avenue, Visalia, CA 93291 / (559) 713-4359

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TABLE OF CONTENTS

	<u>Page</u>	<u>Table</u>
Chapter 1: Overview, Public Participation, and Adoption	1	
1.1 Introduction	1	
1.2 General Plan and Housing Element Consistency	2	
1.3 Public Participation	3	
1.4 Planning Commission and City Council Hearings and Adoption	6	
Chapter 2: Existing & Special Housing Needs Assessment	7	
2.1 Demographic and Employment Profile	7	
Demographics	7	1-1, 2
Age	9	1-3
Race and Ethnicity	10	1-4
Household Income	11	1-5
Employment	12	1-6 - 8
2.2 Household Characteristics and Housing Supply	15	
Household Characteristics	15	
Household Population	15	
Household Composition	15	1-9
Tenure	16	1-10 - 12
Household Size	20	1-13
Overcrowding	20	1-14
Housing Supply	22	
Housing Units	22	1-15, 16
Occupancy / Vacancy Rates	24	1-17, 18
2.3 Housing Conditions	25	1-19
2.4 Housing Affordability	28	1-20
Housing Cost Burden	29	1-21
Housing Cost Burden for Extremely Low-Income Households	31	1-22
Ability to Pay for Housing	32	1-23
Housing Values	33	1-24
Rental Rates	35	1-25
Average Monthly Rents	36	1-26
2.5 Special Housing Needs	37	
Seniors	37	1-27 - 29
People with Disabilities	41	1-30
Large Families / Households	45	1-11, 12
Female-Headed Households	45	1-31
Farmworkers	47	1-32
People Experiencing Homelessness	49	
Transitional and Supportive Housing	51	1-33

Chapter 3: Projected Housing Needs	55	
Regional Housing Needs Allocation	55	
RHNA Projection Period vs. Housing Element Planning Period	56	
Visalia's Regional Housing Needs Allocation	56	1-34
Comparison of Housing Unit Production with Projected Housing Needs	57	1-35
Remaining Need	58	1-36
Chapter 4: Site Inventory and Analysis	59	
4.1 Site Inventory and Analysis	59	
Available Sites Inventory Requirements	59	
Methodology	60	
Land Use Designation and Affordability	60	1-37
Site Inventory Components	65	
Changes to Sites Inventory Analysis In Response to Assembly Bill 1397	66	
Moderate and Above Moderate-Income Unit Potential	68	1-38
Lower-Income Unit Potential	69	1-39
Underutilized Sites	73	
Downtown	73	
East Downtown	74	
Market Feasibility	79	
Consistency Between Land Use and Zoning Designations	79	
Accessory Dwelling Units	79	1-40
Total Residential Holding Capacity vs. Projected Needs	81	1-41
4.2 Adequacy of Public Facilities and Infrastructure	82	
Water	82	
Sewer	82	
Dry Utilities	83	
4.3 Inventory of Local, State, Federal Housing and Financing Programs	83	
Local Agency and Administrative Resources	81	
Funding Programs and Financial Resources	87	
Additional State and Federal Housing Programs	90	
4.4 Assisted Housing Projects Eligible for Conversion	91	1-42
4.5 Energy Conservation Opportunities	95	
New Residential Energy Standards	95	
Weatherization Activities	95	
4.6 Zoning for a Variety of Housing Types	96	
Multi-Family Rental Housing	97	
Manufactured (Factory-Built) Homes	98	
Mobile Homes and Mobile Home Parks	98	
Farmworker / Agricultural Employee Housing	98	
Supportive Housing	99	
Single-Room Occupancy Units	100	
Emergency Shelters	100	
Transitional Housing	102	
Accessory Dwelling Units (Second Dwelling Units)	103	

	<u>Page</u>	<u>Table</u>
Chapter 5: Constraints	105	
5.1 Potential Governmental Constraints	105	
General Plan Land Use Designations and Policies	105	1-43
5.2 Land Use Controls	109	1-44 - 46
5.3 Constraints on Housing for Persons with Disabilities	114	
5.4 Codes and Enforcement	116	
5.5 On / Off Site Improvement Requirements	116	
5.6 Development Fees and Other Exactions	118	1-47
5.7 Processing and Permit Procedures	120	1-48 - 51
Density Bonus	127	1-52
5.8 Potential Environmental Constraints	129	
5.9 Potential Non-Governmental Constraints	131	
Availability of Financing	131	
Development Costs	132	1-53
Chapter 6: Goals, Policies & Implementation Programs	135	1-54
 Appendix A: Evaluation of Previous Housing Element Programs	 A-1	
 Appendix B: Available Land Inventory	 B-1	
 Appendix C: Public Outreach Materials	 C-1	

List of Tables

Table 1-1 Historical Population Change	7
Table 1-2 Population Change	8
Table 1-3 Age Characteristics.....	9
Table 1-4 Population by Race and Ethnicity	10
Table 1-5 Household Income Distribution and Median Income	11
Table 1-6 Top Employers.....	12
Table 1-7 Employment by Industry	13
Table 1-8 Wages by Employment Industry	14
Table 1-9 Family and Non-Family Households.....	16
Table 1-10 Owner-Occupied and Renter-Occupied Housing Units	17
Table 1-11 Household Size by Tenure	18
Table 1-12 Tenure by Bedrooms	19
Table 1-13 Average Household Size by Tenure	20
Table 1-14 Tenure by Occupants Per Room (Overcrowding)	21
Table 1-15 Housing Stock by Type.....	22
Table 1-16 Building Permits Issued	23
Table 1-17 Occupancy / Vacancy	24
Table 1-18 Vacant Units by Type.....	25
Table 1-19 Age of Housing Stock & Housing Stock Conditions by Tenure	26
Table 1-20 HUD Income Limits based on Persons per Household	29
Table 1-21 Housing Cost Burden by Household Income Classification	30
Table 1-22 Housing Cost Burden of Extremely Low-Income Households.....	32

Table 1-23 Ability to Pay for Housing based on HUD Income Limits 33

Table 1-24 Median Prices of Existing Homes and New Home Construction..... 34

Table 1-25 HUD Fair Market Rent 35

Table 1-26 Sample and Average Rental Housing Prices 36

Table 1-27 Senior Populations and Households 37

Table 1-28 Housing Cost Burden by Elderly Family Type and Tenure 39

Table 1-29 Residential Elder Care Facilities..... 40

Table 1-30 Disability Status by Sex and Age Group..... 41

Table 1-31 Household Type and Related Children With Poverty Status 46

Table 1-32 Farmworkers 48

Table 1-33 Homelessness Housing Inventory Inside Visalia..... 51

Table 1-34 Regional Housing Needs Allocation by Income..... 57

Table 1-35 RHNA Progress, Permitted Units Issued By Affordability..... 58

Table 1-36 Remaining Need Based On RHNA Progress 58

Table 1-37 General Plan Land Use Designations Allowing Residential Uses 64

Table 1-38 Sites Inventory for Moderate and Above Moderate Income Households 68

Table 1-39 Sites Inventory for Lower Income Households 69

Table 1-40 Accessory Dwelling Unit Production 80

Table 1-41 Dwelling Unit Site Inventory 81

Table 1-42 Multi-family Housing Receiving Government Assistance 93

Table 1-43 General Plan Land Use Designations Allowing Residential Uses 106

Table 1-44 Residential Development Standards 110

Table 1-45 Required Off-Street Parking Spaces 111

Table 1-46 Existing Objective Standards for Multi-family (R-M-2 and R-M-3) Zones..... 112

Table 1-47 Building, Planning, Engineering and Development Impact Fees 119

Table 1-48 Permitted and Conditionally Permitted Residential Uses in Residential Zones 121

Table 1-49 Permitted and Conditionally Permitted Residential Uses In Non-Residential Zones 122

Table 1-50 Timelines for Permit Procedures 124

Table 1-51 Processing Procedures for Project Type 125

Table 1-52 SB 1818 Density Bonus Requirements 129

Table 1-53 Estimated Single-Family Housing Development Costs 134

Table 1-54 Summary of Quantified Objectives 156

Table A-1 Review of 5th Cycle (2015-2023) Housing Element Programs.....A-1

Table B-1 Site Inventory for Extremely Low & Very Low Income SitesB-1

Table B-2 Site Inventory for Low Income Sites.....B-4

Table B-3 Site Inventory for Moderate Income SitesB-10

Table B-4 Site Inventory for Above Moderate Income SitesB-14

Table B-4 Downtown Visalia SitesB-17

Table B-5 East Downtown Visalia SitesB-19

List of Figures

Figure 1-1 Vacant Residential Sites in Visalia by Land Use Designation..... 71

Figure 1-2 Site Inventory Map – Underutilized, East Downtown 77

Figure B-1 Site Inventory Map – Northwest VisaliaB-23

Figure B-2 Site Inventory Map – Northeast VisaliaB-24

Figure B-3 Site Inventory Map – Southwest Visalia.....B-25

Figure B-4 Site Inventory Map – Southeast VisaliaB-26

I. OVERVIEW, PUBLIC PARTICIPATION, AND ADOPTION

Introduction

State housing element law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. State law also recognizes the vital role local governments play in the supply and affordability of housing. It acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and local housing elements in particular.

This Housing Element Update is a comprehensive update of the 5th-cycle Housing Element that was originally prepared for the eight-year planning period from December 31, 2015 to December 31, 2023. It is a mid-cycle update to the 5th-cycle planning period and will serve a four-year planning period from December 31, 2019 to December 31, 2023. The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planned period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs for the elderly, persons with disabilities (including a developmental disability), large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- An analysis of opportunities for energy conservation with respect to residential development.
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to terminations of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

These items are contained within the following four chapters of the element. They identify the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the final chapter containing the goals, policies and programs.

General Plan and Housing Element Consistency

The housing element is one of the state-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several state-mandated requirements that distinguish it from other general plan elements. The housing element is required to be internally consistent with the other elements of the general plan.

The City of Visalia adopted its comprehensive General Plan Update and Program Environmental Impact Report in October 2014. This Housing Element Update has been analyzed for consistency with the City's adopted General Plan and has been found to be fully consistent with all other elements of the General Plan.

Work on this Housing Element Update commenced following a Visalia City Council worksession held on February 4, 2019, where City staff presented a proposed work program and apprised the Council of the deadlines associated with the mid-cycle update. City staff further requested and the City Council authorized the establishment of a Technical Advisory Committee comprised of a broad cross-section of organizations directly involved as housing providers and housing services to the city. The presentation included a summary of new housing legislation enacted since the last update (i.e. AB 879 and AB 1397) and integration of the Council's direction in preparing the new Housing Element. The Council's direction focused on compliance with current state housing regulations, continuation and improvement of the policies contained in the current 5th-cycle Housing Element, and avoidance of involuntary rezoning actions in order to remain in compliance with the City's Regional Housing Needs Allocation (RHNA). Finally, the City Council directed that the Housing Element be prepared using City staff and resources, based on the 5th-cycle Housing Element being completed in a similar manner and based on online resources and guidance provided by State Housing and Community Development office.

Public Participation

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element law, set forth in Government Code Section 65583(c)(7), wherein jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

Prior to the Draft Housing Element being submitted to the State for the mandated 60-day review period, City staff conducted an extensive public outreach effort to gain input from key stakeholders and residents from all reaches of the City of Visalia as a means of testing and augmenting the input of the Housing Element Technical Advisory Committee whose composition and functions are discussed below. The City maintains a contact list of housing stakeholders who have been invited to participate in the Housing Element Update process.

Housing Element Technical Advisory Committee

To provide independent direction and oversight of the Housing Element Update, including providing technical expertise and direct key constituent representation throughout the development of the Housing Element Update, the City Council appointed a ten-member Housing Technical Advisory Committee (TAC), consisting of representatives from the following organizations:

- Tulare County Housing Authority,
- Self-Help Enterprises,
- Community Service-Employment and Training (C-SET),
- Habitat for Humanity of Tulare/Kings County,
- Building Industry Association of Tulare and Kings Counties,
- Tulare County Association of Realtors,
- Christian Church Homes of Northern California,
- Kings-Tulare Homeless Alliance,
- Visalia Planning Commission (represented by two members).

The TAC oversaw the City staff's incremental work program throughout the process, including the public outreach efforts, policy review and revisions, and oversight in updating the sites inventory strategy in response to new state legislation. The TAC held four meetings between March and July of 2019. Each meeting was advertised to and welcomed members of the public, and each meeting included a period for public comment. All meeting announcements were posted on the City's website at https://www.visalia.city/depts/community_development/planning/gp.asp. Persons from the public that attending the TAC meetings included persons representing legal services, California Water Service Company (the City's water purveyor), and community members.

Community Outreach Workshops and Surveys

The City of Visalia, with assistance of a consulting group, conducted a community outreach program to inform the public about the Visalia's Housing Element and its purpose, and to obtain input on housing needs and concerns with respect to the Housing Element Update.

The City's outreach effort was a collaborative effort to conduct outreach and obtain public input on the Housing Element Update together with the update to the City's Analysis of Impediments document (A.I.) and the City's 2020-2024 Consolidated Plan document (Con Plan). The decision to conduct a collaborative outreach effort pertaining to these three documents stemmed from many reasons including: the similar nature of the three documents dealing with housing, access to affordable and fair housing, and community development issues; the overlapping timeframe associated with the outreach for these documents; to prevent confusion and redundancy between the types of input sought at outreach events; and the opportunity to work with a consultant already hired to assist with the A.I. and Con Plan.

Surveys. The outreach included the development of two online surveys promoted to the public – one pertaining to community outreach and one pertaining to housing. The surveys were accessible to the public online from May 13 to June 30, 2019. Printed copies of the surveys together with return-addressed envelopes were also made available to the public at the Community Development Department front counter and at other locations as noted. A booth was set up during one of the weekly Visalia Farmers Markets (May 18, 2019), to allow the public to complete one or both surveys and to promote the forthcoming workshops.

By the end of the survey period, a total of 102 responses to the housing survey were received. Selected tallies from the completed surveys that address directly to Housing Element issues are shown below. For each listing, Housing Element programs that directly address the issue are provided. Programs that are noted with an asterisk (*) denote programs that are new or that have been significantly revised in this Housing Element to help address the issue.

- Twenty-seven (27) percent of respondents have, thought they have, or knew someone who **has encountered a form of housing discrimination.** (Program 7.1)
- Fifteen (15) percent of respondents have or know someone who **has made a request for reasonable accommodation**, while 79% did not and 7% didn't know. (Program 5.4)
- Supportive housing was **the type of housing units felt most needed in the City** (60% of responses), followed by low-barrier housing (49%), senior housing (43%), and single-family homes and housing for those with mental or physical disabilities (both 38%). (Program 5.2)
- **Housing amenities favored by respondents** were housing located near grocery stores (53%), housing near schools and parks (45%), housing near transit (43%), and security improvements (41%). (Program 2.6*)
- **The issue that most limited housing options** that respondents were able to consider was what they could pay for rent/mortgage (78%), followed by the amount of money for a deposit was too low (64%) and no issue (44%).
- **The issue that limited workforce housing options in the city** was primarily affordable rent or mortgage payment (70%).
- **The most pressing infrastructure improvement needs** in the community was primarily road repairs (63%). (Program 2.3)

Community Workshops and Stakeholder Interviews. Three community meetings were held on June 12, 13, and 26, 2019, all commencing at 6:00 p.m. A fourth meeting was scheduled for June 19,

2019, but was cancelled prior to the date of event due to construction at the event facility. Locations of the meetings were strategically picked to correspond with the four quadrants of the City of Visalia and were held in elementary school cafeterias and a City community center.

The workshops were conducted by consultants with Michael Baker International with support from City staff. Between the three meetings, approximately 30 stakeholders and interested residents were in attendance.

The workshop format provided a brief overview of the Housing Element (along with the 5-year Consolidated Plan and Analysis of Impediments) and an opportunity for the attendees to break out into focus groups to solicit responses from the participants regarding housing needs/problems and experiences in obtaining adequate and affordable housing in Visalia. Stakeholders attending the workshops were additionally provided the opportunity to respond one-on-one with City staff or the consultant team and respond to a series of focus questions.

The key issues provided by the participants are noted as follows. For each key issue listing, Housing Element programs that directly address the issue are provided. Programs that are noted with an asterisk (*) denote programs that are new or that have been significantly revised in this Housing Element to help address the issue.

- ***The most common/pressing housing problem in Visalia*** was overwhelmingly the need for affordable (or sometimes low-income) housing (*Program 3.11**). Other repeated concerns included the need for permanent or transitional housing shelters (*Program 5.2*), emergency shelters (*Program 5.3**), and senior housing (*Program 1.3**).
- ***The ways respondents felt that the housing problem could be overcome*** were more multi-family dwelling units (*Programs 1.5 & 3.2*), more partnerships between the City and government and non-government entities (*Programs 3.9 & 3.13**), and allocations that focus on underserved communities (*refer to all programs under Goal 5*).
- ***The types of housing that respondents felt are need most*** were permanent supportive housing for the homeless and the elderly (*Program 5.2*), entry-level housing (*Program 3.3*), multi-family units (2-bedroom) (*Program 3.2*), and low barrier shelters (*Program 5.3**).
- ***Regarding whether there was felt to be local support for the development of affordable housing***, responses were mixed though most felt there was not local support for a variety of reasons. A common theme among those who felt there was not local support was the high cost associated with affordable housing (*Program 3.11**) and the possible financial impact upon residents (*Program 3.1*).

Public Noticing. Notices announcing the community workshops and the online survey were published in the local newspaper with county-wide circulation (Visalia Times-Delta) on two separate days. Staff provided the TAC members with bi-lingual announcement flyers for the workshops and on-line surveys through their respective organizations, as well as other governmental and non-governmental agencies throughout the greater Visalia community. The City's website (<http://www.visalia.city>), weekly email blasts, and social media outlets (i.e. Facebook) were also used to publicize the surveys and to promote upcoming meetings. In addition, printed copies of flyers announcing the survey and workshops were distributed to the entirety of student bodies at 27 public elementary and middle schools (15,435 fliers distributed total) on about May 24, 2019.

Planning Commission and City Council Hearings and Adoption

On November 12, 2019, during a regular meeting and after published notice, the City of Visalia Planning Commission held a public hearing to review and consider recommending adoption of the Draft Housing Element Update. The Planning Commission reviewed the Draft of the Housing Element Update that State Housing and Community Development (HCD) determined meets the statutory requirements of State law as stated in a letter of determination dated October 14, 2019. There were no persons who spoke during the public comment period. The Planning Commission voted unanimously (5-0) to recommend that the City Council adopt the Draft Housing Element Update as submitted.

On December 3, 2019, during a special meeting and after published notice, the City of Visalia City Council held a public hearing to review and consider adopting the Draft Housing Element Update as recommended by the Planning Commission. There were no persons who spoke during the public comment period. The City Council voted unanimously (5-0) to adopt Resolution No. 2019-64, approving Initial Study / Negative Declaration No. 2019-63 prepared for the Housing Element Update, and to adopt Resolution No. 2019-65 for the adoption of the Draft Housing Element. The City Council's motion to adopt included one revision to the Draft Housing Element that was to remove Implementation Program 3.21, which was titled "Analysis of a local funding program for affordable housing development".

II. EXISTING & SPECIAL HOUSING NEEDS ASSESSMENT

This section begins with an update of key housing and demographic characteristics of Visalia that have been revised to reflect current statistical data. The section then discusses the existing housing needs of the city based on housing and demographic characteristics. The section also discusses the housing needs of “special” population groups as defined in State law. Data for Visalia is presented in tables alongside data for Tulare County and California State, where applicable, for comparison. In the interest of streamlined content allowed by State Housing and Community Development (HCD) regulations, the comparisons have not been included in all cases.

Demographic and Employment Profile

The purpose of this section is to establish “baseline” population, employment, and housing characteristics for Visalia. The main sources of the information in this section are the 5th cycle City of Visalia Housing Element (adopted September 2016), 2010 U.S. Census, the California Department of Finance (DOF), and the Tulare County Association of Governments (TCAG). Other supplemental sources of information include the following: the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); and the U.S. Census American Community Survey (ACS).

Demographics

Table 1-1 shows historic population trends and growth rates for Visalia.

Table 1-1 Historical Population Change Visalia 1920 to 2019			
Year	Population	Change	AAGR
1920	5,753	-	-
1930	7,263	1,510	2.36%
1940	8,904	1,641	2.06%
1950	11,749	2,845	2.81%
1960	15,791	4,042	3.00%
1970	27,268	11,477	5.61%
1980	49,729	22,461	6.19%
1990	75,659	25,930	4.29%
2000	91,891	16,232	1.96%
2010	124,442	32,551	3.08%
2019*	138,207	13,765	1.17%

*Source: State of California Department of Finance, E-4 Population Estimates for City, County, and State. Accessed May 2019. *State population estimate used instead of census benchmark.*

Since incorporating in 1874, Visalia’s average annual growth rate (AAGR) was between 2 and 6 percent between 1930 and 1990. The city experienced its highest AAGR between 1970 and 1980 when the population grew at an AAGR of 6.2 percent. Visalia’s population growth slowed slightly between 1980 and 1990 to 4.3 percent. Growth rates continued to diminish from 1990 to 2000 (2.0 percent), increased slightly from 2000 to 2010 (3.1 percent), and experienced a sharp decrease between 2010 and 2019 (1.2%). As of 2019, Visalia’s population is 138,207. It should be noted that the boundaries of incorporated cities are not constant and population change over time in a given place reflects not only population growth, but a change in the area of an incorporated city.

Table 1-2 shows population growth in Visalia, Tulare County, and California State from 2010 to 2019. From 2009 to 2014, both Visalia (1.24 percent AAGR) and Tulare County (1.10 percent AAGR) grew at a faster rate than the state (0.88 percent AAGR). From 2014 to 2019 the rate of the AAGR in Visalia increased (1.29 percent AAGR), while the AAGR fell in Tulare County (0.84 percent AAGR) and California (0.67 percent AAGR). Visalia’s population has grown at over two times the state average from 2014 to 2019. Visalia’s population growth has remained moderate to low since 2009 when compared to its historic growth rate between 2000 and 2010 (3.1 percent AAGR). However, the City continues to grow proportionately higher than that of Tulare County and the State.

**Table 1-2
Population Change
Visalia, Tulare County, and California
2009, 2014, and 2019**

	Visalia			Tulare County			California		
	2009	2014	2019	2009	2014	2019	2009	2014	2019
Population	121,885	129,603	138,207	434,933	459,434	479,112	36,966,713	38,622,301	39,927,315
Growth from Previous Period	-	7,718	8,604	-	24,501	19,678	-	1,655,588	1,305,014
AAGR from Previous Period	-	1.24%	1.29%	-	1.10%	0.84%	-	0.88%	0.67%

Source: State of California Department of Finance, E-4 Population Estimates for City, County, and State. Accessed May 2019.

Age

Table 1-3 compares Visalia's age trends between 2000 and 2017. Between 2010 and 2017, populations increased as a percentage of the entire population in the "5-9", "20-24", "25-29", "35-39", "55-59", "60-64", "65-69", and "85+" age groups. Visalia's "60-64" age group had the most significant increase totaling 0.99 percent, while the "40-49" age group had the most significant decrease totaling -2.07 percent.

**Table 1-3
Age Characteristics
Visalia and Tulare County
2000, 2010, and 2017**

Age Group	Visalia						Tulare County	
	2000		2010		2017		2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5 years	7,413	8.10%	10,747	8.64%	10,413	7.83%	38,472	8.28%
5 to 9 years	8,213	8.97%	10,312	8.29%	11,416	8.58%	40,560	8.73%
10 to 14 years	8,212	8.97%	10,070	8.09%	10,622	7.99%	41,739	8.99%
15 to 19 years	7,615	8.32%	9,952	8.00%	10,613	7.98%	36,134	7.78%
20 to 24 years	5,974	6.52%	8,786	7.06%	10,292	7.74%	33,580	7.23%
25 to 29 years	12,517	13.67%	9,513	7.64%	10,852	8.16%	34,225	7.37%
30 to 34 years			8,702	6.99%	9,203	6.92%	32,109	6.91%
35 to 39 years	13,581	14.83%	7,992	6.42%	9,584	7.21%	31,500	6.78%
40 to 44 years			7,715	6.20%	7,522	5.66%	26,393	5.68%
45 to 49 years	11,394	12.44%	7,961	6.40%	5,755	4.33%	25,996	5.60%
50 to 54 years			7,579	6.09%	7,923	5.96%	25,555	5.50%
55 to 59 years	3,781	4.13%	6,590	5.30%	7,067	5.31%	26,327	5.67%
60 to 64 years	2,899	3.17%	5,649	4.54%	7,351	5.53%	20,971	4.51%
65 to 69 years	4,892	5.34%	3,873	3.11%	5,121	3.85%	17,922	3.86%
70 to 74 years			2,978	2.39%	3,010	2.26%	12,859	2.77%
75 to 79 years	3,667	4.00%	2,285	1.84%	2,372	1.78%	7,788	1.68%
80 to 84 years			1,879	1.51%	1,708	1.28%	5,389	1.16%
85 years and over	1,407	1.54%	1,859	1.49%	2,185	1.64%	6,974	1.50%
TOTAL	91,565	100.00%	124,442	100.00%	133,009	100.00%	464,493	100.00%

Source: 2000 and 2010 U.S. Census, 2017 ACS 1-yr estimate

According to the American Community Survey 1-year estimate, the 2017 median age of Visalia residents was 31.2, which was slightly older than Tulare County residents (30.2), and younger than California (36.5).

Race and Ethnicity

According to the U.S. Census American Community Survey 1-year estimate for 2017, Visalia's population is similar with the county but less so than the state. Table 1-4 shows that Visalia, like Tulare County, has higher proportions of Hispanic or Latino populations than the state average. Conversely, Visalia and the State of California have a significantly higher proportion of White populations than Tulare County. Visalia also has slightly larger Black and Asian populations than the county, but is significantly lower proportions than the state.

Racial/Ethnic Category	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino	71,379	53.66%	300,646	64.73%	15,477,306	39.15%
White alone ¹	47,865	35.99%	131,717	28.36%	14,616,636	36.97%
Black alone ¹	2,962	2.23%	6,308	1.36%	2,164,239	5.47%
American Indian and Alaska Native alone ¹	588	0.44%	3,058	0.66%	147,880	0.37%
Asian alone ¹	6,656	5.00%	13,483	2.90%	5,679,986	14.37%
Native Hawaiian and Other Pacific Islander alone ¹	0	0.00%	334	0.07%	137,520	0.35%
Some Other Race ¹	67	0.05%	559	0.12%	107,223	0.27%
Two or More Races ¹	3,492	2.63%	8,388	1.81%	1,205,863	3.05%
TOTAL POPULATION	133,009	100.00%	464,493	100.00%	39,536,653	100.00%

¹Not Hispanic or Latino

Source: U.S. Census, American Community Survey, 2017 (1-year estimate).

Household Income

Table 1-5 shows the distribution of household incomes for Visalia, Tulare County, and California over a 12-month span. Visalia has a higher percentage of households than Tulare County for all income levels \$75,000 and above, and Tulare County has a higher percentage of households than Visalia for all income levels below \$75,000. On the high end of the income spectrum, 28.7 percent of Visalia households earned more than \$100,000 in 2017, compared to 19.9 percent of households in Tulare County and 35.9 percent of households in the state.

Table 1-5 also shows the median household and median family incomes in 2017 for Visalia, Tulare County, and California. Visalia's median household income (\$64,482) was higher than that of Tulare County (\$46,266) and lower than that of California (\$71,805). Median family incomes followed the same pattern, but were higher for the city, county, and the state.

Income	Visalia		Tulare County		California	
	Households	Percent	Households	Percent	Households	Percent
Under \$10,000	2,321	5.30%	9,355	6.80%	663,260	5.10%
\$10,000-\$14,999	1,708	3.90%	9,493	6.90%	559,219	4.30%
\$15,000-\$24,999	4,948	11.30%	20,224	14.70%	1,027,403	7.90%
\$25,000-\$34,999	3,240	7.40%	14,170	10.30%	988,387	7.60%
\$35,000-\$49,999	5,780	13.20%	18,848	13.70%	1,417,556	10.90%
\$50,000-\$74,999	7,006	16.00%	24,076	17.50%	2,080,816	16.00%
\$75,000-\$99,999	6,217	14.20%	14,033	10.20%	1,599,627	12.30%
\$100,000-\$149,000	6,787	15.50%	16,234	11.80%	2,132,836	16.40%
\$150,000-\$199,999	3,109	7.10%	6,328	4.60%	1,092,428	8.40%
\$200,000 or more	2,671	6.10%	4,815	3.50%	1,443,566	11.10%
TOTAL	43,785	100.00%	137,576	100.00%	13,005,097	100.00%
	Visalia		Tulare County		California	
Median Household Income	\$64,482		\$46,266		\$71,805	
Median Family Income	\$74,073		\$49,815		\$82,009	

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), S1901.

Employment

Table 1-6 shows the top employers for Visalia together with the number of employees and type of industry. As the county seat and largest city of Tulare County, six of the top ten largest employers in Visalia pertain to regional services and supporting government and educational services for the city. The remaining large employers largely pertain to distribution, construction, and manufacturing, which can largely be attributed to Visalia's Industrial Park which focuses on such industries.

Table 1-6 Top Employers Visalia 2019			
Employer	Address	Number of Employees	Industry
Visalia United School District	5000 W. Cypress Avenue	3,000	Education
Kaweah Delta Medical Center	400 W. Mineral King Ave.	2,000	Medical
County of Tulare	2900 W. Burrel Avenue	1,500-2,500	Government
Visalia Mall	2031 S. Mooney Boulevard	1,300	Retail
VF Corporation	2525 N. Plaza Drive	1,200	Distribution
College of the Sequoias	915 S. Mooney Boulevard	500-999	Education
Latino Farm Labor Service	34401 Road 140	500-999	Contractors
City of Visalia	707 W. Acequia Avenue	650	Government
American Incorporated	1345 N. American Street	420	Construction
Graphic Packaging International	1600 N. Kelsey Street	350	Manufacturing
Jostens	231 N. Kelsey Street	320	Manufacturing
BlueScope Buildings	7440 W. Doe Avenue	300	Manufacturing
Visalia Medical Clinic	5400 W. Hillsdale Avenue	300	Healthcare

Source: City of Visalia, Economic Development Department

Table 1-7 shows the employment by industry for Visalia in the years 2010 and 2017. As shown, Visalia had 60,738 persons employed in 2017, with the largest industries being educational services and health care and social assistance (28 percent of all employees), followed by retail trade (12 percent) and arts, entertainment, and recreation, and accommodation and food services (9 percent). The largest industry segment represented here (education and health care) correlates with those in Table 1-6, which focus on regional services and supporting government and educational services for Visalia. While Tulare County as a whole has a significant economy supported by agriculture and forestry professions, many of those employed in these populations reside in the county unincorporated areas or in smaller cities closer to the workplaces. Visalia does not anticipate any significant changes in employment trends and is not aware of any new large-scale employers coming to Visalia during the planning period.

According to the U.S. Census American Community Survey in 2017, 60,738 civilians in Visalia were employed while 3,049 were unemployed, representing a 4.8 percent unemployment rate. This

compared to a 1.6 percent unemployment rate in Tulare County and a 5.9 percent unemployment rate in California during the same year.

Civilian employed population, age 16+	2010		2017	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	3,150	6.22%	1,563	2.57%
Construction	3,511	6.93%	3,387	5.58%
Manufacturing	3,086	6.09%	5,200	8.56%
Wholesale trade	2,620	5.17%	1,724	2.84%
Retail trade	6,855	13.53%	7,351	12.10%
Transportation and warehousing, and utilities	2,689	5.31%	2,458	4.05%
Information	745	1.47%	1,579	2.60%
Finance and insurance, and real estate and rental and leasing	2,968	5.86%	2,516	4.14%
Professional, scientific, and management, and administrative and waste management services	4,194	8.28%	3,850	6.34%
Educational services, and health care and social assistance	10,084	19.91%	17,119	28.18%
Arts, entertainment, and recreation, and accommodation and food services	4,010	7.92%	5,524	9.09%
Other services, except public administration	2,421	4.78%	3,393	5.59%
Public administration	4,327	8.54%	5,074	8.35%
TOTAL	50,660	100.00%	60,738	100.00%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), S2405.

Table 1-8 shows the employment estimates, average hourly wage and average annual wage for employment industries in the Visalia-Porterville Metropolitan Statistical Area (MSA) in 2019. According to the table, the occupations offering the lowest wages are food preparation and serving-related, personal care and service, and farming, fishing, and forestry. The largest percentage of employed civilians in Visalia are in the health care, education, and government industries. All of these have varying wages based on the type (e.g. practitioners vs. support services, community services vs. office support, etc.).

A new Housing Element Program (Program 2.6) has been added to revise the City's Zoning Ordinance to allow for residential uses to be a permitted use in the downtown area subject to certain development standards. As downtown is central to some of Visalia's larger industry sectors (e.g. health care and government), this program may greatly assist in supporting facilitating housing located near jobs and job centers.

Table 1-8 Wages by Employment Industry Visalia-Porterville MSA May 2018 (Employment) & 2019 1st Qtr. (Wages)			
Occupational Title	May 2018 Employment Estimates	Mean Hourly Wage	Mean Annual Wage
Management	5,240	\$50.34	\$104,710
Healthcare Practitioners and Technical	6,580	\$41.86	\$87,070
Computer and Mathematical	1,010	\$41.12	\$85,544
Legal	520	\$38.19	\$79,429
Architecture and Engineering	800	\$37.18	\$77,323
Business and Financial Operations	3,770	\$33.58	\$69,848
Life, Physical, and Social Science	1,010	\$32.24	\$67,068
Education, Training, and Library	12,510	\$28.73	\$59,753
Protective Service	2,360	\$26.45	\$55,021
Arts, Design, Entertainment, Sports, and Media	560	\$25.01	\$52,020
Community and Social Services	3,260	\$24.46	\$50,881
Construction and Extraction	4,640	\$23.03	\$47,898
Installation, Maintenance, and Repair	5,120	\$21.98	\$45,722
Total all occupations	153,660	\$20.99	\$43,664
Office and Administrative Support	18,760	\$18.66	\$38,820
Sales and Related	14,680	\$18.38	\$38,219
Production	9,030	\$18.24	\$37,937
Transportation and Material Moving	12,290	\$16.53	\$34,385
Healthcare Support	3,420	\$16.06	\$33,398
Building and Grounds Cleaning and Maintenance	3,940	\$15.25	\$31,726
Farming, Fishing, and Forestry	26,710	\$13.80	\$28,690
Personal Care and Service	6,160	\$13.42	\$27,908
Food Preparation and Serving-Related	11,290	\$13.16	\$27,371

Source: California Employment Development Division, Occupational Employment Statistics and Wages data.

Household Characteristics and Housing Supply

The section provides an analysis of household characteristics and housing supply. The first part of this section analyzes household characteristics, such as household population, composition, size, tenure, and overcrowding. More simply stated, it summarizes the profile of Visalia residents living in private households, whether they are renters or owners, how many people live in a household, and if it is overcrowded. The second section analyzes the city's housing inventory and supply, including a discussion of vacant units.

The discussion of the housing stock in Visalia uses a significant amount of data from the 2017 American Community Survey 1-year estimate.

Household Characteristics

The first part of this section analyzes household characteristics including household population, tenure, and household composition.

Household Population

Household population is an important measure for establishing the number of persons residing in private households. Per the 2019 State Department of Finance Population and Housing Estimates (Report E-5), Visalia had a total population of 138,207 and a total household population of 136,447. The difference is 1,760 persons living in group quarters.

Persons in institutional or group quarters are not included in the count of household population. Between 2009 and 2010 there was a significant decrease in group quarters population in Visalia, from 1,622 to 1,326. The group quarter population remained stable until 2019, when the population rose in one year from 1,375 to 1,760. This number represents 1.27 percent of all Visalia residents living in group quarters.

In terms of planning for the housing needs of all segments of the population, three group quarter categories hold special interest: inmates of correctional institutions, persons staying in nursing homes, and persons in other group quarters.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition: family and non-family. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals.

Housing composition has remained relatively constant for the county and state, though for Visalia the composition has seen a slight decline in the percentage of family households. In 2010, family households as a percentage of total households in Visalia were 74.1 percent. According to Table 1-9, by 2017 the ratio had fallen to 71.2 percent. The number remains higher than the percentage of family households in the State (68.5 percent) and lower than Tulare County (77.3 percent).

**Table 1-9
Family and Non-Family Households
Visalia, Tulare County, and California
2012 and 2017**

	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
2012						
Family Households	31,875	72.8%	107,034	77.8%	8,895,486	68.4%
Non-Family Households	11,910	27.2%	30,542	22.2%	4,109,611	31.6%
TOTAL	41,717	100.0%	132,614	100.0%	12,552,658	100.0%
2017						
Family Households	31,175	71.2%	106,346	77.3%	8,908,491	68.5%
Non-Family Households	12,610	28.8%	31,230	22.7%	4,096,606	31.5%
TOTAL	43,785	100.0%	137,576	100.0%	13,005,097	100.0%

Source: U.S. Census, American Community Survey, 2012 and 2017 (1-year estimate).

Tenure

Tenure, or how many units are owner-occupied versus renter-occupied, is a measure of the rate of homeownership in a jurisdiction. Tenure for housing type and number of bedrooms can help estimate demand for a diversity of housing types.

Home equity is the largest single source of household wealth for most Americans. Median net wealth for renters is about 3 percent of that of homeowners. The national homeownership rate has risen from around 40 percent before World War II to around 65 percent in the 1990s. The rate plateaued at approximately 69 percent around 2005, fell to approximately 63 percent around 2016, and has increased again to over 64% in 2018. Some economists consider a 65 percent ownership and 35 percent rental rate to be a healthy tenure mix for the United States. They also feel that anything over 70 percent is not sustainable in the long run and will lead to a housing bubble.

Table 1-10 shows rates of homeownership and renter occupancy in Visalia, Tulare County, and California in 2012 and 2017. In the year 2012, Visalia had a slightly higher rate of homeownership (56.9 percent) than the county (56.6 percent) and state (54.0 percent). In the five year period between 2012 and 2017, Visalia's homeownership rate rose far above that of the county. Specifically, homeownership rates rose 3.4 percent in Visalia to 60.3 percent and 0.8 percent in the state to 54.8 percent, while decreasing 1.7 percent to 54.9 percent in the county.

Table 1-10 Owner-Occupied and Renter-Occupied Housing Units Visalia, Tulare County, and California 2012 and 2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
2012						
Owner-Occupied	23,721	56.9%	75,044	56.6%	6,781,817	54.0%
Renter-Occupied	17,996	43.1%	57,570	43.4%	5,770,841	46.0%
TOTAL	41,717	100.0%	132,614	100.0%	12,552,658	100.0%
2017						
Owner-Occupied	26,382	60.3%	75,528	54.9%	7,125,090	54.8%
Renter-Occupied	17,403	39.7%	62,048	45.1%	5,880,007	45.2%
TOTAL	43,785	100.0%	137,576	100.0%	13,005,097	100.0%

Source: U.S. Census, American Community Survey, 2012 and 2017 (1-year estimate).

Table 1-11 shows household size by tenure for Visalia, Tulare County, and California in 2017. It should be noted that large households are those with five or more persons and are considered a special needs group due to the general shortage of housing units that are adequately sized and affordable to these households. In 2017, Visalia had a slightly lower percentage of large households than Tulare County for owners (19.34 percent vs. 21.39 percent) and a larger difference for renters (18.97 percent vs. 23.94 percent). Overall, Visalia's percentage of large households that are owner-occupied vs. renter-occupied remain closely balanced (0.37 percent difference).

**Table 1-11
Household Size by Tenure
Visalia, Tulare County, and California
2017**

	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
1-person household	4,823	18.28%	11,910	15.77%	1,422,817	19.97%
2-person household	8,905	33.75%	23,465	31.07%	2,400,178	33.69%
3-person household	4,000	15.16%	12,641	16.74%	1,203,024	16.88%
4-person household	3,552	13.46%	11,355	15.03%	1,121,117	15.73%
5-person household	3,224	12.22%	8,882	11.76%	553,470	7.77%
6-person household	1,040	3.94%	3,957	5.24%	236,549	3.32%
7-or-more person household	838	3.18%	3,318	4.39%	187,935	2.64%
TOTAL	26,382	100.00%	75,528	100.00%	7,125,090	100.00%
Renter Occupied						
1-person household	5,839	33.55%	12,794	20.62%	1,702,607	28.96%
2-person household	3,601	20.69%	12,079	19.47%	1,566,217	26.64%
3-person household	2,346	13.48%	10,568	17.03%	948,964	16.14%
4-person household	2,316	13.31%	11,753	18.94%	827,044	14.07%
5-person household	1,398	8.03%	7,513	12.11%	464,179	7.89%
6-person household	1,371	7.88%	4,321	6.96%	213,329	3.63%
7-or-more person household	532	3.06%	3,020	4.87%	157,667	2.68%
TOTAL	17,403	100.00%	62,048	100.00%	5,880,007	100.00%
All Households						
1-person household	10,662	24.35%	24,704	17.96%	3,125,424	24.03%
2-person household	12,506	28.56%	35,544	25.84%	3,966,395	30.50%
3-person household	6,346	14.49%	23,209	16.87%	2,151,988	16.55%
4-person household	5,868	13.40%	23,108	16.80%	1,948,161	14.98%
5-person household	4,622	10.56%	16,395	11.92%	1,017,649	7.83%
6-person household	2,411	5.51%	8,278	6.02%	449,878	3.46%
7-or-more person household	1,370	3.13%	6,338	4.61%	345,602	2.66%
TOTAL	43,785	100.00%	137,576	100.00%	13,005,097	100.00%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B25009.

Table 1-12 shows the number of bedrooms by housing unit by tenure in Visalia in 2017. As shown, 99.7 percent of occupied housing units in Visalia contained two or more bedrooms while only 84.0 percent of renter-occupied units contained two or more bedrooms. Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units, and this was the case in Visalia in 2017. In contrast, the percentage of units in Visalia with four or more bedrooms is 3.9 percent for renter-occupied units compared to 27.9 percent for owner-occupied units.

Table 1-12 Tenure by Bedrooms Visalia, Tulare County, and California 2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
No bedroom	85	0.32%	452	0.60%	49,045	0.69%
1 bedroom	0	0.00%	517	0.68%	171,240	2.40%
2 bedrooms	2,695	10.22%	9,479	12.55%	1,296,045	18.19%
3 bedrooms	16,234	61.53%	46,032	60.95%	3,180,471	44.64%
4 bedrooms	6,247	23.68%	17,045	22.57%	1,922,039	26.98%
5 or more bedrooms	1,121	4.25%	2,003	2.65%	506,250	7.11%
TOTAL	26,382	100.00%	75,528	100.00%	7,125,090	100.00%
Renter Occupied						
No bedroom	1,116	6.41%	2,563	4.13%	495,338	8.42%
1 bedroom	1,672	9.61%	6,885	11.10%	1,502,005	25.54%
2 bedrooms	7,550	43.38%	23,371	37.67%	2,224,592	37.83%
3 bedrooms	6,382	36.67%	24,007	38.69%	1,217,036	20.70%
4 bedrooms	683	3.92%	4,705	7.58%	367,567	6.25%
5 or more bedrooms	0	0.00%	517	0.83%	73,469	1.25%
TOTAL	17,403	100.00%	62,048	100.00%	5,880,007	100.00%
All Households						
No bedroom	1,201	2.74%	3,015	2.19%	544,383	4.19%
1 bedroom	1,672	3.82%	7,402	5.38%	1,673,245	12.87%
2 bedrooms	10,245	23.40%	32,850	23.88%	3,520,637	27.07%
3 bedrooms	22,616	51.65%	70,039	50.91%	4,397,507	33.81%
4 bedrooms	6,930	15.83%	21,750	15.81%	2,289,606	17.61%
5 or more bedrooms	1,121	2.56%	2,520	1.83%	579,719	4.46%
TOTAL	43,785	100.00%	137,576	100.00%	13,005,097	100.00%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B25042.

Household Size

Average household size is a function of the number household population (the group quarters population is not counted) divided by the number of occupied housing units. Table 1-13 shows the average household size for Visalia, Tulare County, and California. The average number of persons per household (i.e., persons per occupied housing unit) has reduced overall in Visalia between 2007 and 2017, though owner and renter-occupied units experienced increases over certain periods. The average household sizes in Visalia were approximately 0.35 persons lower than those in Tulare County during this time period and between 0.02 and 0.10 persons larger than the statewide average. Based on the information regarding housing unit and household sizes, Visalia has a relatively smaller need for large housing units than the Tulare County and the state.

Tenure	Visalia			Tulare County			California		
	2007	2012	2017	2007	2012	2017	2007	2012	2017
All Households	3.03	3.01	3.00	3.38	3.36	3.34	2.93	2.97	2.98
Owner Occupied	2.98	2.92	3.05	3.27	3.23	3.29	3.01	3.00	3.03
Renter Occupied	3.10	3.12	2.94	3.55	3.53	3.39	2.80	2.93	2.91

Source: U.S. Census, American Community Survey, 2007, 2012, and 2017 (1-year estimate), B25010.

Overcrowding

U.S. Census standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 1-14 compares housing overcrowding data for Visalia with data for Tulare County and California. In 2017, 8.7 percent of Visalia’s housing units were overcrowded: 6.8 percent had between 1.01 and 1.50 persons per room; 1.3 percent had between 1.51 and 2.0 persons per room; and 0.6 percent had more than 2.0 persons per room. These statistics show that overcrowding was less of a problem in Visalia than in Tulare County where 11.7 percent of all households had more than 1.0 person per room and in California where 8.3 percent of households were considered overcrowded.

Overcrowding is typically more of a problem in rental units than owner-occupied units. When broken out by tenure, 71.5 percent of the overcrowded households in Visalia were renter households. Only

4.1 percent (1,091) of Visalia's owner households had 1.01 or more persons per room, while 15.8 percent (2,736) of the renter households had 1.01 or more persons per room in 2017. In Tulare County, 7.2 percent of owner households and 17.3 percent of renter households were overcrowded. Statewide, overcrowding was more similar to Visalia and less than the county with 4.1 percent of owner households and 13.3 percent of renter households having more than 1.0 person per room.

Table 1-14 provides comparative data regarding overcrowding updated for the 2017 American Community Survey 1 year estimate (2017). Overcrowding in Visalia households remained statistically similar as in previous periods and compared to Tulare County and State ratios.

2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
0.50 or less occupants per room	17,458	66.17%	44,212	58.54%	4,832,690	67.83%
0.51 to 1.00 occupants per room	7,833	29.69%	25,918	34.32%	2,001,197	28.09%
1.01 to 1.50 occupants per room	742	2.81%	4,281	5.67%	218,799	3.07%
1.51 to 2.00 occupants per room	310	1.18%	751	0.99%	50,890	0.71%
2.01 or more occupants per room	39	0.15%	366	0.48%	21,514	0.30%
TOTAL	26,382	100.00%	75,528	100.00%	7,125,090	100.00%
Renter Occupied						
0.50 or less occupants per room	9,106	52.32%	23,801	38.36%	2,619,810	44.55%
0.51 to 1.00 occupants per room	5,561	31.95%	27,542	44.39%	2,477,779	42.14%
1.01 to 1.50 occupants per room	2,234	12.84%	8,529	13.75%	467,862	7.96%
1.51 to 2.00 occupants per room	266	1.53%	1,383	2.23%	227,626	3.87%
2.01 or more occupants per room	236	1.36%	793	1.28%	86,930	1.48%
TOTAL	17,403	100.00%	62,048	100.00%	5,880,007	100.00%
All Households						
0.50 or less occupants per room	26,564	60.67%	68,013	49.44%	7,452,500	57.30%
0.51 to 1.00 occupants per room	13,394	30.59%	53,460	38.86%	4,478,976	34.44%
1.01 to 1.50 occupants per room	2,976	6.80%	12,810	9.31%	686,661	5.28%
1.51 to 2.00 occupants per room	576	1.32%	2,134	1.55%	278,516	2.14%
2.01 or more occupants per room	275	0.63%	1,159	0.84%	108,444	0.83%
TOTAL	43,785	100.00%	137,576	100.00%	13,005,097	100.00%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B25014.

Housing Supply

While the previous section discussed the characteristics of persons living in households, this section provides information about the total supply of existing housing in Visalia. This section includes information about the total number housing units available in the city, changes in vacancy, and structural condition of the units.

Housing Units

Table 1-15 shows comparative data on the housing stock in Visalia, Tulare County, and California in 2014 and 2019. The table shows the total housing stock in each area according to the type of structures in which units are located.

Single-family detached housing units have historically accounted for the majority of housing in Visalia. At 76.1 percent of the total housing stock in 2019, single-family detached units in Visalia and Tulare County as a whole make up a much larger share of the total than in the state overall, where only 57.5 percent of all units are single-family detached. Multi-family housing with two to four units makes up the next largest segment of Visalia’s housing stock, with 10.9 percent of the total units in 2019.

Table 1-15 Housing Stock by Type Visalia, Tulare County, and California 2014 & 2019							
Year	Total Units	Single-Family		Multi-Family		Mobile Homes	
		Detached	Attached	2 to 4	5 plus		
Visalia							
2014	Number	45,316	34,175	1,474	5,029	3,034	1,604
	Percent	100.0%	75.4%	3.3%	11.1%	6.7%	3.5%
2019	Number	47,986	36,522	1,474	5,242	3,144	1,604
	Percent	100.0%	76.1%	3.1%	10.9%	6.6%	3.3%
Tulare County							
2014	Number	144,870	109,319	3,893	12,046	9,088	10,524
	Percent	100.0%	75.5%	2.7%	8.3%	6.3%	7.3%
2019	Number	150,622	114,206	3,931	12,427	9,409	10,649
	Percent	100.0%	75.8%	2.6%	8.3%	6.2%	7.1%
California							
2014	Number	13,845,509	8,038,265	973,059	1,119,289	3,154,899	559,997
	Percent	100.0%	58.1%	7.0%	8.1%	22.8%	4.0%
2019	Number	14,235,093	8,190,950	994,710	1,132,562	3,357,051	559,820
	Percent	100.0%	57.5%	7.0%	8.0%	23.6%	3.9%

Source: State of California Department of Finance, E-5 Population Estimates for City, County, and State. Accessed May 2019.

The City's own building permit data for single-family (attached and detached) and multi-family residential activity, shown in Table 1-16, gives greater detail for housing unit growth for the City in the last two decades, from 1999 to 2018. In the 2000s building permit activity for single and multi-family rose and fell, experiencing its lowest point in the year 2012. This trend followed a similar pattern to other regional, state, and national trends. Permit activity returned to a steady level starting in 2013, ranging between 415 and 575 single-family residential permits issued each year between 2013 and 2018. Multi-family permits have followed a similar trend, with little or no activity experienced between 2010 and 2014, and then bouncing back with between 70 and 130 multi-family residential permits issued each year between 2015 and 2018. Overall, single and multi-family residential permit activity increased between 2013 and 2015, but has failed to achieve even 50% of the peak residential permit activity in 2006.

As shown in Table 1-16, there were 4,115 single-family detached units and 498 attached units (single and multi-family) built in Visalia in the 10-year period from 2009 to 2018. The period from 2009 to 2018 saw a significant reduction of units as compared to the previous 10-year period from 1999 to 2008, which saw 9,201 and 1,362 units respectively.

Year	No. New SFD Attached & Detached	No. New Multi Family Units	Year	No. New SFD Attached & Detached	No. New Multi Family Units
1999	633	109	2009	397	77
2000	660	14	2010	320	11
2001	818	18	2011	269	10
2002	860	69	2012	252	0
2003	994	86	2013	429	0
2004	1,104	165	2014	415	20
2005	1,450	100	2015	509	106
2006	1,317	429	2016	575	130
2007	869	326	2017	483	70
2008	496	46	2018	466	74
			TOTAL	4,115	498
			20-year Average	412	50

Source: City of Visalia Building Permits Issued, 1999-2018.

Occupancy / Vacancy Rates

According to the California Department of Housing and Community Development (HCD), the desired vacancy rates necessary to provide a stable housing environment is approximately 2 percent for owner-occupied housing and 5 percent for renter-occupied housing. As shown in Table 1-17, Visalia and Tulare County have both had modestly lower vacancy rates than the state average in 2017. The vacancy rate in Visalia has remained around 5 percent since 2012, while the statewide vacancy rate has increased closer to 8 percent.

Table 1-17 Occupancy / Vacancy Visalia, Tulare County, and California 2012 and 2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
2012						
Occupied Units	41,717	94.3%	132,614	92.4%	12,552,658	91.6%
Vacant Units	2,502	5.7%	10,844	7.6%	1,155,539	8.4%
TOTAL	44,219	100.0%	143,458	100.0%	13,708,197	100.0%
Homeowner Vacancy Rate	3.8		2.4		1.6	
Rental Vacancy rate	1.8		2.6		4.5	
2017						
Occupied Units	43,785	95.1%	137,576	92.3%	13,005,097	91.7%
Vacant Units	2,274	4.9%	11,410	7.7%	1,172,173	8.3%
TOTAL	46,059	100.0%	148,986	100.0%	14,177,270	100.0%
Homeowner Vacancy Rate	0.3		1.2		1.0	
Rental Vacancy rate	5.1		3.6		3.5	

Source: U.S. Census, American Community Survey, 2012 and 2017 (1-year estimate).

The total vacancy rates changed upward moderately between 2012 and 2017. U.S. Census data from 2017, shown below in Table 1-18, gives more information about the relationship between tenure and vacancy. For Visalia, 2014 data is utilized since it is the most recent data available for the city level.

Vacancy Status	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
For rent	493	1.09%	2,333	1.57%	214,814	1.52%
Rented, not occupied	435	0.96%	939	0.63%	61,738	0.44%
For sale only	539	1.19%	914	0.61%	72701	0.51%
Sold, not occupied	24	0.05%	144	0.10%	54554	0.38%
For seasonal, recreational, or occasional use	874	1.94%	2,791	1.87%	416,596	2.94%
For migrant workers	0	0.00%	93	0.06%	4110	0.03%
Other vacant	1,433	3.17%	4,196	2.82%	347,660	2.45%
TOTAL VACANT	3,798	8.41%	11,410	7.66%	1,172,173	8.27%
TOTAL UNITS	45,165	100.00%	148,986	100.00%	14,177,270	100.00%

Source: U.S. Census, American Community Survey, 2014, 2017 (1-year estimate), B25004.

Housing Conditions

This section helps to identify the number of substandard housing units (both renter and owner) in need of repair, rehabilitation, or replacement. In 2019, the City completed a windshield survey to assess and evaluate housing conditions in select geographical areas throughout the city, in fulfillment of Program 6.6 of the 5th-cycle Housing Element. A survey report was released (City of Visalia Housing and Community Windshield Survey Report, Michael Maker International) with a summary of findings discussed below. In addition, the Census provides only limited data that can be used to infer the condition of Visalia's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. Since only a very small percentage of all housing units in Visalia lack complete plumbing or kitchen facilities (as shown in Table 1-19), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table 1-19, the median year built for all housing units as of 2017 was 1983 in Visalia compared to 1981 in Tulare County and 1975 statewide. Approximately 23 percent of Visalia's housing stock was constructed in 2000 or later. These statistics reflect the steady growth in the area during the 2000s in excess of growth statewide.

Table 1-19 Age of Housing Stock & Housing Stock Conditions by Tenure Visalia, Tulare County, and California 2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Occupied Housing Units						
Built 2014 or later	1,239	2.83%	2,765	2.00%	207,324	1.60%
Built 2010 to 2013	1,770	4.04%	5,855	4.23%	231,218	1.78%
Built 2000 to 2009	7,063	16.13%	21,926	15.83%	1,459,299	11.23%
Built 1990 to 1999	6,060	13.84%	19,671	14.20%	1,403,234	10.80%
Built 1980 to 1989	7,732	17.66%	19,699	14.22%	1,973,649	15.19%
Built 1970 to 1979	9,288	21.21%	27,205	19.64%	2,267,588	17.45%
Built 1960 to 1969	4,716	10.77%	14,341	10.35%	1,731,185	13.32%
Built 1950 to 1959	2,895	6.61%	11,570	8.35%	1,777,385	13.68%
Built 1940 to 1949	1,803	4.12%	7,710	5.57%	765,779	5.89%
Built 1939 or earlier	1,219	2.78%	7,773	5.61%	1,178,787	9.07%
TOTAL	43,785	100.00%	138,515	100.00%	12,995,448	100.00%
Units Lacking Complete Plumbing Facilities	192	0.44%	341	0.25%	52,973	0.41%
Units Lacking Complete Kitchen Facilities	120	0.27%	364	0.26%	149,292	1.15%
Median Year Built	1983		1981		1975	
Owner Occupied Housing Units						
Built 2014 or later	868	3.29%	2,045	2.67%	116,331	1.63%
Built 2010 to 2013	1,344	5.09%	2,352	3.08%	110,478	1.55%
Built 2000 to 2009	5,855	22.19%	14,122	18.47%	932,210	13.10%
Built 1990 to 1999	3,337	12.65%	10,533	13.77%	784,714	11.03%
Built 1980 to 1989	4,588	17.39%	10,756	14.07%	1,075,098	15.11%
Built 1970 to 1979	4,874	18.47%	13,704	17.92%	1,153,024	16.20%
Built 1960 to 1969	2,297	8.71%	7,951	10.40%	894,994	12.58%
Built 1950 to 1959	1,465	5.55%	6,732	8.80%	1,064,398	14.96%
Built 1940 to 1949	1,027	3.89%	4,336	5.67%	422,127	5.93%
Built 1939 or earlier	727	2.76%	3,936	5.15%	562,067	7.90%
TOTAL	26,382	100.00%	76,467	100.00%	7,115,441	100.00%
Units Lacking Complete Plumbing Facilities	192	0.73%	306	0.40%	17,239	0.24%
Units Lacking Complete Kitchen Facilities	34	0.13%	154	0.20%	22,019	0.31%
Median Year Built	1986		1982		1975	

Table 1-19 Continued						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Renter Occupied Housing Units						
Built 2014 or later	371	2.13%	720	1.16%	90,993	1.55%
Built 2010 to 2013	426	2.45%	3,503	5.65%	120,740	2.05%
Built 2000 to 2009	1,208	6.94%	7,804	12.58%	527,089	8.96%
Built 1990 to 1999	2,723	15.65%	9,138	14.73%	618,520	10.52%
Built 1980 to 1989	3,144	18.07%	8,943	14.41%	898,551	15.28%
Built 1970 to 1979	4,414	25.36%	13,501	21.76%	1,114,564	18.96%
Built 1960 to 1969	2,419	13.90%	6,390	10.30%	836,191	14.22%
Built 1950 to 1959	1,430	8.22%	4,838	7.80%	712,987	12.13%
Built 1940 to 1949	776	4.46%	3,374	5.44%	343,652	5.84%
Built 1939 or earlier	492	2.83%	3,837	6.18%	616,720	10.49%
TOTAL	17,403	100.00%	62,048	100.00%	5,880,007	100.00%
Units Lacking Complete Plumbing Facilities	0	0.00%	35	0.06%	35,734	0.61%
Units Lacking Complete Kitchen Facilities	86	0.49%	210	0.34%	127,273	2.16%
Median Year Built	1978		1979		1974	

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B25036, B25037, B25049, B25053.

These broad statistical factors suggest that Visalia's housing stock is in relatively good condition compared to communities with larger shares of older homes, disparate housing/income balance and other factors that directly or indirectly influence housing conditions.

The City's housing conditions "windshield" survey, completed in 2019, reviewed 1,716 single-family homes and 585 multi-family units (96 properties), comprising 5 percent of the total housing units in Visalia. For each unit, the survey included an assessment of neighborhood conditions and home conditions – roof, siding, landscaping, fencing, and right-of-way – with each given a rating of good, fair, or poor. The overall neighborhood assessment showed poor ratings for 4 percent of single-family units and 9 percent of multi-family units, and fair ratings for 18 percent of single-family units and 46 percent of multi-family units. Siding conditions for homes rated similar – 3 percent poor for single-family units and 7 percent poor for multi-family units.

The City of Visalia Building Division manages the issuance of building permits and can provide reports on the numbers and types of building permits issued over a period of time. The City's reporting system however does not track permits that are issued specifically to address a substandard building issue, as the permit can be utilized for a building enhancement on a non-substandard unit. These types of issues are addressed through a "residential alteration" permits, which cover a large array of subtypes including but not limited to building compliance inspections, plumbing, mechanical, electrical, reroofs, and additions / remodels. In 2017 and 2018, the City issued 3,434 residential alteration permits for single and multi-family units, averaging 1,717 permits per year or one permit for approximately 4 percent of the total units in Visalia. Staff's review of the permit descriptions has found that a large majority of these permits are for repair or corrective

issues. The City has further investigated and found that in 2017 and 2018, the City's Code Enforcement Division had 818 substandard housing cases, averaging 409 cases per year.

In summary, the analyses provided from the windshield survey and from city data for building permits and substandard housing cases do not appear in conflict with each other, and provide actual documentation of Visalia's housing conditions. While the overall conditions of homes and neighborhoods are good, there are a number of properties that are substandard or in poor shape that could benefit from improvements or programs. It should also be noted that the number of units deemed substandard under these criteria is fully offset by the number of new and rehabilitated housing units that are added to the City's housing unit inventory each year.

Housing Affordability

State law ([Government Code Section 65583(a)(2)) requires "an analysis and documentation of household characteristics, including level of payment compared to ability to pay." Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from the United States Housing and Urban Development (HUD) website. Household income groups shown in the CHAS tabulation are based on the HUD-adjusted area median income (AMI). The list below shows the definition of housing income limits as they are applied to housing units in Visalia.

- **Extremely Low-Income Unit** is one that is affordable to households whose combined income is less than 30 percent of the area median income (AMI) for Visalia as established by HUD using the Visalia-Porterville Metropolitan Statistical Area (MSA). A 4-person household is considered to be extremely low-income in Visalia if its combined income is \$25,750 or less in 2019.
- **Very Low-Income Unit** is one that is affordable to a household whose combined income is between 31 and 50 percent of the AMI as established by HUD for the Visalia-Porterville MSA. A 4-person household is considered to be very low-income in Visalia if its combined income is between \$25,751 and \$32,400 in 2019.
- **Low-Income Unit** is one that is affordable to a household whose combined income is at or between 51 and 80 percent of the AMI as established by HUD for the Visalia-Porterville MSA. A 4-person household is considered to be low-income in Visalia if its combined income is between \$32,401 and \$51,850 in 2019.
- **Median Income Unit** is one that is affordable to a household whose combined income is at or between 81 and 120 percent of the AMI as established by HUD for the Visalia-Porterville MSA. A 4-person household is considered to be median-income in Visalia if its combined income is between \$51,851 and \$77,775 in 2019.

- **Moderate-Income Unit** is one that is affordable to a household whose combined income is above 121 percent of the AMI as established by HUD for the Visalia-Porterville MSA. A 4-person household is considered to be above moderate-income in Visalia if its combined income exceeds \$77,775 in 2019.

According to HUD, the median family income for a household in the Visalia-Porterville MSA was \$50,900 in 2019. Income limits based on persons per household are calculated using a formula developed by HUD (see Table 1-20).

Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low-Income	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low-Income	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low-Income	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Median Family Income	\$50,900							

Source: U.S. Department of Housing and Urban Development, 2019. <https://www.huduser.gov/portal/datasets/il.html>

Housing Cost Burden

This section provides an analysis of the proportion of households “overpaying for housing” based on income level and percentage of income used for housing (i.e., housing cost). Lower-income households are defined as those that earn 80 percent or less of the area median income. Housing cost is measured as the percentage of income. A “moderate cost burden” is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A “severe cost burden” is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

The impact of high housing costs falls disproportionately on extremely low-, very low-, and low-income households, especially renters. While some higher-income households may choose to spend greater parts of their income for housing, the cost burden for lower-income households reflects choices limited by a lack of a sufficient supply of housing affordable to these households. Low-income households, who are overpaying for housing, frequently have insufficient resources for other critical essentials, including food and medicine. This is a significant hardship for many workers, families and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues are being spent on housing.

Table 1-21 shows the Comprehensive Housing Affordability Strategy (CHAS) data from the 2011-2015 American Community Survey (ACS) regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Visalia.

Table 1-21 Housing Cost Burden by Household Income Classification Visalia 2011-2015 ACS			
	Owners	Renters	Total
Household Income <= 30% HAMFI			
Number with any housing problems	1,145	2,840	3,985
Percent with any housing problems	70.9%	82.7%	78.9%
Number w/ Cost Burden > 30%	1,150	2,780	3,930
Percent w/ Cost Burden > 30%	71.2%	80.9%	77.8%
Number w/ Cost Burden > 50%	1,005	2,445	3,450
Percent w/ Cost Burden > 50%	62.2%	71.2%	68.3%
TOTAL HOUSEHOLDS <= 30% HAMFI	1,615	3,435	5,050
Household Income > 30% to <= 50% HAMFI			
Number with any housing problems	990	2,965	3,955
Percent with any housing problems	63.5%	92.7%	83.1%
Number w/ Cost Burden > 30%	945	2,915	3,860
Percent w/ Cost Burden > 30%	60.6%	91.1%	81.1%
Number w/ Cost Burden > 50%	670	1,745	2,415
Percent w/ Cost Burden > 50%	42.9%	54.5%	50.7%
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	1,560	3,200	4,760
Household Income > 50% to <= 80% HAMFI			
Number with any housing problems	1,920	2,345	4,265
Percent with any housing problems	66.6%	74.2%	70.6%
Number w/ Cost Burden > 30%	1,850	2,105	3,955
Percent w/ Cost Burden > 30%	64.1%	66.6%	65.4%
Number w/ Cost Burden > 50%	685	320	1,005
Percent w/ Cost Burden > 50%	23.7%	10.1%	16.6%
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	2,885	3,160	6,045
Household Income > 80% to <= 100% HAMFI			
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	2,510	1,390	3,900
Household Income > 100% HAMFI			
TOTAL HOUSEHOLDS > 100% HAMFI	16,160	5,805	21,965
GRAND TOTAL HOUSEHOLDS			
	24,730	16,990	41,720

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2019. <https://www.huduser.gov/portal/datasets/cp.html>

The 2011-2015 data is the most recent data offered by CHAS. Approximately 38 percent of households in Visalia, or 15,855 households, had extremely low-, very low- or low-incomes. That is, they earned less than 80 percent of the median income for Visalia. Of the lower income households in Visalia, about 61.8 percent were renters and 38.2 percent were owners. Based on CHAS data, 11,745 of the 15,855 lower income households, accounting for 28.2 percent of all households in Visalia had a housing cost burden greater than 30 percent during the period. In addition, 6,870 of the 15,855 lower income households, accounting for 16.5 percent of all households in Visalia, had a housing cost burden greater than 50 percent in the period.

Rates of housing cost burden were far greater among extremely- and very-low income renter households than among low-income owner households. For renter households with low-income incomes (> 50% to <= 80% median family income), rates of housing cost burden were closer to proportional between renter- and owner-occupied households. In Visalia, 66.6 percent of low-income renter households (> 50% to <= 80% median family income) paid 30 percent or more of their monthly incomes for housing costs in the period, compared to 64.1 percent of low-income owner households.

Housing Cost Burden for Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/or rental subsidies or vouchers. In recent years, rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Visalia, a household of four persons with an income of \$25,750 in 2019 would qualify as an extremely low-income household. Table 1-22 shows the number of extremely low-income households and their housing cost burden in Visalia based on the CHAS 2011-2015 data. As shown in the table, Visalia had a lower percentage (12.1 percent) of ELI households than Tulare County (14.9 percent) and the State (15.8 percent). Following the statewide and countywide trends for ELI households, the city had a larger proportion of renter households and a smaller proportion of owner households. In Visalia, 77.8 percent of ELI households had a “moderate” housing cost burden (paying more than 30 percent of income for housing) and 68.3 percent of ELI households had a “severe” housing cost burden (paying more than 50 percent of income for housing). Households experiencing “severe” housing cost burden in Visalia was one percent higher than the respective statewide total and three percent higher than the respective countywide total. Renters of ELI households had a higher likelihood of housing cost burden than owners in Visalia; 80.9 percent of ELI renters had a “moderate” cost burden compared to 71.2 percent of owners, and 71.2 percent of renters had a “severe” cost burden compared to 62.2 percent of owners. This information suggests that there is a need for affordable rental units for extremely low-income residents in Visalia.

Based on Visalia’s 2014-2023 RHNA, there is a projected need for 1,308 extremely low-income housing units (which assumes 50 percent of the very low-income allocation) within the city.

**Table 1-22
Housing Cost Burden of Extremely Low-Income Households
Visalia, Tulare County, and California
2011-2015 ACS**

	Visalia			Tulare County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Total Households	24,730	16,990	41,720	75,685	57,885	133,570	6,909,175	5,808,625	12,717,800
ELI Households	1,615	3,435	5,050	5,695	14,240	19,935	531,435	1,480,830	2,012,265
% of Total Households	6.53%	20.22%	12.10%	7.52%	24.60%	14.92%	7.69%	25.49%	15.82%
ELI Household Cost Burdens									
Number with Cost Burden > 30%	1,150	2,780	3,930	4,210	11,440	15,650	388,680	1,196,680	1,585,360
Percent with Cost Burden > 30%	71.21%	80.93%	77.82%	73.92%	80.34%	78.51%	73.14%	80.81%	78.78%
Number with Cost Burden > 50%	1,005	2,445	3,450	3,555	9,320	12,875	321,525	1,027,440	1,348,965
Percent with Cost Burden > 50%	62.23%	71.18%	68.32%	62.42%	65.45%	64.58%	60.50%	69.38%	67.04%

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2019.
<https://www.huduser.gov/portal/datasets/cp.html>

Ability to Pay for Housing

Table 1-23 shows the 2019 HUD-defined household income limits for extremely low-, very low-, low-, median and moderate-income households in the Visalia-Porterville MSA by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as “affordable” if households do not pay more than 30 percent of gross income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The following section compares 2019 income levels and ability to pay for housing with actual housing costs.

For purposes of this section, the term “affordable” is defined as housing that is affordable to Extremely Low, Very Low, and Low income categories, regardless whether the housing is market priced, or is deed restricted as a result of Federal, State, or Local funding assistance, non-monetary incentive program, or tax increment reduction or waiver program. Affordable housing is housing that requires no more than 30% of an income qualifying occupant’s gross salary to maintain the housing unit. In addition, for purposes of the Housing Element, affordable housing includes any housing developed at a gross density of 30 units or more per acre.

**Table 1-23
Ability to Pay for Housing based on HUD Income Limits
Visalia-Porterville MSA
2019**

Extremely Low-Income Households at 30% of 2019 Median Family Income								
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Number of Persons	1	2	3	4	5	6	7	8
Income Level	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Max. Monthly Gross Rent (1)	\$341	\$423	\$533	\$644	\$754	\$865	\$975	\$1,070
Max. Purchase Price (2)				\$120,300				
Very Low-Income Households at 50% of 2019 Median Family Income								
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Number of Persons	1	2	3	4	5	6	7	8
Income Level	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Max. Monthly Gross Rent (1)	\$568	\$649	\$730	\$810	\$875	\$940	\$1,005	\$1,070
Max. Purchase Price (2)				\$151,000				
Low-Income Households at 80% of 2019 Median Family Income								
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Number of Persons	1	2	3	4	5	6	7	8
Income Level	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Max. Monthly Gross Rent (1)	\$908	\$1,038	\$1,168	\$1,296	\$1,400	\$1,504	\$1,608	\$1,711
Max. Purchase Price (2)				\$241,800				
Notes: Incomes based on the Visalia-Porterville MSA; FY 2019 Median Family Income: \$50,900; HUD FY 2019 Section 8 Income Limits.								
¹ Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.								
² Assumes 95 percent loan and 5 percent down payment at 4.05 percent annual interest rate and 30-year fixed term; assumes taxes, mortgage insurance, and homeowners' insurance account for approximately 30 percent of total monthly payments.								
Source: U.S. Department of Housing and Urban Development, 2019. https://www.huduser.gov/portal/datasets/il.html								

Housing Values

Between 1998 and 2008 there was a significant boom and severe downturn in the local housing market. Commonly referred to as the “housing bubble,” local markets exploded with construction and sales activity skyrocketed. From December 2002 to December 2006, the median home price in Visalia more than doubled, from about \$133,500 to \$282,750 and then fell back to around \$175,000 by December 2008. This trend occurred throughout California and in the surrounding cities of Tulare County.

Overall, this is was due to high volumes of housing stock purchased with sub-prime mortgages that contributed to the “housing bubble” of inflated sales rates and prices. Visalia was not an exception.

According to the Tulare County Association of Realtors, in 2009 there were 1,287 properties in Visalia listed as foreclosures (REO & short sale). This number was almost twice as many than were listed in 2008. The peak year for foreclosures was in 2011 with 1,665 properties listed in Visalia. With each following year, the number of properties in foreclosure reduced by roughly 25 or more percent. In 2018, there were just 75 properties listed as foreclosures.

Table 1-24, shown below, gives the average sale price for existing homes and for newly constructed homes sold in Visalia between 2008 and 2018. In 2018, the median price for an existing home was \$256,950 and the median price for a newly constructed home was \$288,304. The median home price of existing homes in Visalia reached its lowest point in 2011 and has appreciated each year since by an average of 9 percent. As of 2018, the median price for an existing home rose 84 percent above the median price in 2011.

Table 1-24 Median Prices of Existing Homes and New Home Construction Visalia 2008 to 2018						
	2008	2010	2012	2014	2016	2018
Median Price	\$199,000	\$153,200	\$148,850	\$194,900	\$220,000	\$256,950
Percent Change		-23%	-3%	31%	13%	17%
New Construction	N/A	N/A	\$222,889	\$265,286	\$326,743	\$288,304
Percent Change				19%	23%	-12%

Source: Tulare County Association of Realtors

Rebounding house values and declining foreclosure activity have resulted in general economic benefit to individual property owners, to the community, and to the economy as a whole. It has had the effect of stabilizing living arrangements among community households, particularly among households that had already lost their homes or who have been at risk of losing their homes due to properties being “underwater” relative to their loan balances.

However, this has also resulted in a contrasting challenge for home affordability, particularly at the low and very low household income levels. While the availability of newly constructed homes has steadily increased (particularly since 2012 which has shown steady year to year growth which now is over 600 units per year), the increased sales prices of new homes that has facilitated the growth in new construction has also raised the price of existing homes which typically serve as the City’s stock of affordable first time home buyer’s housing.

Rental Rates

Table 1-25 shows HUD-defined fair market rent (FMR) for the Visalia-Porterville MSA for 2019. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. HUD uses FMRs for a variety of purposes: FMR determines the eligibility of rental housing units for the Section 8 Housing Assistance program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

Comparing the current FMR to Table 1-20, a 3-person household classified as low-income (80 percent of median) with an annual income of up to \$46,700 could afford to pay \$1,168 monthly gross rent (including utilities). The 2019 FMR for a 2-bedroom unit is \$925, which is affordable to the household, assuming such a unit was available in Visalia. However, a 3-person very low-income household (\$29,200) could afford to pay only \$730 for a two bedroom unit, which is below the 2019 FMR.

Since the FMR applies to the entire Visalia-Porterville MSA, residents of communities with higher rental rates are likely to find that there is a limited supply of rental units at the regional FMR (i.e., a 2-bedroom unit for \$925, with utilities included). The lack of affordability would be even worse for the very low-income household mentioned above if the household has to spend more than the FMR amount to rent a unit in Visalia.

Bedrooms in Unit	2019 FMR
Efficiency	\$695
1 Bedroom	\$699
2 Bedrooms	\$925
3 Bedrooms	\$1,291

Source: U.S. Department of Housing and Urban Development, 2019.
FY 2019 Fair Market Rent Documentation System.
<https://www.huduser.gov/portal/datasets/fmr.html>

According to HUD, “the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded.”

Average Monthly Rents

Table 1-26 shows approximate rents for various apartment complexes as well as single-family homes in Visalia as of May 2019. Rents vary widely based on the number of bedrooms, age of the facility and location. Depending on the cost of utilities, there are apartments listed in Table 1-26 that would be affordable to low-income households. Only the lowest-priced rental units listed in the table would be affordable to very low-income households and none would be affordable to extremely low-income households. Approximately half of the houses and apartments surveyed on the listings would be affordable to low-income households. Based on the affordable rents listed in Table 1-24, single-wage earners in Visalia would have difficulty affording a 1-bedroom apartment.

Table 1-26 Sample and Average Rental Housing Prices Visalia 2019					
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Apartment Complexes					
Montecito		\$1,450	\$1,525		
Sierra Ridge		\$925	\$1,040		
Summerfield			\$1,000		
Cameron Crossing		\$1,350	\$1,425		
Oak View		\$1,260	\$1,300	\$1,560	
Lowest Found		\$650	\$725	\$995	
Single-Family Homes					
Single-Family Homes		\$925	\$1,150	\$1,415	\$1,815
Sample Size		1	10	20	16
Source: http://www.apartments.com ; http://www.rent.com . Accessed May 2019.					
Housing Authority Payment Standard					
	\$695	\$699	\$1,018	\$1,291	\$1,525
City of Visalia Average	N/A	\$911	\$1,011	\$1,324	\$1,651
County of Tulare Average	N/A	\$884	\$955	\$1,255	\$1,515

Source: Zillow, accessed May 2019; Housing Authority of Tulare County, Payment Standard and Utility Allowance, effective May 2019

Special Housing Needs

Within the general population of Visalia there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing law (Government Code, Section 65583(a)(6)): “elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” Where possible, estimates of the population or number of households in Visalia belonging to each group are shown.

Seniors

Seniors are defined as persons 65 years and older and senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repairs costs. This is a situation commonly described as “house-rich and cash-poor.” Table 1-27 shows information on the number of seniors, the number of senior households, households based on family / nonfamily status, and senior households by tenure in Visalia, Tulare County, and California in 2017.

Table 1-27						
Senior Populations and Households						
Visalia, Tulare County, and California						
2017						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Population						
TOTAL POPULATION	133,009	100.00%	464,493	100.00%	39,536,653	100.00%
TOTAL SENIORS	14,396	10.82%	50,932	10.97%	5,504,817	13.92%
Male	6,033	4.54%	23,014	4.95%	2,443,427	6.18%
Female	8,363	6.29%	27,918	6.01%	3,061,390	7.74%
Households						
TOTAL HOUSEHOLDS	43,785	100.00%	137,576	100.00%	13,005,097	100.00%
Households with one or more people 65 years and over	10,909	24.91%	35,757	25.99%	3,795,751	29.19%
1-person household	4,730	10.80%	11,307	8.22%	1,229,907	9.46%
2-person household	6,179	14.11%	24,450	17.77%	2,565,844	19.73%
- Family households	6,058	13.84%	23,819	17.31%	2,414,874	18.57%
- Nonfamily households	121	0.28%	631	0.46%	150,970	1.16%
Senior householder owner-occupied	6,741	15.40%	21,413	15.56%	2,261,506	17.39%
Senior householder renter-occupied	2,509	5.73%	7,543	5.48%	839,878	6.46%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B11007, B25007, S0101.

Seniors represented 10.8 percent of the population in Visalia in 2017 compared to 11.0 percent of the population in Tulare County and 13.9 percent in California. Senior households represented 21.1 percent of all households in Visalia compared to 21.0 percent in Tulare County and 23.9 percent in California. Senior households have a high homeownership rate. Nearly 72.9 percent of senior households in Visalia owned their homes in 2017, compared to 60.3 percent of all households in the city. While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments, or mobile homes. In general, most senior households consist of a single elderly person living alone or a couple. In comparison, among non-senior households, a smaller percentage of households live alone. This information suggests that senior households may prefer smaller housing units than the general population. Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or chose not to drive must rely on alternative forms of transportation. This includes bus routes, ride sharing, and walking.

Table 1-28 shows the housing cost burdens by elderly family type and tenure in Visalia based on data extracted through HUD's Comprehensive Housing Affordability Strategy or CHAS (note that the CHAS data defines senior or elderly as age 62 and over, as opposed to the American Community Survey that reports seniors as age 65 and older). Based on data in this table, of all elderly persons in lower-income categories (less than or equal to 80% HAMFI), 18.7 percent of all senior-owner households and 54.2 percent of all senior-renter households in Visalia had a housing cost burden of 30 percent or greater. In general, when compared to all households with housing cost burdens (see Table 1-21), the percentage of senior households in Visalia with a cost burden was only slightly higher than all households in Visalia with a cost burden (16.0 percent for owner households and 45.9 percent for renter households).

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked nor have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. The amount of SSI payment for eligible participants is \$771 for a single person and \$1,157 for a couple as of January 2019 (Source: <https://www.ssa.gov/oact/cola/SSI.html>). As of December 2017 there were 6,904 recipients of SSI over the age of 65 in Tulare County. (Source: https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2017/ca.html)

The Housing Authority of the County of Tulare provides rental assistance to very low and moderate-income seniors throughout the county and manages three assisted senior housing developments within the City:

- Kimball Court: located on south side of Kimball Avenue between West and Court Streets, provides 94 units for seniors in duplexes and fourplexes with one on-site managers unit in a gated environment.
- Westport Village: located on east side of Akers Street north of Caldwell Avenue, a development with 109 lots for pre-manufactured housing for seniors, includes 25 units with subsidies for seniors at or below 60 percent of adjusted median income (AMI).
- Visalia Garden Villas: located south of Tulare Avenue and east of Akers Street, provides 60 units for very low- and moderate-income seniors.

**Table 1-28
Housing Cost Burden by Elderly Family Type and Tenure
Visalia
2011-2015 ACS**

	Owners		Renters		Total
	Elderly Family	Elderly Non-family	Elderly Family	Elderly Non-family	
Household Income <= 30% HAMFI					
Number with any housing problems	190	295	100	635	1,220
Number w/ Cost Burden <= 30%	4	75	0	160	239
Number w/ Cost Burden > 30% to <= 50%	45	85	20	55	205
Number w/ Cost Burden > 50%	150	115	85	235	585
Number w/ Cost Burden Not Computed	10	30	0	15	55
TOTAL HOUSEHOLDS <= 30% HAMFI	209	305	105	465	1,084
Household Income > 30% to <= 50% HAMFI					
Number with any housing problems	85	95	285	450	915
Number w/ Cost Burden <= 30%	190	235	15	145	585
Number w/ Cost Burden > 30% to <= 50%	50	100	110	135	395
Number w/ Cost Burden > 50%	35	150	175	210	570
Number w/ Cost Burden Not Computed	0	0	0	0	0
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	275	485	300	490	1,550
Household Income > 50% to <= 80% HAMFI					
Number with any housing problems	360	195	125	415	1,095
Number w/ Cost Burden <= 30%	295	315	60	75	745
Number w/ Cost Burden > 30% to <= 50%	205	115	80	95	495
Number w/ Cost Burden > 50%	155	85	45	25	310
Number w/ Cost Burden Not Computed	0	0	0	0	0
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	655	515	185	195	1,550
Household Income > 80% to <= 100% HAMFI					
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	385	285	110	20	800
Household Income > 100% HAMFI					
TOTAL HOUSEHOLDS > 100% HAMFI	2,855	920	180	295	4,250
GRAND TOTAL HOUSEHOLDS					
	4,379	2,510	880	1,465	9,234

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

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2019.
<https://www.huduser.gov/portal/datasets/cp.html>

The City continues to look for opportunities to partner with agencies, developers, and non-profit organizations for the construction and/or rehabilitation of affordable senior housing. The City partnered with Christian Church Homes/Visalia Senior Housing on the development of a 43-unit senior housing development, known as Sierra Meadows. The project was completed in 2011, with a total development cost of \$9.6 million, including \$2.8 million in HOME Investment Partnership Funds, and U. S. Department of Housing and Urban Development (HUD) Section 202 Supportive Housing funding for the Elderly. The project was the first leadership in Energy and Environmental Design (LEED) Gold-certified in the State of California. As shown in Table 1-29 there are 16 residential care facilities licensed in Visalia with a total capacity of 684 residents with the average facility size being 43 units.

Table 1-29 Residential Elder Care Facilities Visalia 2019		
Name	Address	Capacity
Augdun Senior Care Home	2610 S. Dollner Street	6
Casa Grande Assisted Living	347 E. Walnut Avenue	49
Casa Grande Senior Care Home #2	417 E. Walnut Avenue	46
Evergreen Residence	3030 W. Caldwell Avenue	40
Glory Days Assisted Living For Seniors	1303 S. Pinkham Street	10
J & M Elderly Homecare	3510 W. Elowin Avenue	6
James Linwood Ranch	111 1/2 S. Linwood Street	6
Jordeth Senior Care Home	2226 W. Perez Court	5
Magnolia Park Assisted Living*	2950 E. Douglas Avenue	48
Park Visalia Assisted Living, LLC	3939 W. Walnut Avenue	123
Prestige Assisted Living At Visalia	3120 W. Caldwell Avenue	72
Quail Park Memory Care Residences	5050 W. Tulare Avenue	44
Quail Park Retirement Village, LLC	4600 W. Cypress Avenue	175
Sierra Village Assisted Living	73 Molenstraat	22
Sunflower Gardens	1818 S. Thomas Street	6
T.L.C Assisted Living For Seniors	2530 S. Ben Maddox Way	26
TOTAL		684
Facility Name (City Assisted Projects) Address # of units		
Sierra Meadows	1120 E. Tulare Avenue	42
Oak Meadows	111 W. School Avenue	59
The Meadows	3900 W. Tulare Avenue	100
Town Meadows	115 W. Murray Avenue	100
TOTAL		301

* Denotes a licensed community care facility and not a licensed assisted living residential care facility

Source: City of Visalia, Fiscal Year 2015-2019 Consolidated Plan

The City of Visalia is an entitlement and participating jurisdiction, which receives U. S. Department of Housing and Urban Development (HUD) funding, such as Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. As part of the City's 2015-2019 Consolidated Plan, high priority needs were identified, with goals that include providing affordable housing opportunities to existing owner occupants, including accessibility and senior repairs. As funding becomes available, programs such as the Senior Mobile Home Repair Program will assist very low-income seniors or disabled individuals with emergency, minor repairs, and mobility needs.

The Senior Center of Visalia provides activities and a lunch program for seniors. Senior Center staff has reported that seniors often ask for assistance with housing problems such as home repairs and finding affordable rental housing. The requests are primarily for affordable rental housing because the seniors' low incomes make it difficult to find housing that they can afford.

People with Disabilities

While there is limited data available on the housing needs of persons with disabilities in Visalia, data on the number of persons with disabilities is useful in inferring housing needs. Table 1-30 shows information from the 2017 (1-year estimate) American Community Survey on the disability status by age group for males and females in Visalia, Tulare County, and California.

	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Population:	132,129	100.00%	460,812	100.00%	39,046,835	100.00%
With a disability	15,726	11.90%	51,370	11.15%	4,151,044	10.63%
Under 5 years:	10,413	7.88%	38,472	8.35%	2,460,102	6.30%
With a disability	0	0.00%	381	0.08%	16,029	0.04%
5 to 17 years:	29,011	21.96%	105,058	22.80%	6,582,503	16.86%
With a disability	2,644	2.00%	5,157	1.12%	279,474	0.72%
18 to 34 years:	33,613	25.44%	111,595	24.22%	9,605,966	24.60%
With a disability	1,863	1.41%	6,658	1.44%	498,478	1.28%
35 to 64 years:	45,051	34.10%	156,015	33.86%	14,988,186	38.39%
With a disability	5,839	4.42%	17,351	3.77%	1,482,199	3.80%
65 to 74 years:	7,981	6.04%	30,320	6.58%	3,167,805	8.11%
With a disability	1,919	1.45%	9,848	2.14%	752,013	1.93%
75 years and over:	6,060	4.59%	19,352	4.20%	2,242,273	5.74%
With a disability	3,461	2.62%	11,975	2.60%	1,122,851	2.88%

Table 1-30 Continued						
	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Male:	61,578	46.60%	230,333	49.98%	19,267,819	49.35%
With a disability	7,933	6.00%	26,635	5.78%	1,992,144	5.10%
Under 5 years:	4,374	3.31%	19,735	4.28%	1,258,969	3.22%
With a disability	0	0.00%	287	0.06%	8,132	0.02%
5 to 17 years:	13,700	10.37%	53,270	11.56%	3,361,317	8.61%
With a disability	1,434	1.09%	3,130	0.68%	179,468	0.46%
18 to 34 years:	15,213	11.51%	56,386	12.24%	4,873,764	12.48%
With a disability	840	0.64%	3,844	0.83%	273,313	0.70%
35 to 64 years:	22,295	16.87%	78,263	16.98%	7,369,434	18.87%
With a disability	3,298	2.50%	8,710	1.89%	730,045	1.87%
65 to 74 years:	3,494	2.64%	14,177	3.08%	1,468,783	3.76%
With a disability	1,027	0.78%	5,295	1.15%	354,187	0.91%
75 years and over:	2,502	1.89%	8,502	1.85%	935,552	2.40%
With a disability	1,334	1.01%	5,369	1.17%	446,999	1.14%
Female:	70,551	53.40%	230,479	50.02%	19,779,016	50.65%
With a disability	7,793	5.90%	24,735	5.37%	2,158,900	5.53%
Under 5 years:	6,039	4.57%	18,737	4.07%	1,201,133	3.08%
With a disability	0	0.00%	94	0.02%	7,897	0.02%
5 to 17 years:	15,311	11.59%	51,788	11.24%	3,221,186	8.25%
With a disability	1,210	0.92%	2,027	0.44%	100,006	0.26%
18 to 34 years:	18,400	13.93%	55,209	11.98%	4,732,202	12.12%
With a disability	1,023	0.77%	2,814	0.61%	225,165	0.58%
35 to 64 years:	22,756	17.22%	77,752	16.87%	7,618,752	19.51%
With a disability	2,541	1.92%	8,641	1.88%	752,154	1.93%
65 to 74 years:	4,487	3.40%	16,143	3.50%	1,699,022	4.35%
With a disability	892	0.68%	4,553	0.99%	397,826	1.02%
75 years and over:	3,558	2.69%	10,850	2.35%	1,306,721	3.35%
With a disability	2,127	1.61%	6,606	1.43%	675,852	1.73%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B18101.

According to the table, 11.9 percent of the total population in Visalia has a disability, compared to 11.2 percent in Tulare County and 10.6 percent in California. When generalized into three age groups, 2.0 percent of the city's population under 18 years of age, 5.3 percent of the population 18 to 64 years of age, and 4.1 percent of seniors (65 years and older) had a disability. Percentages for non-seniors are higher for the city than for Tulare County and California as a whole, while percentages for seniors are lower for the city than for Tulare County and California as a whole.

SSI program statistics show the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2017, 15,002 SSI recipients in Tulare County were receiving benefits because they were blind or disabled. (Source: https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2017/ca.html) (Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.)

The Central Valley Regional Center coordinates services for persons with developmental disabilities (e.g., mental retardation, cerebral palsy, epilepsy, autism), some who are able to live independently with supportive services. According to a staff person at the Center for Independent Living, most of the Center's clients are on SSI and thus have very limited budgets for housing expenses. As noted in the Fiscal Year 2017/18 Central Valley Regional Center Purchase of Service Expenditure and Demographic Data (source: <https://www.cvrc.org/transparency-access-to-info/pos-expenditure-data/>), the CVRC serves a total of 8,483 clients aged 22 and older within its six-county service area (Fresno, Kings, Madera, Mariposa, Merced, and Tulare Counties). The report does not break out adults between the ages of 18 and 22. The service area has a total population of 2,111,595 (2019). Of this total, the City of Visalia has 138,205 or 6.5% of the total population. Assuming the City has a proportionate share of clients there are 555 persons with qualifying developmental disabilities.

Housing for non-adult developmentally disabled persons are typically under the jurisdiction of and placed in permanent housing (when not placed within the nuclear family home) by the Child Welfare Services Agency, or in some cases by the Juvenile Court. Consequently, the City lacks jurisdiction for the placement of non-adult developmentally disabled persons. The City supports supportive housing and other support facilities for persons with developmental disabilities. In Visalia there are 47 adult residential care facilities with a total bed capacity of 297 (source: <http://www.cdss.ca.gov/inforesources/Adult-Care-Licensing>). Based on the proportionate population and available residential care facility capacities, the City may be seen as satisfying this special housing need for adult persons, pursuant to GC Section 65583(a)(7).

The Housing Authority of the County of Tulare provides rental assistance to very low and moderate-income families, seniors and individuals with disabilities throughout the county. They have two projects in Visalia:

- Clark Court, which provides 12 units for the mentally disabled, and
- Transitional Living Center, which provides transitional housing for the mentally disabled totaling 40 occupants.

With regards to City committees, the City has an active Disability Advocacy Committee that advises the City on the needs of disabled people, including the public improvement projects for ADA compliance. The Committee meets monthly and is represented by Community Development staff.

In late 2017, the City adopted a Reasonable Accommodation Ordinance addition to the Zoning Ordinance, in fulfillment of Program 5.3 of the City's prior (5th cycle) Housing Element. The Ordinance states that structures or devices necessary to facilitate access to a building for persons with physical and non-physical disabilities shall be accommodated without the requirement to file an application for an exception or variance. Further, Program 5.3 and the associated Reasonable Accommodation Ordinance shall include procedures for providing exception in zoning and land use

that may be necessary to ensure equal access to housing for persons requiring reasonable accommodation. For example, a housing development is allowed in any non-residentially zoned district (i.e. Commercial or Office zone district), subject to approval of a Conditional Use Permit (CUP). In the event a CUP for housing that includes a request for reasonable accommodation for a person or persons with disabilities, the CUP shall be evaluated and approved in the same manner as that of a CUP without a similar request for reasonable accommodation. However, any accommodations necessary to support reasonable accommodation shall not require a request for exception or variance as may be necessary to provide reasonable accommodation.

Upon adoption of the Reasonable Accommodation Ordinance, an announcement of the ordinance together with a brochure describing the ordinance was made on the City website and at the Community Development Department permit counter, as well as disseminated through the local Building Industry Association (BIA) and the City's Disability Advocacy Committee. The advertisement was done in fulfillment of Program 5.4 of the City's prior (5th cycle) Housing Element.

Persons with disabilities in Visalia have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market-rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in the city could increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than half of one percent in most developments.

The following are the seven principles of universal design outlined by Center for Universal Design:

- *Equitable Use* - The design is useful and marketable to people with diverse abilities.
- *Flexibility in Use* - The design accommodates a wide range of individual preferences and abilities.
- *Simple and Intuitive* - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- *Perceptible Information* - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

- *Tolerance for Error* - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- *Low Physical Effort* - The design can be used efficiently and comfortably with minimum fatigue.
- *Size and Space for Approach and Use* - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

The City has adopted the 2016 California Building Code including Title 24 regulations dealing with accessibility for persons with disabilities. Newer housing will meet minimum standards for access for persons with disabilities.

Large Families / Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. Multi-family rental housing units typically provide one or two bedrooms and not the three or more bedrooms that are required by large families. As a result, the large families that are unable to rent single-family houses may be overcrowded in smaller units. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities.

Table 1-11 shows the number and share of large households in Visalia, Tulare County, and California. Approximately 19.2 percent of all households in Visalia had five or more persons. Of these large households, 5,102 were owner-occupied households and 3,301 were renter-occupied households. The percentage of large owner-occupied households in Visalia (19.3 percent) was slightly smaller than the percentage in Tulare County (21.4 percent) and larger than the percentage in California (13.7 percent). The percentage of large renter-occupied households in the city (19.0 percent) was smaller than the percentage in Tulare County (23.9 percent) and larger than the percentage in California (14.2 percent).

Table 1-12 shows the number of bedrooms by housing unit by tenure in Visalia in 2017. As shown, 27.9 percent of occupied housing units in Visalia contained four or more bedrooms while only 3.9 percent of renter-occupied units contained four or more bedrooms. Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units, and as of 2017 a majority of renter-occupied units contained an average of two bedrooms in contrast to a majority of owner-occupied units containing an average of three bedrooms.

Female-Headed Households

A female-headed household represents a household that is headed by a female with no husband present and with or without children. As shown in Table 1-31, there are 6,927 female-headed households with no husband present, comprising 22.3 percent of total households in Visalia. Of this number, 4,868 households or 70.3 percent have children at home. By contrast, there are 2,996

male-headed households with no wife present. The percentage of female single-headed households is about identical in the county and slightly higher than the state.

**Table 1-31
Household Type and Related Children With Poverty Status
Visalia, Tulare County, and California
2017**

	Visalia		Tulare County		California	
	Number	Percent	Number	Percent	Number	Percent
Total:	31,161	100.00%	106,339	100.00%	8,910,617	100.00%
Married-couple family:	21,238	68.16%	71,124	66.88%	6,446,965	72.35%
No child	11,178	35.87%	34,677	32.61%	3,459,981	38.83%
1 or 2 children	6,885	22.09%	23,475	22.08%	2,342,017	26.28%
3 or 4 children	2,788	8.95%	11,301	10.63%	595,328	6.68%
5 or more children	387	1.24%	1,671	1.57%	49,639	0.56%
Other families:	9,923	31.84%	35,215	33.12%	2,463,652	27.65%
Male householder, no wife present:	2,996	9.61%	11,262	10.59%	773,212	8.68%
No child	934	3.00%	4,166	3.92%	366,799	4.12%
1 or 2 children	1,283	4.12%	5,310	4.99%	332,463	3.73%
3 or 4 children	653	2.10%	1,519	1.43%	67,842	0.76%
5 or more children	126	0.40%	267	0.25%	6,108	0.07%
Female householder, no husband present:	6,927	22.23%	23,953	22.53%	1,690,440	18.97%
No child	2,059	6.61%	7,037	6.62%	711,177	7.98%
1 or 2 children	3,810	12.23%	11,171	10.51%	780,423	8.76%
3 or 4 children	972	3.12%	5,347	5.03%	174,293	1.96%
5 or more children	86	0.28%	398	0.37%	24,547	0.28%
Income in the past 12 months below poverty level:	4,229	13.57%	23,598	22.19%	858,067	9.63%
Married-couple family:	1,362	4.37%	10,913	10.26%	373,259	4.19%
No child	248	0.80%	3,353	3.15%	131,505	1.48%
1 or 2 children	654	2.10%	4,587	4.31%	138,033	1.55%
3 or 4 children	460	1.48%	2,389	2.25%	90,485	1.02%
5 or more children	0	0.00%	584	0.55%	13,236	0.15%
Other families:	2,867	9.20%	12,685	11.93%	484,808	5.44%
Male householder, no wife present:	587	1.88%	2,865	2.69%	98,151	1.10%
No child	93	0.30%	1,019	0.96%	28,166	0.32%
1 or 2 children	125	0.40%	1,252	1.18%	47,915	0.54%
3 or 4 children	369	1.18%	453	0.43%	19,015	0.21%
5 or more children	0	0.00%	141	0.13%	3,055	0.03%
Female householder, no husband present:	2,280	7.32%	9,820	9.23%	386,657	4.34%
No child	221	0.71%	813	0.76%	66,013	0.74%
1 or 2 children	1,384	4.44%	4,955	4.66%	213,141	2.39%
3 or 4 children	675	2.17%	3,740	3.52%	90,579	1.02%
5 or more children	0	0.00%	312	0.29%	16,924	0.19%

Source: U.S. Census, American Community Survey, 2017 (1-year estimate), B17012.

With regards to poverty, there were 2,280 female-headed households with no husband present that were below poverty level, comprising 7.3 percent of total households in Visalia. Of this number, 2,059 households or 90.3 percent of the total female-headed households with no husband present that were below poverty level have children at home. The percentage of female single-headed households below the poverty level is lower than in the county (9.2 percent) and slightly higher than the state (4.3 percent).

Because they generally have only one potential wage earner, single-headed households, and especially female-headed households, often have more difficulties finding adequate, affordable housing than families with two adults. Single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, and medical facilities.

Farmworkers

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmers and farmworkers are the cornerstone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and industries that process, transport, and distribute food to consumers. Farmworker households are often comprised of extended family members or single male workers. Many farmworker households tend to have difficulties securing safe, decent, and affordable housing and are often forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

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

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and who are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, and includes more than half of all farmworkers in the state.

Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower.

Providing migratory or seasonal farmworkers with affordable shelter has long presented a problem. Traditionally, growers offered some level of shelter to workers yet the availability of grower-offered housing has dramatically decreased over the last twenty years. While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Increasingly, farmworkers are living in cities on a year-round basis, especially in existing single-family rental units in older neighborhoods that offer relatively low-cost housing and its central location in relation to farmland.

U.S. Census of Agriculture is conducted every five years and gives the most recent estimate on the number and type of farmworkers in Tulare County. As shown in Table 1-32, Tulare County has seen decrease in farms and farm workers over the five-year period (2012 to 2017). During this period the number of farms that hired farm labor decreased by 11.8 percent and the number of workers these farms hired decreased by 8.0 percent. In 2012, there were 13,502 farmworkers in Tulare County that worked fewer than 150 days. In 2017 there were 12,216 farmworkers; a 9.5 percent decrease in the number of farmworkers.

**Table 1-32
Farmworkers
Tulare County
2007, 2012, and 2017**

Type of Farm Labor	2007	2012	Change '07 - '12	2017	Change '12 - '17
Hired farm labor (farms)	2,103	2,448	16.41%	2,160	-11.76%
Hired farm labor (workers)	24,978	25,247	1.08%	23,233	-7.98%
Workers by days worked – 150 days or more	12,549	11,745	-6.41%	11,017	-6.20%
Workers by days worked – less than 150 days	12,429	13,502	8.63%	12,216	-9.52%
Migrant farm labor on farms with hired labor	350	180	-48.57%	146	-18.89%
Migrant farm labor on farms reporting only contract labor	184	65	-64.67%	60	-7.69%

Source: U.S. Census of Agriculture. <<https://www.nass.usda.gov/AgCensus/>>

The City of Visalia has been undergoing a transition from agriculture-based industries to metropolitan-oriented employment for many decades. The demand for substantial numbers of transient farm laborers has evolved to a much more stable workforce that remains in residence. Thus, the need for seasonal housing has evolved to a need for year-round housing that is undifferentiated from the other housing demands in the city.

The Housing Authority operates a farm labor housing program. Under this program, the Housing Authority rents over 400 units to non-migratory farmworkers in six locations in Tulare County, including Visalia. La Puente Apartments in Visalia, located at 2000 N. Bridge Street, rents 15 two- and three-bedroom units. The Linnell Farm Labor Center, located three miles east of Visalia city limits near Farmersville, has 191 two-, three-, and four-bedroom apartments.

Since adoption of the 2010 Housing Element, the Employee Housing Act (Health and Safety Code Section 17021.6) requires that employee housing for up to 12 units or 36 beds be permitted in the

same manner as other residential uses in Zone districts that allow agricultural uses. The Zoning Ordinance allows agricultural uses (specifically the raising of fruit and nut trees, vegetables and horticultural specialties) in the Agriculture and Open Space Zone Districts, all residential zones, the City's three Office Zone Districts (O-PA, O-C, and BRP), and the Light Industrial Zone District (I-L).

The Zoning Ordinance was revised in 2017 to be fully consistent with State Law, wherein employee housing as defined by California Health and Safety Code Section 17008 is also permitted in the Agriculture and Open Space Zone Districts.

People Experiencing Homelessness

Since the 1980s, there has been a national increase in the number of homeless persons found not only in shelters but also in police station lobbies, emergency rooms of hospitals, camp sites, parked cars, all-night movie theaters, bus stations, airport terminals, hallways, alleys, abandoned buildings, caves, along river banks, and under bridges. Many uncounted homeless may also be living house-to-house until they are forced onto the street.

More recently in the 2010s, there has been a significant increase in the number of homeless persons in the western United States, particularly in California. In Visalia alone, calls for service to the Police Department regarding transients have increased over 1000% over the last 10 years, from 651 calls in 2008 to 7,443 calls in 2018 (Source: Visalia Police Department Annual Report, 2018).

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially lives in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home).

Not all homeless people are the same but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, elderly, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, the working poor, and those with jobs but whose income is too small to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Low Barrier Navigation Centers can also fulfill the need for persons seeking emergency shelter. Both of these housing types are explained further in the Zoning for a Variety of Housing Types section in Chapter 4.

For any community, measuring the number of homeless individuals is a difficult task, in part because homelessness is typically a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time.

Services and facilities available for the homeless are coordinated in Visalia and Tulare County as a “continuum of care.” The City of Visalia, with other jurisdictions and agencies in Tulare and Kings County, developed a Continuum of Care Plan to identify gaps in services for the homeless in the two counties and to apply for available funding for homeless services. The continuum of care begins with a point of entry to assess the needs of a homeless individual or family. Once a needs assessment is completed, the person or family may be referred to permanent housing or transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The Continuum of Care group has released data from the annual Point in Time survey, which was conducted between January 24 and 31, 2019. The survey helps to provide a more accurate understanding of the homeless and the demographics and needs of the homeless populations in Tulare and Kings Counties. The survey found and counted 481 persons in Visalia as being homeless during the Point in Time survey. The following is a summary of the survey’s findings that was released in June 2019, as it pertains to homeless persons counted in Visalia:

- **Gender.** The majority of homeless people in the City of Visalia were men (62 percent).
- **Age.** The majority were aged 25 to 54 years old including 20 percent between 25 to 34 years, 26 percent between 35 to 44 years old, and 19 percent between 45 to 54 years old. Nineteen percent were 55 years old and over.
- **Race/Ethnicity.** The majority ethnicity of homeless persons was of Non-Hispanic/Latino (50 percent). The remainder was Hispanic/Latino (44 percent) and Unknown (6%). The majority race of homeless persons was White (76 percent).
- **Veteran.** Approximately 9 percent were veterans and 5 percent were unknown.
- **Domestic Violence Victim.** Approximately 6 percent were the victims of domestic violence, 52 percent were not, and 41 percent were unknown.
- **Disability.** Overall, 82 percent reported that they had a disabling condition. The types of disabilities included the following: mental illness (62 percent); physical (48 percent); chronic health condition (46 percent); substance abuse (35 percent); developmental (15 percent); and HIV/AIDS (1 percent).
- **Prior Homelessness.** Approximately 23 percent reported that they had been chronically homeless.
- **Current Housing.** Approximately 20 percent reported that they were living in transitional housing and 18 percent in an emergency shelter. About 62 percent reported that they were living in places not intended for human accommodation.

The 2019 Point in Time survey estimated there were a total of 819 homeless people in Tulare County, a 28 percent increase compared to the 2015 Point in Time results. The survey also shows that Visalia had a total of 41 homeless children in 2015 (9 percent of total homeless population of 481), which was 78 percent higher than in 2015.

Transitional and Supportive Housing

For many jurisdictions there is a significant need for transitional housing, long-term rental assistance, and/or low-income rental units. Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Supportive housing has no limit on length of stay and is linked to on-site or off-site services that assist the resident in retaining the housing, improving health status, maximizing ability to live independently and, when possible, work in the community.

Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family transition from a short-term emergency shelter. The length of stay varies considerably by program but is generally longer than two weeks and can last up to 60 days or more. In many cases, transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing is generally provided in apartment style facilities with a greater degree of privacy than short-term homeless shelters; may be provided at no cost to the resident; and may be configured for specialized groups within the homeless population, such as people with substance abuse problems, homeless mentally ill, homeless domestic violence victims, and veterans or homeless people with AIDS/HIV. Table 1-33 provides a comprehensive list of the programs serving vulnerable populations, which include those experiencing homelessness or in need of transitional and permanent supportive housing opportunities.

Agency	Program(s)	Description
1	Family Services of Tulare County PSH II Myrtle Court PSH III United Way Tulare Housing First Tulare Housing First II Tulare Housing First II Bonus	Permanent Supportive Housing for Chronically Homeless households.
2	Family Services of Tulare County Transitional Housing + Services	Transitional housing for households with children who are victims of domestic violence.
3	Family Services of Tulare County Karen’s House	Emergency shelter for victims of domestic violence.
4	Community Services & Employment Training Visalia PSH Tulare County PSH	Permanent Supportive Housing for Chronically Homeless households.
5	Community Services & Employment Training ESG 2	Rapid Rehousing assistance for homeless households.
6	Turning Point Casa de Robles	Transitional and permanent supportive housing (for individuals with disabilities) for single males.

Table 1-33 Continued			
7	Turning Point	Court Street	Transitional housing for single men.
8	Visalia Rescue Mission	Overnight Guest	Overnight emergency shelter for single men who are homeless.
9	Visalia Rescue Mission	Shelter of Hope	Overnight emergency shelter for single women and women with children who are homeless.
10	Visalia Rescue Mission	House of Hope	Transitional housing program for single women experiencing homelessness.
11	Visalia Rescue Mission	House of Restoration	Residential treatment program that serves homeless and non-homeless men.
12	Visalia Rescue Mission	Women's Transitional Program	Transitional housing program for single women experiencing homelessness.
13	Department of VA	VASH Program	Permanent housing for homeless veterans and their families.
14	Uplift Families	THP Plus	Housing and services for transitioning age youth Age 18-24
15	Bethlehem Center	N/A	Provides hot meals six days a week (breakfast and lunch M-F) and lunch only Saturday and Sunday, emergency food and clothing.
16	Community Impact Central Valley	EHAP	Transitional housing program for single men, women and families experiencing homelessness.
17	Visalia Emergency Aid	N/A	Food pantry, clothing, financial counseling and homeless prevention.
18	Visalia Corps (Salvation Army)	N/A	Food basket distribution, material assistance, youth activities, and emergency and miscellaneous services.
19	Visalia Health Clinic	N/A	Provide Medi-Cal enrollment and provide health care for persons who do not qualify for Medi-Cal and meet the eligibility criteria.
20	Family Healthcare Network	N/A	Provide Medi-Cal and dental assistance on a sliding scale/ability-to-pay fee structure.
21	Central Valley Recovery Services	N/A	Drug addiction help, residential treatment, methamphetamine, withdrawal from opiates, outpatient treatment, drug addiction help.
22	Tulare County HHSA	Veteran's Service Office	Veterans Services (County HHSA).
23	Tulare County HHSA	Visalia Adult Integrated Clinic	Mental health services.
24	Tulare County HHSA	Transitional Living Center	Transitional housing for single men and women with a serious mental illness.
25	Tulare County HHSA	East Tulare Avenue Cottages	Permanent supportive housing for single men and women with a serious mental illness.
26	Westcare	Supportive Services for Veteran Families (SSVF)	Rapid Rehousing Program for veteran households experiencing homelessness.

Source: City of Visalia and Kings/Tulare Homeless Alliance, 2019

In addition to the services listed in Table 1-33, the State issues licenses for adult residential facilities that can provide supportive services in a residential environment. Adult residential facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. There are 47 adult residential facilities in Visalia, with a total capacity for 297 adults. Of the 47 facilities in Visalia, 42 facilities have capacity for either 4 or 6 adults. (Source: California Department of Social Services, <<https://secure.dss.ca.gov/CareFacilitySearch/>>)

The passage of Senate Bill 745 in 2013, which took effect on January 1, 2014, required jurisdictions to allow transitional and supportive housing as a permitted by-right use without regard to the number of residence. Subsequently, Visalia's 2015 (5th cycle) Housing Element established Program 9.11 that required the City to amend its Zoning Ordinance to allow these uses by right in all Residential zone districts. The change was completed in 2017.

The passage of Assembly Bill 2162 in 2018, effective January 1, 2019, requires that permanent supportive housing for up to 50 units be a use that is permitted by right in zones where multi-family and mixed use development is permitted. Assembly Bill 2162 amends Government Code Section 65583 and adds Article 11 starting at Section 65650 to require jurisdictions to streamline the approval of housing projects containing a minimum amount of supportive housing through a ministerial approval process. The supportive housing shall be a use by right if it satisfies the requirements listed in Section 65651, including providing a plan for giving supportive services. The 50 unit limit is based on criteria pertaining to a jurisdiction's population and homeless point-in-time count, as described in Section 65651(d). New Housing Element Program 5.11 has been added to ensure that the Zoning Ordinance will be updated to reflect the by right use of supportive housing in multifamily and mixed use zoning designations.

Transitional and supportive housing, being permitted as by-right uses as specified in Tables 1-48 and 1-49 and in accordance with State law, must obtain a site plan review approval before proceeding on to obtaining a building permit for any new construction or tenant improvements. Site plan review is conducted at no charge to the applicant by the Site Plan Review Committee, comprised of staff representatives of various city divisions, to ensure the project's consistency with the City's development codes, standards, and policies, and to ensure that health and safety is maintained. The City does not have any land use policies, procedures, or standards that pertain specifically to transitional and supportive housing, although new Housing Element Program 5.3 recommends developing performance standards for use in association with emergency shelters.

For additional information on Transitional and Supportive Housing, refer to the Housing Element's section regarding Potential Housing Constraints, Zoning for a Variety of Housing Types.

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III. PROJECTED HOUSING NEEDS

The State of California's Department of Housing and Community Development (HCD) is required to allocate each region's share of the statewide housing need to Council of Government (COG) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region. The RHNP promotes the following objectives:

- increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- promote infill development and socioeconomic equity; protect environmental and agricultural resources;
- encourage efficient development patterns; and
- promote an improved intraregional balance between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan.

Housing element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNP prepared by the COG. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. Each locality's RHNA is distributed among five income categories (i.e., extremely low-, very low-, low-, moderate-, and above moderate-income) to address the required provision for planning for all income levels.

Regional Housing Needs Allocation

This section evaluates projected future housing needs in Visalia based on the Regional Housing Needs Allocation adopted by the Tulare County Association of Governments (TCAG) in June 2014. TCAG's methodology is based on the Regional Housing Needs Allocation (RHNA) supplied by HCD. The RHNA is broken down by income categories (i.e., extremely low-, very low-, low-, moderate-, and above moderate-income).

TCAG allocated its RHNA using a "regional income parity" formula. This formula applies an adjustment factor based on disparities in household income across the TCAG region. The adjustment factor assigns a higher proportion of units affordable to lower-income households to jurisdictions that currently have a lower proportion of affordable households compared to the regional average and assigns a lower proportion of affordable units to jurisdictions that currently have a higher proportion of affordable households than the regional average. The methodology is intended to help the region achieve income parity (the same proportion of affordable units in each community) by 2050.

Each jurisdiction is required to report to HCD on how the fair share allocation can be accommodated within the planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

RHNA Projection Period vs. Housing Element Planning Period

Senate Bill 375, also known as the Sustainable Communities and Climate Protection Act of 2008, has provided new direction and methodologies for jurisdictions with respect to projection and planning periods.

The RHNA projection period, from January 1, 2014 to September 30, 2023, was determined pursuant to Government Code Section 65588(e)(6), which requires the new projection period to start on the June 30 or December 31 that most closely precedes the end of the current housing element period, which for Tulare County region was June 30, 2014. The end of the projection period was determined pursuant to Government Code Section 65588(e)(5) to be the end of the housing element planning period.

The start of the Housing Element Planning Period was determined pursuant to Government Code Section 65588(e)(5), 18 months from the estimated adoption date of TCAG's Regional Transportation Plan, as notified to HCD, with the date rounded to the end of month for projection purposes. The end of the planning period was calculated pursuant to Government Code Section 65588(e)(3)(A), 18 months after the adoption of the second RTP, provided that it is not later than eight years from the adoption of the previous housing element. If the actual RTP adoption date differs from the estimated date of March 17, 2014, the RHNA determination and the projection period will not change, however the housing element due date, and implicitly, the housing element planning period would change accordingly. Therefore, Visalia's Housing Element Planning Period for the 5th cycle has been determined to be eight years, from September 30, 2015 to September 30, 2023.

This Housing Element constitutes a mid-cycle update of Visalia's 5th cycle Housing Element for the planning period starting in 2015, in accordance with Government Code Section 65588(e)(4), which is required to be completed by December 31, 2019. The mid-cycle update continues to utilize the Regional Housing Needs Allocation for the projection period of 2014-2023, as no new allocation has been prepared in association with the mid-cycle.

Visalia's Regional Housing Needs Allocation

Table 1-34 shows the RHNA allocation for Visalia, for the planning period from January 1, 2014, to September 30, 2023. As shown in the table, TCAG allocated a total need of 10,021 units to Visalia for the 2014-2023 planning period. The allocation is equivalent to a yearly need of approximately 1,028 housing units for the 9.75-year time period. Of the 10,021 housing units, 4,547 units are for low and very low-income households, including 1,308 extremely low-income units, 1,308 very low-income units, and 1,931 low-income units. The total countywide housing need is 26,910 units, of which Visalia received 37.2 percent of the total RHNA and 41.8 percent of the total RHNA affordable units' allocation (combined very low and low income).

Table 1-34 Regional Housing Needs Allocation by Income Visalia January 1, 2014 to September 30, 2023							
	Extremely Low¹ (0-30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (>120% of AMI)	TOTAL	Average Yearly Need²
RHNA	1,308	1,308	1,931	1,802	3,672	10,021	1,028
Percent of Total	13.05%	13.05%	19.27%	17.98%	36.64%	100.00%	-
¹ Extremely low allocation is equal to 50 percent of the very low allocation (2,616 units). ² Based on a 9 3/4 year planning period. <i>Source: Tulare County Association of Governments (TCAG), Final Tulare County 2014-2023 Regional Housing Needs Assessment Plan, June 2014.</i>							

Comparison of Housing Unit Production with Projected Housing Needs

One of the Housing Element’s main goals is to ensure that a variety of housing opportunities at a range of prices and rents are made available to residents. This includes, but not limited to, conventional single-family homes, multi-family apartments and town homes, and housing for special needs groups. Since the Housing Element planning period runs from January 1, 2014, to September 30, 2023, Visalia’s RHNA can be reduced by the number of units for which building permits have been issued since January 1, 2014.

Visalia’s progress towards its RHNA can be measured through the Annual Element Progress Reports submitted each year between 2014 and 2018 to State Housing and Community Development (HCD). The reports break down each permitted unit by income level and by whether the unit is deed restricted. Based on the reporting that has been submitted to and approved by State HCD, the RHNA has been reduced by permits issued for market rate and subsidized units from January 1, 2014 to December 31, 2018.

Table 1-35 summarizes Visalia’s RHNA progress by year, income level, and deed restriction. The period consists of the first year of the RHNA projection period (2014) and the four completed years within the Housing Element period (2015 through 2018). Units can be credited as affordable to very low-, low-, and moderate-income households toward the RHNA based on demonstration of affordability in the Annual Element Progress Reports that have been annually submitted to and approved by State HCD. Specifically, units that were deemed affordable without financial assistance or deed restrictions were determined based sales prices and rents and number of bedrooms.

Table 1-35 RHNA Progress, Permitted Units Issued By Affordability Visalia 2014 through 2018							
Income Level		Year 0 2014	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Total Units To Date
Very Low	Deed Restricted	10	9	36	2	0	99
	Non-Restricted	0	0	42	0	0	
Low	Deed Restricted	17	106	0	72	1	400
	Non-Restricted	0	0	118	0	86	
Moderate		34	132	279	29	102	576
Above Moderate		353	367	246	403	391	1,760
TOTAL		414	614	721	506	580	2,835

Source: City of Visalia Annual Element Progress Report, 2014 through 2018

Remaining Need

Table 1-36 shows Visalia’s remaining RHNA based on income category and the need that has already been satisfied as illustrated in Table 1-35. This leaves a remaining 7,186 units to be accounted for in the site inventory. Units for lower-income categories (i.e., extremely low-, very low-, and low-income) have 4,048 units that need to be satisfied—about 89 percent remains.

Table 1-36 Remaining Need Based On RHNA Progress Visalia 2014 through 2018				
Income Level	RHNA Allocation by Income Level	Total Units To Date	Total Remaining RHNA	% of Allocated Units Built
Extremely Low and Very Low	2,616	99	2,517	3.78%
Low	1,931	400	1,531	20.71%
Moderate	1,802	576	1,226	31.96%
Above Moderate	3,672	1,760	1,912	47.93%
TOTAL	10,021	2,835	7,186	28.29%

Source: City of Visalia Annual Element Progress Report, 2014 through 2018

IV. SITE INVENTORY AND ANALYSIS

The Site Inventory section assesses the availability of land and services to meet the needs documented in Section III (Projected Housing Needs). This section discusses Visalia's available residentially-zoned land and nonresidential-zoned land intended to meet its project housing needs as prescribed by the RHNA, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development.

Available Sites Inventory Requirements

An adequate supply of land for residential construction is one of the most critical resources necessary to meet future housing demand. State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain "an inventory of land suitable *and available* for residential development, including vacant sites and sites having *realistic and demonstrated* potential for redevelopment *during the planning period to meet the locality's housing need for a designated income level*, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)). The phrase "land suitable for residential development" includes all of the following as specified in Government Code Section 65583.2(a):

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use.

Without adequate vacant land, Visalia cannot demonstrate how it will accommodate its regional housing need allocation. The amount of land required to accommodate future housing needs depends on its physical characteristics, zoning, availability of public facilities and services, and environmental conditions.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following as specified in Government Code Section 65583.2(c)(3):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.
- Use the "default density standard" that is "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. Visalia is classified as a "Metropolitan Jurisdiction" even though it is within a county that is considered a "Suburban Jurisdiction" because its population is over 100,000. Therefore, Visalia's default density

standard is “sites allowing at least 30 units per acre.” HCD is required to accept sites that meet this density standard as appropriate for accommodating Visalia’s share of the regional housing need for lower-income households.

The extent to which the City has “adequate sites” for housing affordable to very low- or low-income households will depend, in part, on General Plan and zoning standards, particularly typical density, parking, building coverage, height, and setback standards.

Once the City has demonstrated that it has the theoretical development capacity to accommodate the RHNA, it has two obligations.

- First, the City must maintain a “no net loss” policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
- Second, the City must continue to allocate available funding resources to and facilitate the development of affordable housing, as it has done frequently in the past. The City is not obligated to ensure construction of low income housing on any particular site within its city limits.

Methodology

The City developed an accurate picture of Visalia’s residential development potential as of August 2015 and later re-examined in January 2019 for the mid-cycle update. The inventory identifies vacant and underutilized sites that could accommodate new residential development within the city limits. The City identified available sites based on existing city records, aerial photography, and field observation and then mapped the sites using its Geographic Information System (GIS).

Land Use Designation and Affordability

Visalia is one of the most affordable housing markets in California. Because of low land costs, housing type and density is not much of a factor in reducing the affordability gap as it is in other jurisdictions throughout California. As a result, affordable housing projects are developed in almost every residential zone, regardless of the allowable density.

For the purposes of this analysis, this Housing Element takes a conservative approach to identifying appropriate sites for the RHNA’s five income groups. This inventory assumes that above moderate-income households will only be accommodated in lower density zoned sites that permit single-family dwelling units. The development of housing for moderate and lower-income households can be accommodated on a range of zoning designations that include low, medium, and high density residential and various commercial, office, and industrial designations as demonstrated in Table 1-37 below. Housing Elements are required to identify sites that can accommodate a jurisdiction’s share of affordable and lower-income households, and must include an analysis that demonstrates appropriate densities to facilitate such housing. Again, Visalia has been assigned as a “metropolitan jurisdiction” with a default density of at least 30 units per acre as appropriate for meeting its low-income household allocation.

The analysis in this chapter concludes that Visalia has adequate sites to accommodate all of its RHNA allocation for Extremely Low, Very Low, and Low Income categories. The inventoried income level for the Extremely Low and Very Low Income categories are accommodated in a Residential High Density (RHD) land use designation that allows for Visalia's default density standard of 30 units or more per acre. The inventoried income level for the Low Income category is not accommodated in a land use designation allowing the minimum default density, however for at least the past ten years the Residential Medium Density (RMD) designation, which allows a density range of 10 to 15 units per acre, has been able to accommodate the regional housing need for the Low Income category. Analysis demonstrating how the adopted density accommodates the regional housing need for the Low Income category, in accordance with Government Code Section 65583.2(c)(3)(A) is included in this section.

In the Extremely Low and Very Low Income categories there is a remaining need of 2,517 units, and Table 1-39 reveals that there are available sites with RHD land use designation / R-M-3 zoning designation having a typical density of 23 units / acre (maximum density of 35 units / acre) that can accommodate 2,727 units. In the Low Income category there is a remaining need of 1,531 units, and Tables 1-39 and 1-40 reveal that there are available sites with RMD land use designation / R-M-2 zoning designation and available sites with nonresidential zoning having typical densities up to 80 units / acre that can accommodate 2,045 units. The inventoried densities that are used to calculate each site's inventories units towards the RHNA reflect the typical densities in each land use designation.

Visalia can provide analysis, based on development project experience, demonstrating that densities less than the default density standard of 30 dwelling units per acre provides and encourages the development of housing affordable to lower income households.

Project Experience. As described later in the section discussing the Inventory of Local, State, and Federal Housing and Financing Programs, certain affordable housing developers have experience in constructing developments that are lower density. Recent affordable developments by these developers summarized below illustrate densities that fall within the range of the RMD designation which is the inventoried income level for the Low Income category. In some cases, the density falls below that associated with the RMD designation.

- Highland Gardens, 2401 N. Highland Street, developed by Self-Help Enterprises in 2016. 36 very low & low-income units on 4.67 acres (7.71 units / acre), located in RMD designation.
- Paradise & Court Apartments, 1526 S. Court Street, developed by Tulare County Housing Authority in 2012. 20 very low-income units on 1.48 acres (13.51 units / acre), located in RMD designation.
- Sierra Meadows Senior Apartments, 1120 E. Tulare Avenue, managed by Christian Church Homes, built in 2011. 43 low-income units on 2.61 acres (16.48 units / acre), located in RMD designation.

A comprehensive list of affordable developments utilizing government assistance, which includes the above listed projects, is found in Table 1-42 and discussed in the preceding section. The developments comprise a broad range of construction and rehabilitation dates and densities.

In the past year, the Tulare County Housing Authority has made two preliminary proposals to the City for new developments that are also below 30 units / acre. One project is an approved 66-unit subdivision for seniors consisting of duplexes (ref. Visalia Palms Tentative Subdivision Map), located in the RMD designation and having a density of 15.87 units / acre. The other project is residential planned development that includes a 56-unit apartment complex and 41-unit subdivision (ref. Site Plan Review No. 2019-113), located in the RLD designation and having an overall density of 8.16 units / acre.

An independent development consultant for Tulare County Housing Authority was contacted and shared that a density range of 12 to 15 units / acre is felt to be the target density for their development within Visalia and the surrounding area. It was felt that such densities fit well with local standards, are acceptable to neighbors, and make for safe and attractive living environments. The consultant also stated that the lower land prices in the Central Valley also attribute to lower densities, and that higher density projects are a better fit in downtown core areas where floor area ratios are greater.

Based on this analysis, a density of 12 to 15 units / acre, which fits within the density range of the RMD designation, would be feasible for facilitating lower income housing.

Rent Comparability. The R-M-2 zoned district is intended for multi-family residential developments in the 10-15 units / acre gross density range. This is the historically most selected multi-family zone district for the majority of multi-family developments (both market rate and deed restricted housing projects) that account for the City's existing and future multi-family unit inventory.

The Visalia Rental Market Rent Comparability Study (Colliers International, October 31, 2018) concluded that market rate rentals in the Visalia market range average \$929/month for a 2-bedroom 1-bathroom unit (assumes a family unit of four persons). The complexes that were surveyed are all located in the R-M-2 Zone District. The construction dates of the rent comparables range from the 1970's and 1980's (66% of units which represent the majority of the multi-family stock) to the 2000's decade (13% of units). Understandably, rents in the newer units were higher on average by approximately 18% (\$1,125/month) compared with those of older units. However, even the market rate rents for the newer units meet or approach the rental housing affordability price of \$1,197.50 for a low income family of four (30% of income going to rent).

The report also noted the rental vacancy rate in Visalia is approximately 4.7% in 2018, which is consistent with Tulare County and Statewide rental vacancy rates.

Given the above factors and trends, the City would conclude that it is appropriate to credit development potential in the 12 units / acre range in the R-M-2 Zone District. Further, it is recognized that new rental construction may generally meet the higher end of the Low Income Household or the lower end of the Moderate Income Household affordability queue. However, it should be acknowledged that even new multi-family development in the R-M-2 Zone District preserves and increases the longevity of the City's multi-family unit inventory. Further, such new development has the beneficial effect of easing the vacancy rate and associated rent pressure for lower income household residents who seek less costly market rate rental housing.

Table 1-37 summarizes the land use designations and corresponding zoning districts that were assumed to meet each income category. Each land use designation corresponds with at least one zoning district, in some cases more than one. For example, the Residential Low Density land use designation (RLD) is associated with multiple zoning districts (R-1-20, R-1-12.5, and R-1-5). Each parcel listed in the sites inventory is referenced by General Plan land use designation and zoning district. When Visalia adopted an update to its Zoning Ordinance and Zoning Map in 2017, in accordance with Program 9.12 of the 2015 5th cycle Housing Element, some zoning designations for sites within the site inventory changed. The table therefore identifies the former and current zoning designation name identified with each land use designation.

The sites inventory assumes that the RHD land use designation and the corresponding R-M-3 zone district provide sufficient density for the construction of extremely low and very low income units. Additionally, the inventory assumes that the RMD land use designation, and corresponding R-M-2 zone district provides sufficient density for the construction of low income units.

**Table 1-37
General Plan Land Use Designations Allowing Residential Uses
Visalia
2019**

Land Use Designation	Code	Consistent Zoning Districts (2017 forward)	Consistent Zoning Districts (2015)	Density Range (DU/acre)	Typical Density	Inventoried Income Level
Residential Uses						
Very Low Density Residential	RVLD	R-1-20	R-A	0.1 to 2	2	Above-moderate
Low-Density Residential	RLD	R-1-20, R-1-12.5, R-1-5	R-1-20, R-1-12.5, R-1-6	2 to 10	4.8	Moderate & Above-moderate
		N/A	R-1-4.5	2 to 10	8	Moderate
Medium-Density Residential	RMD	R-M-2	R-M-2	10 to 15	12	Low
High-Density Residential	RHD	R-M-3	R-M-3	15 to 35	23	Extremely low & Very low
Commercial Uses¹						
Commercial Mixed Use	CMU	CMU	C-SO	Up to 35	30	Extremely low, Very low, Low, Moderate
Downtown Mixed Use	DMU	DMU	C-DT	Minimum 20	80	
Neighborhood Commercial	CN	CN	C-N	10 to 15	12	
Regional Commercial	CR	CR	C-R	n/a	30	
Service Commercial	CS	CS	C-S	n/a	30	
Professional/Administrative Office	O	O, OC, BRP	PA, O-G, O-C, BRP	n/a	30	
Industrial, Light Industrial	I, IL	I, IL	I-H, I-L	n/a	30	

¹ Land use designations that allow for mixed-use development do not have a specified density range; this site inventory assumes a typical density based on past projects and specific plans.

Source: City of Visalia General Plan, 2014; City of Visalia Zoning Ordinance, 2017.

The site inventory, when developed in 2015, included sites with R-1-4.5 zoning. This zoning district was eliminated in the 2017 Zoning Ordinance Update and the corresponding sites were rezoned either R-1-5 or R-M-2. The sites inventory assumes that the formerly-zoned R-1-4.5 sites are suitable for moderate-income units, which has been demonstrated by the proposed sale prices of the units reported in the City’s Annual Progress Reports submitted between 2015 and 2018.

Sites Inventory and Components

The housing element sites inventory lists all sites or parcels that are capable of accommodating and intend to accommodate residential development in fulfillment of Visalia's Regional Housing Needs Allocation for extremely low and very low, low, and moderate-income households. The inventory is located in Appendix B and is subdivided into four income level groupings:

- High Density Residential sites for Extremely and Very Low Income Households;
- Medium Density Residential sites for Low Income Households;
- Low Density Residential sites for Moderate Income Households;
- Nonresidential sites for Low Income Households.

Each site listing, unless otherwise noted, includes the following items listed in column heading order from left to right:

- Identification number (a unique reference number assigned by the City)
- Assessors Parcel Number (GC 65583.2(b)1))
- General Plan land use designation (GC 65583.2(b)(2))
- Zoning designation (GC 65583.2(b)(2))
- Nearest cross street
- Inventoried income level (GC 65583.2(c))
- Size in acres (GC 65583.2(b)(2))
- Maximum density per General Plan, for residential sites
- Minimum density per General Plan, for residential sites
- Inventoried (typical) density
- Number of units at inventoried density (d.u. / acre). This is the number of units that can be "realistically accommodated" on each site (GC 65583.2(c))
- Flood zone
- Entitlement status
- Description of existing uses for non-vacant sites, if applicable (GC 65583.2(b)(3))
- Comments, if applicable

Information not provided on a site-specific basis includes the following:

- Site-specific listings for sites designated in fulfillment of the above-moderate income level
- A general description of any known environmental constraints (GC 65583.2(b)(4)) – See discussion starting on Page 124
- A general description of existing or planned water, sewer, and other dry utilities supply, including the available and access to distribution facilities (GC 65583.2(b)(4)) – See discussion starting on Page 80
- Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems (GC 65583.2(b)(6))

Maps of the sites, as required by Government Code Section 65583.2(b)(7), are included in the following pages and in Appendix B, Figures B-1 through B-5 (pages B-18 through B-22).

Changes to Sites Inventory Analysis in Response to Assembly Bill 1397

This Housing Element continues to utilize the sites inventory that was developed and adopted in association with the 5th cycle Housing Element for the planning period from 2015 to 2023. Because of Assembly Bill 1397, which was enacted following the adoption of the 5th cycle Element and now applicable to the current mid-cycle update, a significant number of sites in the sites inventory are affected by new legislation and must be removed from the inventory.

Assembly Bill 1397 was enacted on January 1, 2018, as part of the 2017 Legislative Housing Package. The bill enacted a number of statutory changes in Government Code Sections 65583.2(c) and (g) regarding how a jurisdiction establishes its housing element site inventory and addresses the adequacy of certain sites based on size, vacancy, and/or inclusion in previous Housing Element site inventories. These changes are summarized as follows:

- Sites smaller than one-half acre and those larger than ten acres are presumed to be inappropriate for development of housing affordable to lower-income households, unless the jurisdiction can provide evidence why the site would be appropriate (GC 65583.2(c)(2)(A) and (B)). Acceptable evidence includes that a development project affordable to lower-income households for the site has been “proposed and approved” for the site (GC 65583.2(c)(2)(C)).

Response: During the first four years of the 5th cycle Housing Element’s planning period, the City of Visalia has seen some examples of development of low income inventory units that has occurred on sites less than one-half acre or more than ten acres. Specifically, a MDR site on the 5th cycle site inventory, identified as APN 96-182-018 and being 0.24-acres, was issued building permits in 2018 for three units, which was the typical density and inventoried amount specified. This associated issued building permit was identified in an Annual Progress Report as a low income non deed-restricted unit.

With regard to non deed-restricted units, three contiguous MDR sites under common ownership listed on the 5th cycle Approved and Constructed Affordable Projects table, named the Country Club Apartments and being 12.89 acres and a density of 13.03 units per acre, were issued building permits between 2016 and 2018 for 168 units, which exceeded the typical density of 12 units per acre. This associated issued building permit was identified in an Annual Progress Report as a low income non deed-restricted unit. Although these examples can be cited for MDR (Low Income inventory) sites, similar examples for HDR (Very Low Income inventory sites) cannot be demonstrated during the prior period.

The City can also demonstrate a history of developing deed-restricted affordable housing on sites in excess of ten acres. Specifically, the City has seen the construction of Kimball Court, a 95-unit affordable housing development completed in 1999 for very low and low-income seniors on 10.16 acres, with a density of 9.35 units / acre. More recently in 2007, the City saw the construction of the Mill Creek Parkway Family Apartments, a 70-unit affordable housing development for low and moderate-income households that is 9.53 acres – just shy of ten acres – and has a density of 7.35 units / acre. Both complexes are deed-restricted to affordable units.

Based on the above analysis, together with the project experience analysis provided earlier in this section, sites that are smaller than one-half acre and larger than ten acres can be deemed appropriate for the development of lower-income households.

- For non-vacant sites identified in the site inventory, the analysis for development potential of the site must also consider the jurisdiction's past experience converting existing uses to higher density residential development, the current market demand for the existing use, and an analysis of any existing leases or contracts that could prevent redevelopment of the site (GC 65583.2(g)1)).

Response: The 5th cycle Housing Element inventory included a significant number of nonresidential sites in the Downtown and East Downtown areas that were underutilized with redevelopment potential and were inventoried for lower income units. The non-vacant sites have been removed in the Sites Inventory for the mid-cycle update due to the extent of additional analysis and market demand study that would be required for each of the sites. Vacant sites within the Downtown and East Downtown areas remain in the inventory, however, a number of the vacant sites have also been removed due to being undersized, oversized, or identified in a prior housing element. Even with the exclusion of the non-vacant sites, the City is still able to maintain a surplus of lower income level sites.

- If relying upon on non-vacant sites to accommodate fifty percent (50%) or more of its housing need for lower-income households, the "existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period" (GC 65583.2(g)2).

Response: Visalia's site inventory does not rely on non-vacant sites to accommodate fifty percent (50%) or more of its housing need for lower-income households. A vast majority of the sites are vacant.

- If a vacant site was identified in two or more consecutive planning periods to accommodate lower-income households, or if a non-vacant site was identified in a prior housing element, the site cannot be used to fulfill the jurisdiction's obligation to accommodate development for lower-income households unless:
 - The site is or will be rezoned to the minimum lower-income household density for the jurisdiction within three years; and
 - The zoning allows for residential development by right if at least twenty percent (20%) of the units are affordable to lower-income households (GC 65583.2(c)).

Response: This housing element is a mid-cycle update of the 5th-cycle planning period. While the 4th cycle element (adopted in 2010) did contain a sites inventory as required by state law, there was no such requirement for a sites inventory in the 3rd cycle element (adopted in 2005). Therefore, there are no vacant sites to be identified in the two previous planning periods.

This element does contain a number of nonvacant sites identified in the 4th cycle housing element. These sites are generally located in the Downtown and East Downtown areas and are underutilized sites with redevelopment potential. Based on the extent of additional analysis and the market demand studies that would be required for these site, these sites have been removed from the sites inventory in this mid-cycle update.

After addressing the site inventory requirements imposed by Assembly Bill 1397 that resulted in removing sites or providing additional information to specific sites, the City continues to have surpluses for the extremely low, very low, and low income categories, as illustrated in Table 1-39. In

addition, Visalia’s site inventory continues to rely on existing zoned sites to meet its inventory, meaning that no re-zoning of sites is required in order to achieve compliance.

Moderate and Above Moderate-Income Unit Potential

The RHNA for moderate and above-moderate units can be accommodated on vacant land designated Residential Very Low Density (RVLD) and Residential Low Density (RLD), which comprises a large majority of the vacant residential land inside the City limits. This analysis takes a conservative approach by assuming that lower density residential designations/zones will accommodate only above-moderate income households. As of January 1, 2019, there are 1,100 acres of vacant land designated RLD, which has a total capacity for approximately 5,658 units of above moderate and moderate-income units. As shown in Table 1-38 below, sites accounting for 3,551 units are contained in the site inventory. Moderate income units are inventoried for sites formerly having an R-1-4.5 zone designation (these sites have been rezoned to either an R-1-5 or R-M-2 zone designation), as well as other vacant infill sites located throughout the City, and above moderate income units are inventoried for all RLD-designated sites (unless if specified for moderate income level) and for all RVLD-designated sites. Parcel-specific information for moderate and above-moderate income level sites identified in Table 1-38 and a map identifying the sites are located in Appendix B with corresponding “Map ID”.

Table 1-38 Sites Inventory for Moderate and Above Moderate Income Households On Vacant Land inside Visalia City Limits 2019					
Land Use Designation	Entitlement Status	Acres	Typical Density (units /acre)	Potential Units	Inventoried Income Level
Residential Very Low Density (RVLD) & Residential Low Density (RLD)	None	150.57	4	575	Above Moderate
	Tentative Map	341.08	4	1364	
	Ready for Bldg. Permit	59.44	N/A	323	
	Subtotal	551.09		2,262	
Residential Low Density (RLD)	None	150.6	8	1205	Moderate
	Tentative Map	19.95	N/A	84	
	Ready for Bldg. Permit	0	N/A	0	
	Subtotal	170.55		1,289	
TOTAL CAPACITY		721.64		3,551	

Source: City of Visalia GIS, 2019.

The lot counts were based on the City of Visalia's current General Plan Land use designations, which were comprehensively updated in October 2014 following the update of its General Plan, and the City's zoning designations for sites with an R-1-4.5 zoning in the year 2015 when the site inventory was originally compiled. The City's zoning designations were updated in 2017 as part of the Zoning Ordinance and Map Update to reflect the corresponding General Plan land use designation.

Lower-Income Unit Potential

The RHNA for Extremely Low, Very Low, and Low units can be accommodated on vacant land designated Residential Medium Density (RMD) and Residential High Density (RHD) designations. As of January 1, 2019, there are 347 acres of vacant residential land with a development capacity of 5,374 units that are reflected in the site inventory. A summary of the total units is shown in Table 1-39, with parcel-specific information and a map identifying the sites located in Appendix B. It should be noted that vacant sites smaller than one-half acre are not contained in the site inventory.

Land Use Designation	Entitlement Status	Acres	Typical Density (units /acre)	Potential Units	Inventoried Income Level
Residential Medium Density (RMD)	None	219.35	12	2,632	Low
	Tentative Map	12.05	12	145	
	Ready for Bldg. Permit	4.31	N/A	40	
	Subtotal	235.71		2,817	
Residential High Density (RHD)	None	105.23	23	2420	Very Low, Extremely Low
	Tentative Map	5.95	23	137	
	Ready for Bldg. Permit	0.00	N/A	0	
	Subtotal	111.18		2,557	
TOTAL CAPACITY		346.89		5,374	

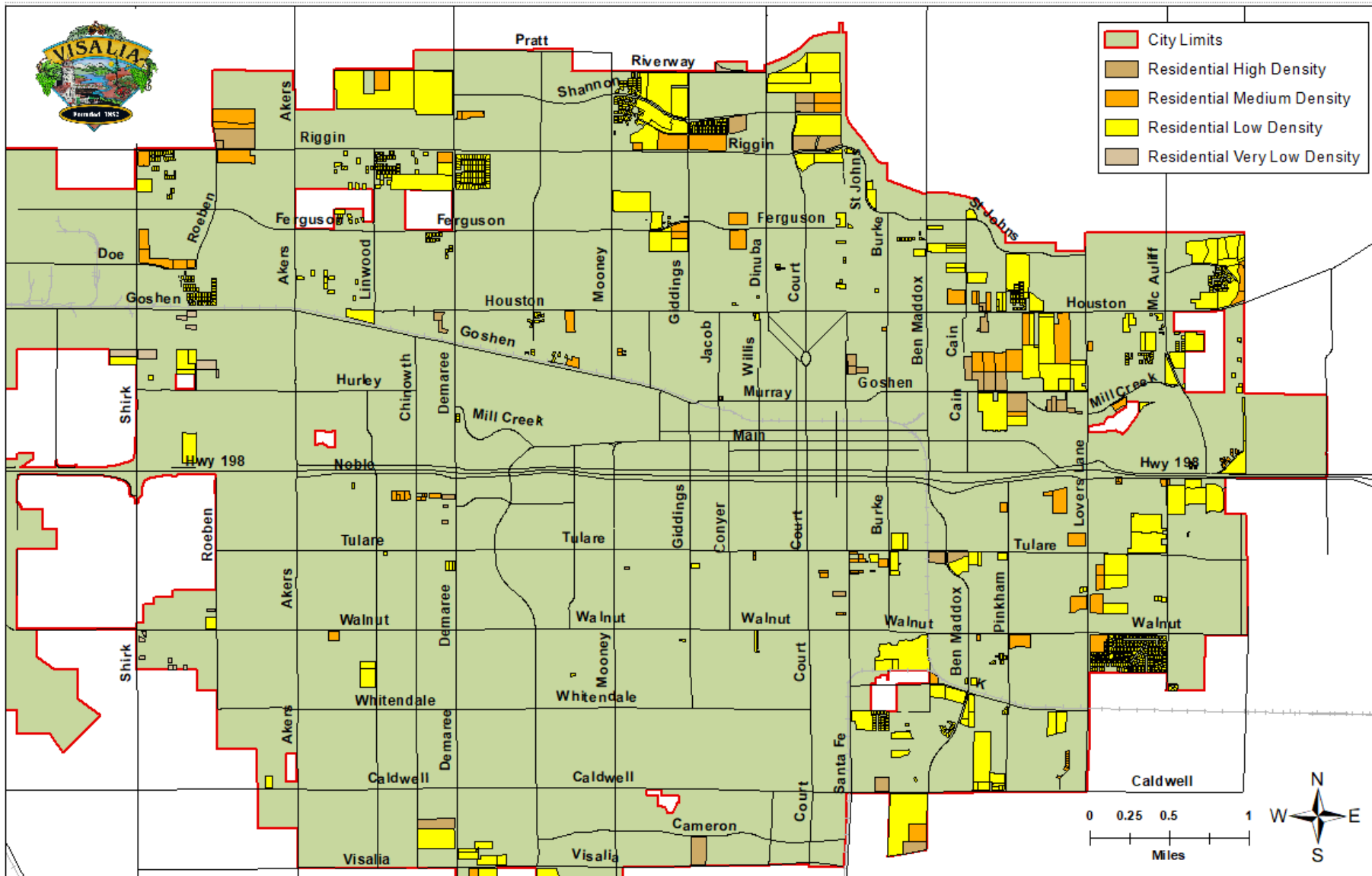
Source: City of Visalia GIS, 2019.

High-density residential sites (RHD designation) have the capacity for 2,557 units, using a typical density of 23 units per acre. Medium-density residential sites (RMD designation) have a capacity for 2,817 units, using a typical density of 12 units per acre. As mentioned previously, the lot counts were based on the City of Visalia's current General Plan Land use designations, which were comprehensively updated in October 2014 following the update of its General Plan. The City's

zoning designations were updated in 2017 as part of the Zoning Ordinance and Map Update to reflect the corresponding General Plan land use designation.

Figure 1-1 shows the location of all vacant residential sites by land use designation. Maps contained in Appendix B show the Site Inventory parcels with corresponding “Map ID”.

Figure 1-1: Vacant Residential Sites in Visalia by Land Use Designation



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Underutilized Sites

The City has identified some areas with infill and adaptive reuse opportunities that could assist with spearheading a variety of housing types close to its existing core. Housing development within the downtown or central core area is discussed below, despite that there are no longer any downtown sites included within the sites inventory. The vision for the redevelopment of the east downtown is also discussed below, together with an explanation of the sites within the sites inventory.

Downtown

The City of Visalia has made a strong commitment to maintaining vitality and bringing redevelopment to its Downtown area, a 200-acre area generally bound by Mineral King Avenue, Conyer Street, Murray Avenue, and Santa Fe Street. That commitment has been demonstrated by the redevelopment of underutilized parcels to high-density residential development.

There are two notable examples of parcels revitalized in the downtown for senior housing. In 2003, Oak Meadows, a four-story, 60-unit housing complex that accommodates very-low income seniors, was constructed on a 0.6 acre site at a density of 100 units per acre. Additionally, the 100-unit, nine story Town Meadows senior apartment complex was constructed in 1980 on a 0.76 acre site at a density of over 130 units per acre. Both senior apartments were developed in the downtown area under the Central Business District designation.

In addition to senior housing, there have been some examples of upper floors of new and existing downtown buildings being developed into market-rate housing. Between 2003 and 2015 there have been eight housing units between three sites added to the downtown core, all located between the 100 and 300 blocks of East Main Street. The most recent example is the redevelopment of space within a three-story building, containing retail uses on the first floor, into six new housing units. This project, located at 115 E. Main Street, was approved by Conditional Use Permit (CUP) No. 2014-04 in 2014, and occupied in 2015. The development has an overall density of 71.43 d.u. / acre (six units on a 0.084-acre site). As of 2019, there are two active Conditional Use Permits approved for 11 additional housing units within the downtown core. The densities on these approved projects are 37.50 d.u. / acre (for CUP 2018-14, three units on a 0.08-acre site) and 38.72 d.u. / acre (for CUP 2017-26, eight units on a 0.21-acre site).

The City feels that other downtown sites could develop or redevelop with projects with a comparable density. This is based on the demand for; in particular, senior housing due to the City and Tulare County's growing senior population, and the need for both affordable market rate and deed-restricted housing as land costs have returned to pre-recession levels. Additionally, the Downtown area has sufficient infrastructure to serve these sites at the targeted densities. Notably, the City has numerous public parking lots throughout the Downtown area. This can facilitate a substantial reduction of otherwise required on-site parking, thus substantially contributing to the ability for development densities ranging between 35 and 80 units per acre or more.

The 5th cycle (2015) Housing Element site inventory included seven locations within the Downtown comprised of 17 parcels, 11.3 acres, and 309 inventoried units. For this mid-cycle update of the element, these locations have been removed from the site inventory due to their inclusion in past Elements' inventories and due to additional reporting information necessary for non-vacant sites,

such as market demands for existing uses on-site. Despite that there are no longer any downtown sites located on the sites inventory, Downtown Visalia can still be regarded as a viable location with strong potential for accommodating high-density residential uses for the lower income levels within the Housing Element timeframe. This viability can be attributed to low improvement-to-land cost ratios, a pedestrian-friendly environment, proximity to goods and services including transportation, and the City's past experience with conversion of existing buildings into residential uses.

In addition, one of the previously inventoried sites – a City-owned site on a full city block, formerly used as a lumberyard and currently utilized as an artist's venue and offices – is currently being marketed to nonprofit builders as a potential redevelopment site that could include residential uses. This site would be a strong candidate for accommodating residential uses and a transit-oriented development, given its location one block away from the City's transit hub.

With regard to sites located in commercial zoning districts, including in the Downtown Mixed Use and Commercial Mixed Use zones both located in the Downtown, a conditional use permit is currently required for any new construction or re-development of existing buildings into residential uses. Consequently, the conditional use permit process could be seen as a potential risk and constraint towards developing housing in the Downtown area, therefore potentially discouraging development. A new Housing Element Program (Program 2.6) has been added to revise the City's Zoning Ordinance to allow for residential uses to be a permitted use in the downtown area subject to certain development standards.

East Downtown

The East Downtown is a 175-acre revitalization area, located immediately east of the existing downtown and generally bound by Mineral King Avenue, Santa Fe Street, Murray and Goshen Avenues, and Ben Maddox Way. The area is comprised primarily of service commercial uses dominated by auto sales and repair, yet it is seeing a slow rebirth as a commercial and professional district with large open brick buildings being repurposed into restaurants and microbreweries and new and existing buildings being utilized for professional offices. There are also several vacant lots, large underutilized parking lots, and abandoned buildings dispersed throughout the area.

With the release of the East Downtown Strategic Plan in 2005 and the General Plan Update in 2014, the latter including several objectives and policies towards improving and enhancing East Downtown's image, the City has demonstrated a strong commitment to transforming this area into an extension of its core downtown that hosts a variety of commercial, residential, and quasi public uses. The new Zoning Ordinance and Map adopted in March 2017 replaced much of the underlying Service Commercial (C-S) zone designation to Commercial Mixed Use (CMU) to reinforce the vision of new commercial, professional, and residential uses.

The East Downtown Strategic Plan anticipated the development of over 1,000 residential units and 1.15 million square feet of employment space. Some of the sites have already transitioned or are in the process of transitioning to more urban uses. For example, the Downtown Visalia Transit Center is located in the East Downtown. The City also cleared another City-owned site using Federal brownfield grants. Beginning around 2005, the City began acquiring and assembling parcels for a future Civic Center along Oak Street between Tipton and Ben Maddox Way. In the 2010s, two

parcels in this area were developed as the first phase of the Civic Center – a Public Safety and Emergency Operations Center.

The 5th cycle (2015) Housing Element site inventory included 36 locations within the East Downtown comprised of 70 parcels, 35.8 acres, and 619 inventoried units. For this mid-cycle update of the element, most of these locations have been removed from the inventory but a few vacant sites have been preserved in the inventory. Like in the downtown, most of these sites have been removed from the inventory due to their inclusion in past Elements' inventories and due to additional reporting information necessary for non-vacant sites, such as market demands for existing uses on-site.

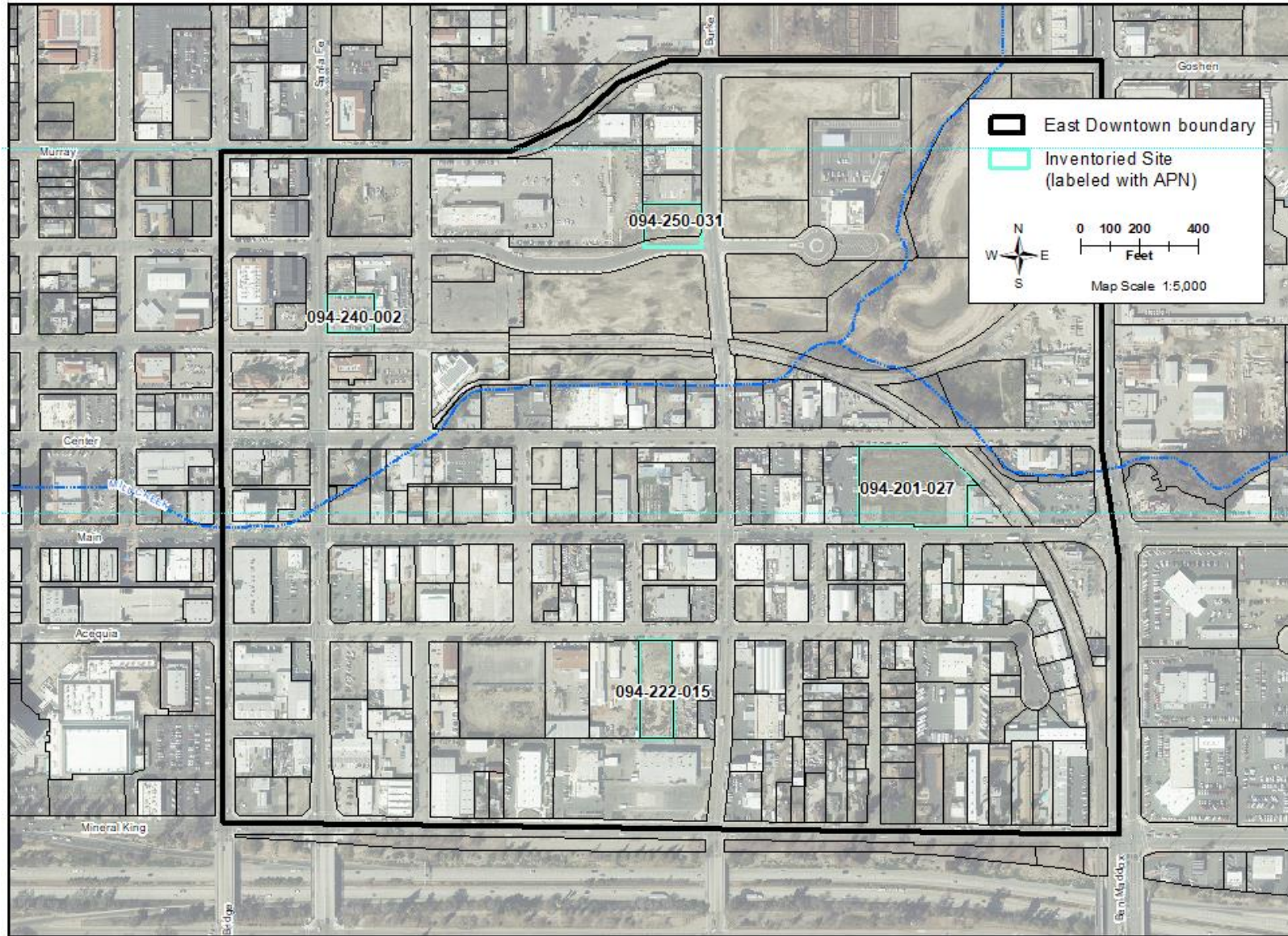
The four sites that are included in the sites inventory carry strong development potential since they are vacant sites surrounded by existing commercial uses, with the sites ranging in size from 0.5 to 2.2 acres. The City controls two of these sites and a third site is controlled by California Water Service Company. In addition, many sites within the East Downtown area, particularly those that were inventoried in one or more previous Housing Elements, can still be regarded as viable locations for repurposed residential for the lower income levels within the Housing Element timeframe and beyond. Again, this viability can be attributed to low improvement-to-land cost ratios, a pedestrian-friendly environment, proximity to goods and services including transportation, and proximity to existing and planned open space features centered on Mill Creek and Jennings Ditch.

Appendix B shows a summary of the sites available for higher-density development within the East Downtown area. The site inventory includes detailed, parcel-specific information about each of the sites, including existing uses. Figure 1-2 illustrates the location of each of the sites. The residential buildout potential for these sites, as indicated in Appendix B, is 129 units that are inventoried to accommodate the Low Income level with an inventoried density of 30 units per acre. By contrast, the 2015 Housing Element sites inventory accommodated 619 units (605 Low Income and 14 Moderate Income units) in the East Downtown neighborhoods with an average expected density of 25 dwelling units per acre.

With regard to sites located in commercial zoning districts, including in the Downtown Mixed Use and Commercial Mixed Use zones both located in the Downtown, a conditional use permit is currently required for any new construction or re-development of existing buildings into residential uses. Consequently, the conditional use permit process could be seen as a potential risk and constraint towards developing housing in the East Downtown area, therefore potentially discouraging development. A new Housing Element Program (Program 2.6) has been added to revise the City's Zoning Ordinance to allow for residential uses to be a permitted use in the downtown area subject to certain development standards.

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Figure 1-2: Site Inventory: East Downtown



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Market Feasibility

An analysis of real estate market conditions was prepared in mid-2004 to assist in identification of planning objectives for East Downtown. The analysis focused on the following:

- Existing real estate market conditions for office, retail and residential uses;
- Potential real estate development opportunities for office, retail and residential uses; and
- Role and capacity of the Redevelopment Agency to assist in implementation of a strategic plan.

Based on the 2004 market study, and as re-analyzed in the 2014 General Plan Update, there appears to be potential demand for development of urban scale, detached or attached single family housing units, such as town homes, condominiums and/or live-work/loft housing units. There also appears to be the potential to develop additional rental units in smaller developments that are of an urban scale and density (e.g., stacked flats). Initial new developments could include two- to four-story buildings, either as stand-alone residential or as part of mixed-use (i.e. over office uses). The density range anticipated for underutilized and infill sites primarily in the Downtown, east Downtown and Mooney Corridor areas, is consistent with Downtown medium and high rise affordable housing project in comparable Central Valley cities, such as Fresno (Silvercrest, 121 units/ac on 1.3 acre site), Modesto (Ralston Towers 11 stories), Stockton (Silvercrest, 5 stories on less than 1 acre), and the recently approved Anchor Village in downtown Stockton (51 units, 72 units/acre). However, a typical density of only 25 units per acre is used to determine potential capacity of these sites. This is a substantial reduction in reliance on density potential for RHNA purposes than the 40 units per acre potential capacity of these sites contained in the 2010 RHNA Land Inventory. Based on an updated review of the sites, including development trends and the verification of infrastructure availability to each of the sites, the density is purposely conservative in calculating density at only 60 percent of the densities of past estimates.

Consistency between Land Use and Zoning Designations

The 2014 Visalia General Plan Update formally established two new land use designations: Commercial Mixed Use (CMU), and Downtown Mixed Use (DMU). Both of these new designations encourage vertical and horizontal mixed use developments. Both designations encourage high commercial floor area ratios (between 0.25 and 2.0 for CMU and between 1.0 and 5.0 for DMU), and also allow residential densities at 30 units per acre.

The City updated its Zoning Ordinance (Visalia Municipal Code Title 17) and Zoning Map in March 2017 to establish development standards and facilitate map changes so that the zone designations are consistent with the land use designation.

Accessory Dwelling Units

Accessory dwelling units, formerly known as second dwelling units, can be an important source of affordable housing since they can be constructed relatively inexpensive because of no associated land costs and most often do not require government subsidies to bridge the affordability gap. In addition, accessory dwelling units provide other benefits such as supplemental income to the homeowner and “lifecycle housing” for seniors.

In the period between 2010 and 2018, seventeen accessory dwelling units were permitted (see Table 1-40). These units are already accounted for in Visalia’s RHNA progress in the four completed years within the Housing Element period (2015 through 2018) (see Table 1-35). The requirement for the home owner to occupy one of the two units on the property can be viewed as a constraint and detractor, based on inquiries received by the City. This requirement is intended to avoid a situation where unmanaged multi-tenant units proliferate within a neighborhood intended for single-family residences. Notwithstanding this requirement, the City’s codes and policies encourage Accessory Dwelling Units in all residential zones.

Table 1-40 Accessory Dwelling Unit Production Visalia 2010 through 2018	
Year	Units
2010	0
2011	3
2012	2
2013	1
2014	1
2015	1
2016	5
2017	1
2018	3
TOTAL	17

Source: City of Visalia Building & Planning Divisions, 2019

Total Residential Holding Capacity vs. Projected Needs

The City of Visalia has sufficient capacity to meet the RHNA for all income levels. The total capacity identified in the sites inventory is 5,503 units for extremely low-, very low-, and low-income units and 3,551 moderate-income units. As shown in Table 1-41 the city’s total residential holding capacity exceeds the overall RHNA by 1,868 units.

Table 1-41 Dwelling Unit Site Inventory Visalia 2019				
	Extremely Low, Very Low	Low	Moderate	Above Moderate
Adjusted Need				
RHNA (See Table 1-34)	2,616	1,931	1,802	3,672
Permitted Units (See Table 1-35)	99	400	576	1,760
<i>Adjusted Need (See Table 1-36)</i>	2,517	1,531	1,226	1,912
Sites Inventory				
Vacant Sites				
Moderate & Above Moderate Incomes (See Table 1-38) ¹			1,289	2,262
Lower Incomes (See Table 1-39)	2,557	2,817		
Underutilized Sites/Redevelopment				
East Downtown		129		
<i>Total Sites Inventory</i>	2,557	2,946	1,289	2,262
Difference Between RHNA & Inventory				
Total Surplus (Need)	40	1,415	63	350
Total Surplus Among All Income Levels				1,868
¹ Units located in the RLD land use designation can be inventoried for either Moderate or Above Moderate Income units, but have been listed in this table in the Above Moderate Income level.				
Source: City of Visalia, 2019				

Adequacy of Public Facilities and Infrastructure

This section addresses the adequacy of public facilities and services (i.e., water and sewer services) to accommodate planned residential growth through the end of the Housing Element planning period. The following information regarding the adequacy of public facilities and infrastructure is based largely on information provided directly from the California Water Services Company and the Superintendent of the City of Visalia Wastewater Treatment Plant.

Water

California Water Service Company is the water service provider for the City of Visalia. The City's water supply system consists of a total of 58 groundwater wells and an underground network of interconnected subsystems located throughout the city. The total numbers of wells that are operational at any given time depend on current water demands and routine maintenance of the wells. There is an overall pumping capacity of about 54 million gallons per day (mgd). In 2018, the average pumping capacity was about 26.1 mgd.

Visalia, along with the majority of California cities, faced a severe drought starting in 2011. The state returned to pre-drought levels in 2017, and the state was declared totally drought-free in 2019. Nevertheless the City faces an ongoing water supply issue, owing to its sole reliance on underground aquifers that provide the City with its potable water supply.

During times of severe drought, the City declared a Mandatory Stage 2 Condition of its Water Conservation Ordinance in order to preserve the underground water supply. The key to the City's strategy to preserve the underground water supply is to reduce water consumption by limiting landscaping watering, which is the largest source of urban water consumption.

The City embarked upon an ambitious groundwater recharge program beginning in 2004 and instituted a groundwater overdraft mitigation fee in 2010 applicable to final maps on a per acre basis. The City and California Water Service Company noted the severe overdraft situation occurring as the City's population increased year over year. The proceeds of this fee have been used to construct an extensive system of surface water capture, including water purchases from area agricultural irrigation water providers. In addition, a major feature of the City's \$125 million wastewater treatment plant upgrade includes treating water to tertiary standards and re-directing the treated water back to the City for park landscaping purposes.

Between the City's Water Conservation Ordinance and its groundwater recharge program, the City can ensure that water service is available to homes and industries even after the end of the current Housing Element reporting period.

Sewer

The City of Visalia owns and operates a wastewater treatment facility that provides sewerage service to about 140,000 residents of Visalia and Goshen. The year to date average daily flow is 11.2 million gallons per day (mgd), which is below flow projections according to the City's 2008 Sanitary Sewer Master Plan. The plant has a maximum design capacity of 22 mgd, which is more than sufficient to meet the needs of the current (2019) and at least through the end of the Housing

Element reporting period (2023). No capacity issues are anticipated over the time frame of this Housing Element. In the 5th cycle Housing Element, Program 3.20 was added to ensure that projects offering market rate or assisted projects that have the potential to provide housing affordable to lower-income residents receive priority sewer service.

Dry Utilities

While there is no set definition for dry utilities, it is generally accepted that the term refers to non-wet utilities that transmit either energy, such as electricity or natural gas, or data and telecommunication service, such as telephone, internet, or cable service. The City of Visalia does not manage the purveyance of dry utility services to residents. Rather, the various dry utilities that are serviced in the City of Visalia each have their own privately-held operator. Southern California Edison is the sole electricity service provider for the City of Visalia, and Southern California Gas Company is the sole natural gas service provider for the City of Visalia. Data and telecommunication service is largely provided throughout the City by AT&T, however there are a variety of data services such as Comcast and Xfinity that have shared usage of the City's wired communication network.

All of the above mentioned dry utility services are extended and made available to homes that are planned in the site inventory to the end of the current Housing Element reporting period and beyond. These services are able to be extended from existing built infrastructure that is located in the city and services existing residences and businesses. No capacity issues are anticipated over the time frame of this Housing Element, particularly as it pertains to electricity and natural gas.

Inventory of Local, State, and Federal Housing and Financing Programs

The City of Visalia utilizes local, state, and federal funds to implement its housing strategy. More than one source of public funds is typically required to construct an affordable housing development. The City of Visalia does not act as a developer in the production of market-rate or affordable units, but relies primarily upon the private sector to develop new units with the assistance of these various public funding sources.

Local Agency and Administrative Resources

The City of Visalia Community Development Department and the Housing Authority of Tulare County (HATC) are the two major governmental agencies responsible for local housing programs. Additionally, the City works closely with non-profit organizations involved in affordable housing funding and programs in the city such as Community Services Employment Training, Inc. (CSET), Self-Help Enterprises, Inc. (SHE) and Habitat for Humanity for Tulare/Kings Counties (HFH). This section describes the roles, funding and programs they administer.

City of Visalia

The Community Development Department is responsible for administering State and Federal grants, for affordable housing activity in the City of Visalia. Previously, the responsibility was held by the Visalia Redevelopment Agency, Redevelopment Division.

In order to provide affordable housing opportunities to the community, the City relies on several sources of funding to accomplish its goals including, but not limited to: Community Development Block Grant Funds (CDBG); HOME Investment Partnership funds (HOME); and remaining Neighborhood Stabilization Program (NSP) funding. The City will also consider pursuing funding under the federal Affordable Housing & Sustainable Communities (AHSC) program.

The City of Visalia is an entitlement community under the CDBG program and a participating jurisdiction under the guidelines of the HOME program. The City receives funds annually; however, the allocation is based on the federal budget. The City received a total grant allocation of approximately \$6,046,959 of CDBG funds and \$2,156,788 of HOME funds between 2015 and 2019, which averages to \$1,209,392 of CDBG funds per year and \$431,358 of HOME funds per year. Projects benefiting from the use of these funds, from 2015 to 2019 include:

Garden Street Bridge Housing. Self-Help Enterprises plans to rehabilitate an existing residential building in 2019 to serve as a bridge housing emergency shelter that will accommodate 15 persons. The City contributed \$400,000 HOME funds in 2019 toward infrastructure or improvements and \$39,500 HOME funds in 2019 toward services.

Highland Gardens. In partnership with Self-Help Enterprises, construction completed in November 2016 on this 36-unit multi-family project for Low and Very-Low income qualified families. The City contributed \$2.0 million HOME-Community Housing Development Organization (CHDO) Funds toward the \$8.3 million project.

Foreclosure Acquisition Program II. The City utilized its HOME funds in 2015 to acquire five (5) single family dwellings, rehabilitated and resold to income qualifying households at or below eighty-percent (80%) of the area median income.

Self-Help Enterprises (CHDO) Acquisition/Rehabilitation Projects. The City provided HOME- CHDO funding to its certified CHDO, a 501c, non-profit agency, who continues to acquire both single and multi-family properties and rehabilitate. Since 2015, SHE has acquired and resold nine (9) single family homes, and acquired one 5-unit multi-family complex, which SHE will continue to own, providing affordable rents to very low and low income tenants.

The City received a one-time \$2.3 million Neighborhood Stabilization Program grant through the Housing and Economic Recovery Act in 2008. The City re-purposed these funds as program income, creating additional funding over \$3.2 million to acquire foreclosed homes, rehabilitate and resale to income qualifying households. Affordable housing was provided to 42 households, of which 16 were households with income at or below 50% of the area median income. This included a partnership with Habitat for Humanity, who continues their efforts with the remaining funding.

The Redevelopment Agency of the City of Visalia was established in 1968 for the primary purpose of eliminating blighted conditions, developing a strong economic base, and providing affordable

housing opportunities to low income households. The Redevelopment Agency was dissolved in 2012 by State legislation, along with all redevelopment agencies throughout the State. The City of Visalia elected to retain the housing assets and functions previously performed by the Redevelopment Agency, pursuant to Parts reflected under Division 24 of the California Health and Safety Code. The functions of the successor (housing) are now performed by the City's Community Development Department. Projects completed since 2008 include:

Paradise & Court. In 2010, in partnership with Kaweah Management Company, the City provided \$500,000 in HOME Community Housing Development Organization (CHDO) funds and \$500,000 Redevelopment set-aside funds, towards the \$3.9 million multi-family development. This project developed nine (9) new two-story units and rehabilitated eleven (11) existing single-story units for Kaweah Management Company.

East Kaweah Project. In partnership with Kaweah Management Company, the City's Redevelopment Agency provided \$480,000 in Low Mod funding, prior to the dissolution of the Redevelopment Agency. This allowed demolition of a distressed six unit multi-family complex, with re-construction of eight multi-family units.

Housing Authority of Tulare County

The Housing Authority of Tulare County (HATC) was established in 1945 pursuant to the United States Housing Act of 1937 and state enabling legislation. By the mid-1950s the Housing Authority had assumed the management responsibilities of two farm labor housing centers, which were built in the late 1930s by the Federal government.

The mission of the Housing Authority is to provide affordable, well-maintained rental housing to qualified families. As a result of the high demand for housing for working families, seniors, and disabled individuals and households, HATC prioritizes these populations in its delivery of housing assistance. HATC has implemented regulations which standardize priority to house families and single persons who are near-elderly (55 or over), disabled, handicapped, or displaced by government action. Eligible applicants are housed prior to single persons who do not qualify for one of those categories.

Over time, HATC has incorporated numerous programs into its housing portfolio — many of which are funded by different types of agencies, including the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture, the Tax Credit Allocation Committee of the State Treasurer's Office, California's Rental Housing Construction Program, HOME, City Redevelopment Agencies (RDA) and other local agencies. Currently, HATC provides affordable rental housing to over 5,000 households throughout the County.

HATC is a public housing authority with jurisdiction within the City and the County. It administers federal and state funds for its public housing projects and government-assisted housing units, such as Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers.

HATC provides funding and programs for below moderate-income households: the Housing Choice Vouchers Program (HCVP), Public Housing, Farm Labor Centers, and Senior Housing. The Public Housing Program provides rental assistance in four main areas: Visalia, Tulare, Porterville and the

north county area. Through the Farm Labor Centers, the Housing Authority manages five farm labor housing developments throughout the county.

Community Services Employment Training, Inc.

Community Services Employment Training, Inc. (CSET) is a non-profit organization that provides a variety of community services for Tulare County. Their mission is to strengthen youth, families, and communities and reduce the causes of poverty. Established in 1976, CSET has partnered with the City of Visalia on multiple affordable housing programs including: foreclosure counseling, weatherization programs, utility assistance, housing assistance, and senior home repair.

CSET devotes more than \$50,000 a year in HUD Permanent Supportive Housing grant funds exclusively to Visalia to house and support persons who would otherwise be homeless. CSET administers another larger HUD Permanent Supportive Housing grant to serve homeless persons throughout Tulare County, some of them located in Visalia. CSET is pursuing a HUD Rapid Rehousing grant that would allow Tulare County residents who have recently lost their homes to settle quickly into safe and stable housing and avoid chronic homelessness. CSET provided over \$1 million in Rapid Rehousing services to Tulare County when ARRA stimulus funds were available.

CSET's state certified and federally recognized 21CSC youth conservation corps, the Sequoia Community Corps, provides labor for several affordable housing programs. In partnership with Self-Help Enterprises, its construction training crews work side by side with home owners and supervisors in building new self-help housing in several locations. Corps members also help with home repairs and installation of weatherization measures.

During the 2016-17 fiscal year, CSET and the Corps weatherized 280 homes; placed 44 households in permanent supportive housing; provided energy assistance to 6,028 clients; provided rental or mortgage assistance to 65 clients; and held 840 workshops detailing available housing and utility services.

Self Help Enterprises, Inc.

Self-Help Enterprises (SHE) is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. In the last 50 years, SHE has helped more than 6,200 families build their own homes, developed over 1,400 multi-family housing units, rehabilitated over 6,600 unsafe homes, and has provided technical assistance for reliable access to safe drinking water and sanitary sewer infrastructures to communities across eight counties in the San Joaquin Valley.

SHEs' commitment to providing resources and training for individuals builds capacity of highly effective leaders in communities that also promote collaborative solutions for improving communities. These combined efforts have touched the lives of over 55,000 families, providing security and stability for families and building strong, healthy and sustainable communities.

SHE develops quality, affordable rental apartments to serve the housing needs of low-income Valley residents and underserved farmworker communities. Residents in these underserved communities face over-crowding and overpaying, with most working families struggling to obtain decent, affordable housing for their families. Affordable rental apartments are important to the sustainability

of communities and developing an overall vibrant community. All of SHE's rental communities are professionally managed and are located near schools, bus lines and other community services. The rental housing communities are developed with ample space inside and outside along with plenty of green space and play areas for children. They also feature multi-use community centers complete with computer labs and kitchen facilities. SHE's rental communities also feature: energy efficient appliances, gas stove/oven, dishwasher, refrigerator and central air conditioning and heat.

SHE's newest project and first project in Visalia, Highland Gardens, features 36-affordable one- and two-bedroom rental units completed in 2016. The project includes a centrally located community building, open recreation space, a community garden, solar PV to offset 100% of the electrical consumption, and a robust offering of resident services, such as an after school program and financial literacy classes. SHE is preparing for its next development project in Visalia: the construction of five affordable for-sale single-family residences on separate lots, expected to break ground in 2019.

Habitat for Humanity of Tulare/Kings Counties

Habitat for Humanity of Tulare/Kings Counties (HFH) is a non-profit organization and a community-level affiliate of Habitat for Humanity International, whose mission is to build affordable homes to families using volunteer labor. Similar to other affiliates around the world, HFH enables low-income families to build their own homes alongside volunteers and make payment through an affordable, zero interest mortgage. In addition to providing home ownership opportunities, HFH also works with low-income homeowners who are challenged by age, disability, or circumstance to perform otherwise costly home repairs.

In 2012, the City of Visalia directed a portion of funding derived from the Neighborhood Stabilization Program (NSP) that allowed HFH to acquire, rehabilitate, and resell foreclosed households in Visalia city limits. Habitat was able to acquire eight properties in targeted neighborhoods with the use of NSP funding and five properties in targeted neighborhoods with the use of RDA funding (to which the City has become the Successor Agency), and will continue to perform work and resell to households at or below 50 percent of the area median income.

In 2017, Habitat constructed one new single-family residential unit located at 1415 N. Tipton Street, wherein the value of the property shall be assumed by the new homeowners and the City shall carry as a second mortgage for a period estimated between 20 and 30 years.

Funding Programs and Financial Resources

The City of Visalia and its non-profit partners have access to a variety of existing and potential funding sources available for affordable housing activities. The City leverages federal and local housing funds (i.e., CDBG, HOME funds) to assist non-profit developers in delivering affordable housing in the city.

Described below are programs in which the City provides matching funds, and/or services to the community, in relation to affordable housing, rehabilitation, preservation, and fair housing education:

- **SHE-CHDO Scattered Single Family Acquisition/Rehabilitation/Resale.** The Community Housing Development Organization (CHDO) Scattered Site Acquisition, Rehabilitation and Resale of Single Family Property Program will be through the City's certified Non-Profit, designated CHDO, currently Self-Help Enterprises. SHE, as a CHDO, shall acquire foreclosed and/or voluntary sale homes in need of rehabilitation. They will then resell the property to an income qualifying households at or below 80% of the area median income. As a CHDO acquired property, a second mortgage up to 10% of the total development cost may be provided to the borrower if they meet the qualifications. An affordability covenant shall be recorded against the property to maintain affordability and owner occupancy of each property.
- **SHE-CHDO Scattered Multi-Family Site Acquisition/Rehabilitation/Rent.** The Community Housing Development Organization (CHDO) Scattered Multi-Family Acquisition, Rehabilitation and Rental Program will be through the City's certified Non-Profit, designated CHDO, currently Self-Help Enterprises. SHE, as a CHDO shall acquire foreclosed and /or voluntary sale existing multi-family rental properties in need of rehabilitation. They will then rent to income qualifying households as per the HOME regulations. An affordability covenant shall be recorded against the property to maintain affordability of each HOME Designated (funded) property unit(s).
- **Neighborhood Stabilization Program.** As part of the Housing and Economic Recovery Act of 2008, the federal government established the Neighborhood Stabilization Program (NSP) to deal with the national foreclosure crisis. The Neighborhood Stabilization Program provided targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become a source of abandonment and blight. The City of Visalia received \$2,388,331 in 2008 in NSP funds to address foreclosures, vacant and abandoned properties, and other eligible uses. The NSP funds have been targeted for priority neighborhoods with the greatest need. The remaining funds have been provided to Habitat for Humanity for acquisition, rehabilitation, and resale of homes.
- **Voucher Program.** CDBG funding is provided to support Family Services and the Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would continue to support a case manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.
- **Fair Housing Services.** The City is finalizing its contract for services with the Fair Housing Council of Central California, who specializes in providing broad-based and comprehensive fair housing services (i.e. education, outreach, complaint intake, testing, investigation, mediation and enforcement).
- **Free Foreclosure Counseling.** Starting in 2008, Self-Help Enterprises began offering weekly foreclosure counseling seminars in both English and Spanish and a foreclosure hotline. While no longer a program line of service, Self-Help provides credit counseling and financial planning counseling for prospective first time homebuyers and for current clients at risk of foreclosure.

The City has also included affordable housing programs for future funding, in its 2015-2019 (five year) Consolidated Plan as follows:

- **CDBG Housing and Accessibility Rehabilitation Program (HARP).** Housing and Accessibility Rehabilitation Program (HARP) is intended to financially assist low and very low-income homeowners (owner-occupied) with home improvement needs, including accessibility, and to upgrade the quality of the housing stock within the area. The specific objectives of the program are to improve housing conditions for lower income households; to preserve the existing housing stock when it is economically feasible; and to improve the quality, accessibility, amenities and affordability of existing neighborhoods within the City of Visalia.
- **Emergency Repair and Accessibility Program (ERAP).** The Emergency Repair and Accessibility Program (ERAP) provides low interest rate loans to owner occupants that have been referred by Code Enforcement and are of an emergency situation or an unhealthy or other unsafe condition that is detrimental to or a threat to the well-being of the occupying household.
- **Senior Mobile Home Repair Program.** This program is provided to Visalia mobile home park residents who own and occupy a mobile home as their primary residence. The program is provided as a grant between \$7,000 and \$10,000 on a case-by-case basis to eligible applicants' units that are in need of repairs for unhealthy or unsafe conditions that pose an immediate threat to the well-being of the occupants. Unhealthy or unsafe conditions may include failing floors, roofs, hot water heaters, heating, cooling, electrical, and plumbing, and/or alterations for disabled persons. An eligible mobile home owner may qualify for repair work identified and approved by California Department of Housing and Community Development, Program Operator, Sponsor and City Loan Review Committee.
- **First-Time Homebuyers Program.** In this program, low- and moderate-income families may qualify for a low interest second mortgage loan that can go toward the purchase of a home. As funding is available, this program may be administered internally or by a non-profit agency.
- **Housing Choice Vouchers Program (HCVP).** The Housing Authority manages the Section 8 housing voucher program. The Section 8 vouchers provide assistance to help low-income residents of Tulare County, including residents of Visalia, afford safe, decent, and sanitary rental housing. The program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The Housing Authority allows CSET to refer/enroll a maximum of three families a month for Section 8 assistance.
- **Counseling Services.** Self-Help Enterprises is a U.S. Department of Housing and Urban Development (HUD) certified counseling agency, offers educational and counseling services to equip families with the tools and resources needed to meet financial and sustainable homeownership goals. SHE's classes, available in English and Spanish as well as in-person and online, cover home selection, realtor services, lenders, loan programs, homeownership

responsibilities, saving for a down payment, and other valuable information to support homeownership goals. Completion of the program helps families qualify for certain homebuyer assistance programs, mortgage interest premium reductions, and lower financing interest rates with some lenders.

Additional State and Federal Housing Programs

In addition to the funding programs available through the City, there are several State and Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups such as seniors and large households. In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to United States Department of Agriculture for Section 515 rural loans, to United States Housing and Urban Development for Section 202 and Section 811 loans, or to the California Tax Credit Allocation Committee for low-income housing tax credits. In general, the City of Visalia relies upon the private sector to develop new affordable units.

The following is a description of some of the most significant State and Federal funding programs that are available to fund affordable housing opportunities:

- **Affordable Housing and Sustainable Communities (AHSC) Program.** This program is provided from the Greenhouse Gas Reduction Fund (GGRF), administered by the Strategic Growth Council, implemented through the Department of Housing and Community Development (HCD), provides grants and/or loans to projects that will achieve GHG reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers and key destinations.
- **Section 811 Program.** The Section 811 program, sponsored by HUD, provides interest-free capital advances and rental assistance funds to private, non-profit sponsors to help finance the development of housing for persons with disabilities. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants—usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds.
- **Section 202 Program.** The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.
- **Low-Income Housing Tax Credits.** The Low-Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal Government as a method for funding affordable housing. Depending on the project, the program gives either a 4 percent or 9 percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of

construction and rehabilitation of affordable housing units. Since the amount of credit available to the developer often exceeds the amount that the developer can use, private investors frequently participate in the LIHTC project through a syndication process and receive Federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location, when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median income; or
 - At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median income; and
 - The housing units must remain affordable for a 30-year period.
- **Additional Private Funding.** The Community Reinvestment Act of 1977 (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low- and moderate-income housing developments developed by non-profit corporations.

The Federal Home Loan Bank (FHLB) provides direct project financing through its member institutions as part of its Affordable Housing Program. FHLB administers the Affordable Housing Program (AHP), which facilitates the development of affordable rental housing and homeownership opportunities, through a competitive application process, a bank provides grants or subsidized interest rates on advances to members to finance their affordable housing initiatives. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. CCRC specializes in programs for families, seniors, citizens with special needs and mixed use developments. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

Assisted Housing Projects Eligible for Conversion

The expiration of housing subsidies may be the greatest near-term threat to California's affordable housing stock for low-income families and individuals. Rental housing financed 30 years ago with Federal low interest mortgages are now, or soon will be, eligible for termination of their subsidy programs. Owners may then choose to convert the apartments to market-rate housing. Also, HUD

Section 8 rent supplements to specific rental developments may expire in the near future. In addition, State and local subsidies or use restrictions are usually of a limited duration.

State law (California Government Code Section 65583(a)(9)) requires that housing elements include an inventory of all publicly assisted multi-family rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential during the next ten years (2020 through 2029).

California Government Code Section 65863.10 requires that owners of federally-assisted properties must provide notice of intent to convert their properties to market rate at twelve months prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the City, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

Under Government Code Section 65863.11, owners of federally-assisted projects must provide a notice of opportunity to submit an offer to purchase to qualified entities – non-profit or for-profit organizations – that agree to preserve the long-term affordability if they should acquire at-risk projects, at least five years before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units.

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following are organizations that can serve as qualified entities in Tulare County:

- Christian Church Homes of Northern California, Inc., 303 Hegenberger Road, Suite 201, Oakland, CA 94621, (510) 632-6714
- Self-Help Enterprises, P.O. Box 351, Visalia, CA 93279, (559) 651-1000
- Kaweah Management Company, 5140 W. Cypress Ave., Visalia, CA 93277, (559) 627-3700

Table 1-42 lists publicly assisted multi-family rental housing projects in the city. Of the housing complexes in Visalia that receive government assistance, there are two consisting of 49 units that are at-risk of converting to market rate approximately ten years out. For these and all projects, the City implements Housing Element Program 3.16 on an annual and ongoing basis, wherein the City monitors the status of such projects, contacts owners concerning their plans to continue in or opt out, and identifies potential buyers of at-risk properties and potential sources of City finding. The City also continues to monitor the status of all affordable housing projects and contacts owners concerning their plans to continue in or opt out of the subsidy programs.

Table 1-42 also specifies the built densities (dwelling units per acre) of these publicly-assisted housing developments. It should be noted that, with the exception of the Oak Meadows development which is located on a commercially-zoned parcel in the downtown district, the built densities for all of the developments are less than the State's default density that is appropriate to accommodate housing for lower-income households for the City of Visalia, which is 30 dwelling units per acre.

**Table 1-42
Multi-family Housing Receiving Government Assistance
Visalia
2019**

Name of Development	Address	Sponsor	Fund Source	Year Built / Funds Provided	Exp. Date	# of Units	Type / Target Income Groups	Density	Area
Mill Creek Parkway Family Apartments	3433 East Manzanita Avenue	Buckingham Property Management	Visalia RDA	2007	2061	70	Low & moderate-income	7.35	9.53
Sierra Meadows Senior Apartments	1120 East Tulare Avenue	Christian Church Homes	HUD, HOME, LIHTC	2011	2062	43	Senior; low-income	16.48	2.61
Oak Meadows	111 West School Avenue	Christian Church Homes	HUD	2004	2057	60	Senior; low-income	101.69	0.59
The Meadows	3900 West Tulare Avenue	Christian Church Homes	Visalia RDA	2001	2054	99	Senior; low-income	18.97	5.22
Paradise & Court Apartments	1526 South Court Street	City of Visalia; VIAH; Kaweah Management	HOME, Visalia RDA, LIHTC	2012	2065	20	Very low-income	13.51	1.48
Visalia Garden Villas	4901-5075 West Crenshaw Avenue	HATC	LIHTC, RHCP	1987	2042	60	Senior; very low & low-income	8.32	7.21
Fairview Village	2700 North Willis Street*	HATC	LIHTC, CDBG	1994	2049	8	Very low-income	10.53	0.76
Clark Court	626-634 East Tulare Avenue	HATC	RHCP	1983	2030	24	Supportive Housing	25.53	0.94
TMHSA Housing	653, 657, 701 East Tulare Avenue	HATC	HUD	2009	2058	22	Supportive Housing	24.18	0.91
Robinwood Court	5817-5842 West Robinwood Court	HATC	HOME	2008	2037	10	Very low, low & moderate-income	7.94	1.26
Kimball Court	303 West Kimball Avenue	HATC	Visalia RDA, LIHTC	1999	2054	95	Senior; very low, low-income	9.35	10.16

Table 1-42 Continued

Name of Development	Address	Sponsor	Fund Source	Year Built / Funds Provided	Exp. Date	# of Units	Type / Target Income Groups	Density	Area
Encina Triplex	301 West Encina Avenue	Kaweah Management	HOME, Visalia RDA	2009	2064	3	Very low-income	15.79	0.19
Highland Gardens	2401 North Highland Street	Self-Help Enterprises	HOME, LIHTC	2016	2071	36	Very low & low-income	7.71	4.67
East Kaweah	626-646 East Kaweah Avenue	TCHA	Visalia RDA	2013	2064	8	Very low & low-income	17.78	0.45
Santa Fe Triplex	617-619 South Santa Fe Street	TCHA	Visalia RDA	2017	2072	6	Very low & moderate-income	18.18	0.33
Encina Self-Help Enterprises	515-527 North Encina Street	Self-Help Enterprises	HOME	2018	2073	6	Very low, low & moderate-income	16.67	0.36
Willowbrook Estates	1819 North Tipton Street*	TCHA	Visalia RDA, HOME	1996	2051	10	Low-income	5.49	1.82
Transitional Mental Health	546 East Tulare Avenue	TCHA	Visalia RDA, HOME	2003	2058	17	Very low-income	15.74	1.08
Confidential	Confidential	Confidential	Visalia RDA, HOME	2012	2055	3	Very low-income	N/A	N/A
Westport Village	3123 South Avocado Street*	TCHA	LIHTC	1989	2029	25	Senior; low & mod income	12.08	2.07

Acronyms: LIHTC = Low Income Housing Tax Credit; RHCP = Rental Housing Construction Program; RDA = Redevelopment Successor Agency; VIAH = Visalians Interested in Affordable Housing
 * = representative address for multiple sites

Source: City of Visalia; 2019

Energy Conservation Opportunities

State housing law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and may have to choose between basic needs such as shelter, food, and energy.

New Residential Energy Standards

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2016 with the next planned update in 2019. Through the building permit process, local governments enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. The City of Visalia adopted the 2016 California Building Code, Title 24, Part 2 as the building code for the city, and has adopted Part 6, Building Energy Efficiency Standards for Residential and Nonresidential Buildings.

Weatherization Activities

Southern California Edison (SCE) provides electric services for the City of Visalia and Southern California Gas Company provides natural gas service for the City. SCE offers a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households. The following programs are aimed at increasing energy efficiency and are available to SCE customers in Visalia:

- **CARE / FERA Rate Programs.** The California Alternate Rates for Energy program (CARE) offers income-qualified customers a discount of 20 percent or more off their monthly electric bill. The Family Electric Rate Assistance program (FERA) also provides a discount rate on monthly SCE bills for families of three or more who fall within certain income guidelines and exceed their baseline usage by 30 percent or more. Tenants of sub-metered residential facilities and non-profit group living facilities also qualify for CARE and FERA.
- **Energy Management Assistance Program.** The Energy Management Assistance Program (EMA) helps income-qualified households by paying all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Both homeowners and renters qualify for the program.
- **Energy Assistance Fund.** The Energy Assistance Fund (EAF) helps customers in need pay their SCE bill through donations by SCE customers, employees, and shareholders. SCE

has partnered with United Way of Greater Los Angeles to raise and disburse EAF funds. A maximum of \$100 is made available to qualified customers once in a 12-month period.

Community Services and Employment Training (CSET) provides a weatherization program at no cost to low-income families who own or rent an apartment, house, or mobile home in Tulare County. The goal of the weatherization program is to help low-income households reduce heating and energy costs by improving the energy efficiency of their homes. Clients are given valuable information on how to conserve energy and improve efficiency with minor repairs or installing: weather stripping all exterior doors; water restrictors and low-flow shower heads; water heater blankets; switch and outlet gaskets; lighting retrofits; carbon monoxide detectors; and new glass windows.

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the federally-funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis situation. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

Zoning for a Variety of Housing Types

State housing element law (Government Code Sections 65583(a)(5), 65583(c)(1), and 65583.2(c)) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.” This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)).

As previously noted, the City continually seeks to identify and resolve constraints to affordable housing. In addition, changes in State Housing laws and their evolving interpretations and applications necessarily require the City to re-examine its codes and policies to further promote affordable housing opportunities, and to ensure that its codes and policies are fully consistent with state housing laws.

In accordance with its update of the Housing Element, the City has identified the following revisions to the Municipal Code (Title 17, Zoning Ordinance). Details of these revisions are contained in applicable sections of this Housing Element update.

It should be noted that the City must implement a code revision pertaining to by-right development, referenced in Government Code Section 65583.2(c), in order to meet its RHNA site inventory requirement with respect to High Density Residential development, which accommodates the Extremely Low and Very Low Income levels. This code revision will be completed as a Zone Text

Amendment within one year of the adoption of the Housing Element Update. Otherwise, the City can meet its RHNA sites inventory without implementing the balance of the City-initiated Code revisions.

Multi-Family Rental Housing

Multi-family residential units are a permitted use and are the primary land use in two residential zoning districts: the R-M-2 zone district that allows for 10 to 15 units per acre; and the R-M-3 zone district that allows for 15 to 35 units per acre. These two zoning designations have existed in Visalia's Zoning Ordinance for several decades. The most recent updates of Visalia's General Plan in 2014 and Zoning Ordinance in 2017 included density increases affecting the R-M-3 zone, wherein the maximum density range was increased from 29 to 35 units / acre and the minimum site area per dwelling unit was decreased from 1,500 to 1,200 square feet. Any single multi-family housing development over 80 units in size requires a Conditional Use Permit. The threshold for number of units allowed by-right has increased over the years in order to address what has been seen as a constraint to the development of some projects. The 2010 Housing Element Update amended the unit threshold from 40 to 60 units, and the 2015 Update amended the unit threshold from 60 to 80 units.

Multi-family residential units are allowed in non-residential zones (i.e. DMU, CMU, C-S, O-PA) as a conditionally-allowed use and require a conditional use permit. For certain land use designations maximum development densities are assigned through General Plan policies, however there are no corresponding development standards in the Zoning Ordinance. Rather, the Zoning Ordinance allows each project to be evaluated by its overall design, particularly with respect to the project's compatibility with the surrounding area and infrastructure, and its suitability in furthering the City's General Plan land use and housing goals.

In 2017, Senate Bill 35 was signed into law and applies to jurisdictions within that state that have failed to issue building permits for its share of regional housing need by income category. Due to the City of Visalia's insufficient progress toward lower income RHNA categories, it is subject to the streamlined ministerial approval process as defined in Senate Bill 35 for proposed multi-family developments with at least 50% affordability. The bill requires that qualifying multi-family housing developments on qualifying sites be approved as a ministerial action (i.e. no public hearings), regardless of the number of units, and without CEQA (California Environmental Quality Act) review. If a project is submitted, and is in compliance with the parameters of Senate Bill 35, the City of Visalia must approve the project, subject to the ministerial process, within 90 to 180 days, depending on the number of units in the housing development. No changes are necessary to the City's policy documents or ordinances with regards to the law, although in the future the City may decide to explore or study the feasibility of adopting additional objective zoning or design review standards.

The 2019 Housing Element Update includes one new policy in response to Assembly Bill 1379, which assists in facilitating multi-family residential development on certain sites in the site inventory as a by-right use.

Manufactured (Factory-Built) Homes

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multi-family residential units is not allowed.

California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single-family residential dwellings.” Except for architectural requirements, the jurisdiction is only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.” The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Visalia’s Municipal Code is consistent with state law. Manufactured homes that are placed on permanent foundations are , like houses that are built of standard construction, permitted by right in any zoning district allowing single-family homes that are permitted by right. In non-residential zoned districts, a single-family residence requires a conditional use permit, whether the proposed residential unit is of standard construction or is a manufactured home.

Mobile Homes and Mobile Home Parks

Section 69852.7 of the California Government Code specifies that mobile home parks shall be an allowed use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks. Chapter 17.32 of Visalia’s Municipal Code describes the city’s regulations of mobile home parks. According to Visalia’s Municipal Code, mobile homes may be placed on individual lots in all single-family residential zones except on lots located within the city historic preservation district. Mobile homes must be attached to a foundation system in compliance with all applicable building regulations and subject to review including consideration of roof overhang, roofing material, and siding material to assure aesthetic compatibility with traditional single-family housing structures.

Farmworker / Agricultural Employee Housing

The provisions of Section 17020 (et seq.) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

“Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies

that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.”

Section 17021.6(b), concerning farmworker housing, states that:

“No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.”

These state code provisions are collectively known as the Employee Housing Act. Visalia’s Municipal Code complies with most of the provisions of the Employee Housing Act. The City’s Zoning Code defines farm employee housing as:

“living quarters, including dwellings with sleeping accommodations and dining facilities, maintained for occupancy by persons employed principally in farming and related pursuits on land owned, leased or rented by the owner, lessee, or tenant of the site on which the farm employee housing is located; excepting a labor camp or trailer park.”

Presently, the Municipal Code permits farm employee housing as housing that is defined as “employee housing” under Section 17008 of the California Health and Safety Code.

The Employee Housing Act (EHA) (Health and Safety Code Section 17000 et. seq.) requires that employee housing for 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted in the same manner as other zone districts that allow agricultural uses. The City’s Zoning Ordinance allows agricultural uses in all residential zones, as well as in the three Office zone districts (O-PA, O-C, and BRP) and the Light Industrial (I-L) zone district. Currently, employee housing is only allowed in the Agricultural and Open Space zone districts.

Based on state housing law, the Zoning Ordinance shall be amended to treat employee housing for up to 12 units or 36 beds the same as a single-family structure and use and be permitted in the same fashion as other dwellings in the same type in the same zone. Specifically, the Zoning Ordinance provision pertaining to employee housing shall be expanded to also permit employee housing by right in all residential zones, the three Office zone districts (O-PA, O-C, and BRP), and the Light Industrial (I-L) zone district. This is in addition to being permitted by right in the Agriculture (A) and Open Space (OS) zone district. This Ordinance Amendment shall be accomplished within one year of the certification of the Housing Element.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a part of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be

a renovated motel offering furnished single-room occupancy (SRO) apartments; a multi-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

California Government Code Section 65582(g) defines “supportive housing” as:

“housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Since adoption of Senate Bill 745, which took effect in 2014, new definitions for transitional and supportive housing are found in Section 65582 of the Government Code. These definitions are intended to replace prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions now more specific to housing element law. The City amended its Zoning Ordinance in 2017 to correct references of supportive and transitional housing to the appropriate code.

Also, with the passage of Assembly Bill 2162, which was passed in 2018, permanent supportive housing for up to 50 units in Visalia shall be a use that is permitted by right in zones where multi-family and mixed use development is permitted. The supportive housing shall be a use by right if it satisfies the requirements listed in Article 11 starting at Government Code Section 65650. New Housing Element Program 5.11 has been added to ensure that the Zoning Ordinance will be updated to reflect the by right use of supportive housing in multi-family designations (R-M-2 and R-M-3) and mixed use zoning designations (Downtown Mixed Use and Commercial Mixed Use).

Single-Room Occupancy Units

Single-room occupancy (SRO) units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units can serve as an entry point into the housing market for formerly homeless people.

The Visalia Zoning Ordinance was revised pursuant to the 2010 Housing Element Update to incorporate SRO units in the City’s housing inventory. Zoning Ordinance Section 17.16.020 was adopted to permit by-right SRO units in the medium density and high density residential (R-M-2 and R-M-3) zone districts. SRO units are also a conditionally-allowed use in the Downtown Mixed Use (DMU) zone.

Emergency Shelters

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State housing law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

California Government Code Section 65582(d) and Health and Safety Code Section 50801(e) define “emergency shelters” as:

“housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

The legislation added provisions to state housing law (Government Code Section 65583(a)(4)(A)) that require local governments to identify:

“a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.”

The provisions go on to discuss that emergency shelters “may only be subject to those development and management standards that apply to residential or commercial development within the same zone” along with a list of exceptions that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or “pursuant to a multijurisdictional agreement” that accommodates that jurisdiction’s need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

Under the current Municipal Code, emergency shelters are permitted by-right (without a conditional use permit) in the Light Industrial (I-L) zone district. The I-L zone was identified as the most appropriate district to facilitate the permitting by right of emergency shelters. The districts are located in several areas, with the largest assemblage of lands located east of the City’s Industrial Park. Smaller nodes of I-L zone districts are located along or near the Santa Fe Street corridor. All of these I-L zoned areas are fully served by City services and utility infrastructure.

The I-L zone emphasizes warehousing and limited manufacturing, and accommodates large buildings that could be converted to emergency shelters. No other zoning designations identify emergency shelters as a permitted or conditional use; however shelters have been established and provided as a service in affiliation other conditionally-allowed programs such as Visalia Rescue Mission’s Shelter of Hope and Family Service’s Karen’s House.

In 2017, the City’s Zoning Ordinance Update, in following the land use map adopted by the 2014 General Plan Update, reduced I-L zoned areas from 501 acres to 207 acres. Most of this area was rezoned to the Industrial (I) zone, formerly the Heavy Industrial zone.

The Housing Element Technical Advisory Committee discussed the expansion of zoning districts allowing emergency shelters during their scheduled meetings on April 1 and April 30, 2019. Ultimately, the committee made a recommendation to add a program for the City to develop performance standards in the Zoning Ordinance and to examine other zoning designations that would allow shelters as a by-right use. Housing Element Program 5.3 has therefore been added wherein the City will recommend such changes to the Zoning Ordinance through an Ordinance Amendment, to be accomplished within one year of the certification of the Housing Element. This program is being added despite the City already being in compliance with state law regarding emergency shelters.

With the passage of Assembly Bill 101 in 2019, a Low Barrier Navigation Center (LBNC) shall be a use that is permitted by right in zones where mixed use and nonresidential zones permitting multi-family uses are permitted. A LBNC is defined as a service-enriched shelter providing temporary living facilities, with the low-barrier component allowing persons to be admitted as they are with as few entry restrictions as possible. New Housing Element Program 5.12 has been added to ensure that the Zoning Ordinance will be updated to reflect the by right use of LBNCs in these zoning designations. The City currently has two mixed use zones established through the General Plan – Downtown Mixed Use and Commercial Mixed Use. Besides the mixed use zones, the City has no nonresidential zones where multi-family housing is allowed as a by right use. However, residential uses are allowed in any commercial, office, or industrial zone district with a conditional use permit, meaning that LBNCs, together with transitional/supportive housing and other certain special housing types, are similarly allowed in these zones with a conditional use permit.

Transitional Housing

While SB 2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that “transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Government Code Section 65582(j) defines “transitional housing” as:

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

The Visalia Municipal Code currently permits transitional and supportive housing in all residential zones, although it references such housing as defined in California Health and Safety Code Sections 50675(h) and 53260(c). Since adoption of Senate Bill 745, which took effect in 2014, new definitions for transitional and supportive housing are found in Section 65582 of the Government Code. These definitions are intended to replace prior Health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element

law. The City amended its Zoning Ordinance in 2017 to correct references of supportive and transitional housing to the appropriate code.

Accessory Dwelling Units (Second Dwelling Units)

An accessory dwelling unit (ADU), formerly and still commonly referred to as a second dwelling unit, is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. These units can be an important source of affordable housing since they can be constructed relatively inexpensive and have no associated land costs. Accessory dwelling units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of ADUs on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single-family or multi-family use that contain an existing single-family unit subject to ministerial approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas unless they make specific findings (Government Code Section 65852.2). California Senate Bill 1069, passed in 2016, established such units as “accessory dwelling units”, further specified provisions regarding areas where accessory dwelling units may be located, and further specified standards that included the imposition of parking standards and lot density.

In the City of Visalia ADUs are permitted uses in all single-family residential zoning districts. The Visalia Zoning Ordinance limits the construction of second units to lots with an area of 5,000 square feet or larger, requires that the floor area of second units not exceed 1,200 square feet or 50 percent of the main dwelling unit, whatever is greater, and shall be used as an accessory to the primary building. The Zoning Ordinance further requires that either the primary or the second dwelling unit shall be occupied by the owner of record, enforced by the recording of a covenant running with the land between the city and the property owner. The same residential development standards, including setbacks, height limits, and maximum lot coverage apply to ADUs. The City of Visalia meets state requirements for accessory dwelling units and last updated its Zoning Ordinance standards in 2017 to be in compliance with Senate Bill 1069.

According to the City of Visalia and as referenced in Table 1-40, there have been 17 second units (an average of 2 units per year) constructed between 2010 and 2018.

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V. CONSTRAINTS

State housing law requires local governments to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, state law requires the housing element to analyze potential and actual governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels (Government Code Section 65583(a)(5) and (6)). Further, state law requires the housing element to establish a program that sets forth actions that, among other things, “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities” (Government Code Section 65583(c)(3)).

Potential Governmental Constraints

Local governments have little or no influence upon the national economy or federal monetary policies; yet these two factors have some of the most significant impacts on the overall cost of housing.

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time, governmental regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. 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

The City of Visalia’s primary regulations and procedures that could affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development.

General Plan Land Use Designations and Policies

General Plan land use designations and the corresponding zoning designations can create significant housing constraints in a city or county. By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land.

Visalia’s General Plan, adopted in 2014, includes four residential land use designations that permit a range of residential development types with densities that range from 0.1 to 35 units per acre. The General Plan also includes three commercial land use designations that encourage horizontal or

vertical commercial/residential mixed use developments. In addition to these designations, the Zoning Ordinance permits new housing as a conditionally-allowed use (i.e. with a conditional use permit) in each of the City’s commercial, office, and industrial zones. While the General Plan does not include specific objectives or policies that encourage housing in these zones, residential uses can be permitted if found to provide support to uses primarily found in the zone and be compatible with adjacent land uses.

Table 1-43 shows the density range and consistent zoning district for each of the four residential land use designations and the two commercial land use designations that encourage residential mixed use development.

Table 1-43 General Plan Land Use Designations Allowing Residential Uses Visalia 2019				
Land Use Designation		Description	Residential Density Range ¹	Consistent Zoning Districts
Residential Designations				
Very Low Density Residential	RVLD	Large lot residential development where all infrastructure may not be required.	0.1 to 2 units / acre	R-1-20
Low Density Residential	RLD	Single-family detached homes, accommodating the majority of the city's residential uses	2 to 10 units / acre	R-1-5; R-1-12.5
Medium Density Residential	RMD	Accommodates a mix of housing types including small-lot homes, zero-lot-line, duplexes, fourplexes, and apartments	10 to 15 units / acre	R-M-2
High Density Residential	RHD	Accommodates a mix of housing types including zero-lot-line developments, duplexes, fourplexes, and apartments	15 to 35 units / acre	R-M-3
Mixed Use Designations				
Commercial Mixed Use	CMU	Allows either vertical or horizontal mixed use development; Floor Area Ratio between 0.25 and 2.0	Up to 35 units / acre	CMU
Downtown Mixed Use	DMU	High intensity development; Vertical mixed use strongly encouraged; Floor Area Ratio between 1.0 and 5.0	Minimum 20 units / acre	DMU

¹ Densities are based on dwelling units per gross acre

Source: City of Visalia General Plan, 2014.

Visalia’s General Plan was developed over the course of five years, beginning in 2009 and adopted in October 2014. Part of the General Plan Update process was a thorough review of existing General Plan policies, including the retirement of those policies that were determined to no longer be

relevant, and the addition of new policies that reflect policy directions from the time of its adoption in 2014 to the end of the planning horizon in 2030.

General Plan policies in the Land Use Element provide a more detailed picture of the intent and application of the land use designations. These policies encourage new mixed use development in the downtown and at locations determined to be optimal for mixed use development; higher densities for infill and affordable housing development; new higher density residential development along major corridors and at major intersections; and revitalization of vacant or underutilized sites, as follows:

LU-P-19 Ensure growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.

LU-P-20 Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

LU-P-21 Allow annexation and development of residential, commercial, regional retail, and industrial land to occur within the Urban Development Boundary (Tier II) and the Urban Growth Boundary (Tier III) consistent with the City's Land Use Diagram, according to the following phasing thresholds:

"Tier II": Tier II supports a target buildout population of approximately 178,000. The expansion criteria for land in Tier II is that land would only become available for development when building permits have been issued in Tier I at the following levels, starting from April 1, 2010:

Residential: after permits for 5,850 housing units have been issued; and,

Commercial: after permits for 480,000 square feet of commercial space on designated Commercial, Mixed Use, Downtown Mixed Use, Office, and Service Commercial land have been issued.

[Note: The relation of the City's Urban Development and Growth Boundaries to RHNA and the actions needed to expand to subsequent growth boundaries are explained under Land Use Controls on page 111.]

LU-P-45 Promote development of vacant, underdeveloped, and/or re-developable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.

LU-P-46 Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.

LU-P-50 Provide development standards to ensure that a mix of detached and attached single-family and multi-family housing types can be compatible in a single development.

LU-P-52 Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

- LU-P-53** Integrate multi-family development with commercial, office, and public uses in neighborhood nodes, Downtown, and with Commercial Mixed Use areas in East Downtown, along the Mooney corridor and elsewhere.
- LU-P-55** Update the Zoning Ordinance to reflect the Low Density Residential designation on the Land Use Diagram for development at 2 to 10 dwelling units per gross acre, facilitating new planned neighborhoods and infill development in established areas.
- LU-P-56** Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.
- LU-P-57** Update the Zoning Ordinance to reflect the High Density Residential designation on the Land Use Diagram for development at 15 to 35 dwelling units per gross acre, accommodating townhouses, two- and four-plexes, and multistory condominium and apartment buildings.
- LU-P-58** Establish an Affordable Housing Overlay Zoning District (AHO) to promote the development of affordable housing on infill land within the existing City limits in areas designated by the General Plan for multi-family residential development. Participation by affordable housing developers in the AHO program would be voluntary, with the incentives offered intended to make development of affordable housing feasible.
- LU-P-60** Continue to enforce code compliance and provide support to neighborhood improvement efforts to ensure repair and maintenance of existing dwelling units.
- LU-P-66** Update the Zoning Ordinance to reflect the Commercial Mixed Use designation on the Land Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses.
- LU-P-67** Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.
- LU-P-73** Support new mixed-use development in Downtown and East Downtown, with an emphasis on ground-level retail and entertainment uses and upper-level residential and office uses. Support may involve expedited permit review and approval, loans, public-private partnerships, and floor area bonuses.
- LU-P-75** Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown.
- LU-P-90** Update the Zoning Ordinance to reflect the Downtown Mixed Use designation on the Land Use Diagram.

Ongoing General Plan Consistency

Chapter 9-2 of the General Plan states:

The City will use a variety of regulatory mechanisms and administrative procedures to implement the General Plan. Overall responsibility for plan implementation is vested in the Planning Agency, consisting of the City Council and the Community Development Director. The General Plan requires consistency between the General Plan and the

zoning ordinance to ensure that Plan policies will be implemented and that environmental resources earmarked for protection in the Plan will be preserved. Other regulatory mechanisms, including subdivision approvals, building and housing codes, capital improvement programs, and environmental review procedures also will be used to implement Plan policies. All project approvals should be found consistent with the General Plan.

Inclusive in maintaining ongoing General Plan consistency among all General Plan Elements are the Housing Element policies and programs that establish responsibilities for annual review of the success of the Housing Element's performance and implementation. The current Housing Element Goals, Policies, and Programs are consistent with the General Plan. The Housing Element's programs are consistent with all other General Plan elements, including the Safety Element pertaining to management of flood and fire hazards. Further, Housing Element Programs 9.1 and 9.4 require annual review of actions undertaken by the City for their consistency with the Housing Element. In addition to internal City review and reporting by City staff to the City Council, the Housing Element Annual Report is reviewed by the State Department of Housing and Community Development (HCD) annually.

Land Use Controls

Land use controls provided in the Zoning Ordinance influence housing production in several ways. The permitted and conditionally-permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city.

Development Standards. The City regulates the type, location, and scale of residential development primarily through the Zoning Ordinance. Table 1-44 shows the development standards for residential zones and for the commercial, office, and industrial zones where residences are allowed. These development standards are typical for most Central Valley and California communities and do not pose any potential constraints to the development of affordable housing in Visalia. Further, the development standards do not pose any potential constraint toward the Zoning District's ability to achieve the density range and the maximum allowable density for dwelling units intended for the zoning district.

Table 1-44 Residential Development Standards Visalia 2019						
Zone	Front Setback	Side Setback	Street Side Setback	Rear Setback	Maximum Height	Minimum Lot Size ¹
R-1-20	35 ft	10 ft	20 ft	25 ft	35 ft.	20,000 sq. ft.
R-1-12.5	30 ft	5 ft	10 ft	25 ft	35 ft.	12,500 sq. ft.
R-1-5	15 ft	5 ft	10 ft	25 ft	35 ft.	5,000 sq. ft.
R-M-2	15 ft	5 ft	10 ft	25 ft	35 ft. or 3 stories, whichever greater	2 acres
R-M-3	15 ft	5 ft	10 ft	15 ft	4 stories	2 acres
C-N	15 ft (15 ft)	5 ft (0 ft)	10 ft (10 ft)	5 ft (0 ft)	50 ft.	5 acres
C-R	20 ft (20 ft)	5 ft (0 ft)	10 ft (10 ft)	5 ft (0 ft)	50 ft.	5 acres
C-S	10 ft (10 ft)	5 ft (0 ft)	10 ft (10 ft)	5 ft (0 ft)	60 ft.	5,000 sq. ft.
C-MU	15 ft (15 ft)	5 ft (0 ft)	10 ft (10 ft)	5 ft (0 ft)	50 ft.	5 acres
D-MU	0 ft (5 ft)	0 ft (5 ft)	0 ft (5 ft)	0 ft (0 ft)	100 ft.	N/A
O-PA	15 ft (15 ft)	5 ft (0 ft)	10 ft (10 ft)	5 ft (0 ft)	50 ft.	5 acres
O-C	25 ft (25 ft)	5 ft (5 ft)	10 ft (10 ft)	25 ft (5 ft)	30 ft.	5,000 sq. ft.
BRP	25 / 45 ft. (25 / 30 ft)	20 ft (20 ft)	20 ft (20 ft)	30 ft (20 ft)	75 ft.	5 acres
I-L	10/15/25 ft. (10/15/25 ft)	0 ft (0 ft)	10/15/25 ft. (10/15/25 ft)	0 ft (0 ft)	75 ft.	5 acres
I	10/15/25 ft. (10/15/25 ft)	0 ft (0 ft)	10/15/25 ft. (10/15/25 ft)	0 ft (0 ft)	75 ft.	5 acres

Numbers in (parenthesis) denote required landscape setback

¹ Parcels in the R-M-2 and R-M-3 zones can be created below the minimum lot size with a conditional use permit. Parcels in non-residential zones can be created below the minimum lot size through an acceptable master plan approved by the Site Plan Review Committee.

Source: City of Visalia Zoning Ordinance, 2017

Parking. Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Most municipalities have adopted parking standards that exceed the actual parking needs of the population.

Visalia's off-street parking standards for residential uses are summarized in Table 1-45. The Municipal Code does not specify any reductions in parking spaces for affordable housing projects.

With regards to multi-family units, the Planning Commission has the authority to require an additional 0.25 parking spaces per unit for guest parking if either on-street parking is not available to provide the 0.25 spaces or more than 50 percent of the units are 3 or 4 bedroom units. If the multi-family development does not require commission review, the Site Plan Review Committee has the authority to require guest parking as specified.

Table 1-45 Required Off-Street Parking Spaces Visalia 2019	
Residential Use	Parking Requirements
Single-family dwelling	2 spaces (including one covered) per unit
Multi-family dwelling	1.5 spaces per unit
Senior citizen multi-family dwellings (ages 55 or older)	1 space per unit
Boarding houses	1 covered space for each bedroom or 1 space for each 150 sq. ft. of sleeping area, whichever greater
Sanitariums and charitable / religious institutions providing sleeping accommodations	One parking space for each three beds
Group care facilities	One parking space for each three beds

Source: City of Visalia Zoning Ordinance, 2017. Section 17.34.020.

Multi-family Dwelling Objective Standards. The City of Visalia's Zoning Ordinance gives objective development standards for any development occurring in the two multi-family residential zone designations, R-M-2 and R-M-3. Objective standards can generally be defined as a requirement that wherein a specific quantifiable requirement can be achieved. These standards are intended to address compatibility issues between multi-family residential uses and single-family residential uses or between residential uses and non-residential uses, and are not intended to discourage the development of affordable housing. Table 1-46 summarizes the objective standards, most of which are found in Chapter 17.16 of the Zoning Ordinance.

The Housing Element Technical Advisory Committee discussed objective standards during their scheduled meetings on April 1 and April 30, 2019, at which the committee reviewed the impacts of Senate Bill 35 on multi-family zoned development and whether any changes to objective standards were warranted. Ultimately, the committee did not make any recommendations pertaining to the addition, modification, or deletion of objective standards.

Table 1-46 Existing Objective Standards for Multi-family (R-M-2 and R-M-3) Zones Visalia 2019		
Standards	Code Section	Requirement
Site Area (Parcel Size)	17.16.050	CUP required for dividing sites <2 acres
Site Area (Density)	17.16.060	Minimum site area per dwelling unit: R-M-2 zone: 3,000 sq. ft. R-M-3 zone: 1,200 sq. ft.
Setbacks	17.16.070 thru 090	Front yard: 15' for living space, 22' for garages Side yard: 5' Rear yard: 25' for R-M-2 zone, 15' for R-M-3 zone
Height	17.16.100	R-M-2 zone: 35' or three stories, whichever is taller R-M-3 zone: 35' or 4 stories, whichever is taller * 2nd and 3rd stories adjacent to R-1 zoning shall be designed to limit visibility
Parking	17.16.110, 17.34.020(A)	1.5 spaces per dwelling unit; may be uncovered or covered. An additional 0.25 spaces per unit may apply under certain conditions. 1.0 spaces per dwelling unit for senior citizen housing developments.
Fences	17.16.120; 17.36.040	Not to exceed 7' in height except in front yard or street side yard. A 7' open metal fence may be permitted within the front yard or street side yard. A required wall along an arterial or collector roadway shall be designed to include pedestrian access, including within 1/4 mile of transit stops.
Trash Enclosures	17.16.130	Must comply with specifications and requirements in Section 17.32.010. May only be located within the front yard setback when deemed necessary due to lack of no other appropriate location.
Site Plan Review	17.16.140	Site Plan Review required for all multi-family developments.
Open Space & Recreational Areas	17.16.150	A minimum of 5% site area shall be dedicated to open, common, usable space and/or recreational facilities for use by tenants. Calculated space shall not include enclosed meeting or community rooms.
Parking Area Screening	17.16.160	All parking areas adjacent to public streets and R-1 sites shall be screened from view.
Screening Fence	17.16.170	Where a multi-family site adjoins a single-family zones site, a screening block wall or wood fence no less than 6' height shall be located along property except in a required front yard or street side yard.
Landscaping	17.16.180	All developments shall have landscaping, including plants and ground cover, to be consistent with surrounding landscaping in the vicinity.
Good Neighbor Policies	17.16.190	Before issuance of building permits, proponents shall enter into an operational management plan in a form approved by the City for the long term maintenance and management of the development. Includes enforcement of all provisions of the model Good Neighbor Policy as specified by Resolution of the Planning Commission.
Signage	17.48.090	Sign Ordinance contains regulations for permanent commercial signs, temporary signs on developed and developing properties, and entrance signs.

Source: City of Visalia Zoning Ordinance, 2017

Growth Controls / Growth Management. The City of Visalia has utilized a growth management system through the use of a series of urban growth boundaries since the 1970s. The City's 1991 General Plan employed three urban development boundaries that identified which lands may be developed and when the lands will be eligible to be developed, with growth triggers based on a target population, target year, and percentage of buildout. The current 2014 General Plan analyzed and updated the urban growth boundaries to ensure for the logical contiguous growth of the City for the next 20 years and beyond. The current plan continues the overall concentric growth control concept, however the previous growth triggers were replaced with a single trigger based on issuance of building permits for a certain land use type, described more fully in Policy LU-P-21. This was done to more definitively associate physical land absorption needs with the empirical variable of building permits issued; rather than the more speculative variable of population growth estimates. Both methods achieve eventual physical buildout of the City in incremental stages.

The first growth boundary (Tier I) generally corresponds to the city limits in 2014. Tier II includes lands that are outside of but adjacent to Tier I lands. Tier II will be available for development only after permits for 5,850 dwelling units have been issued in Tier I starting from April 1, 2010, roughly corresponding to a population of 160,000. Prior to any lands in Tier II being developed in accordance with their underlying land use designations, the City must first establish and adopt an agricultural mitigation program in accordance with General Plan Policy LU-P-34. Once the program is established, the City Council must take formal action to move into the Tier II growth boundary, and lands that are not already inside the City limits must be approved for annexation by the City Council and Tulare County Local Agency Formation Commission (LAFCO). At the beginning of 2019, the City estimated that issuance of permits for 1,786 dwelling units were still needed in order to progress to Tier II and that this would occur in 2023 based on building trends.

It should be noted that the Tier I area within the City limits contains residential-designated vacant land that is well in excess of that which is needed to accommodate the issuance of permits for 5,850 dwelling units, and that the total remaining need under the City's RHNA obligation can be well accommodated on vacant land within Tier I.

Tier II has a residential development capacity of 12,800 units and a corresponding population of 178,000. Tier III is the final growth boundary and supports the City's buildout population of 210,000.

Buildout is projected to occur in the year 2030. However, since the growth boundary triggers are based on building permit activity as the primary determinant of physical buildout, the actual buildout date could vary from the 2030 date by several years in either direction. All of the General Plan Elements were prepared to adjust to this variability.

All sites that are inventoried in Appendix B for purposes of meeting Regional Housing Needs Assessment (RHNA) are contained entirely within the Tier I growth boundary. Furthermore, all sites are located within the City limits and are adequately zoned for their intended land use and residential densities. Consequently, all lands are determined to be developable immediately at or above the development densities that correspond to their land use designations.

Other Ordinances. With regards to other ordinances that may impose land use controls, the City of Visalia currently does not have an ordinance that explicitly regulates or provides objective standards to short-term rentals. Short-term rentals, or SROs, are commonly housed within existing residences

in residential-zoned districts. The City of Visalia considers short-term rentals as an allowed use of an existing residence, provided that no boarding is provided and no meals are served.

In addition, the City of Visalia does not have an adopted inclusionary zoning or inclusionary housing ordinance or other mechanism that requires a designated amount of new construction to be made available to lower income households.

Constraints on Housing for Persons with Disabilities

Per California Government Code Section 65583(c)(1), the Zoning Ordinance must specify that zoning standards cannot restrict the ability to provide access for persons with disabilities. This includes ensuring that persons with either physical or mental disabilities are provided reasonable accommodation for access to and the enjoyment of all facilities, including housing.

Further, Government Code Section 65583(a)(5) requires:

“an analysis of potential and actual government constraints upon the maintenance, improvement, or development of housing...for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ...the need for housing for persons with disabilities.”

Government Code Section 65583(c)(3) requires the Housing Element provide a program to:

“address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.”

The City's Zoning Ordinance already provides a broadened definition of family that complies with current state law, intended to extend occupancy standards to unrelated adults and to comply with fair housing law. The City's Zoning Code defines family as either *“two or more persons related by birth, marriage”* or *“an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.”*

Pursuant to state law, the City has reviewed its General Plan, Zoning Ordinance, and operating regulations and policies, and has conducted outreach to the public to identify potential constraints to providing reasonable accommodation to persons with disabilities. The 2015 Analysis of Impediments to Fair Housing Choices, part of the 2015-2019 federal HUD Consolidated Plan, was reviewed for potential constraints to reasonable accommodation that should be included in the Housing Element Update and/or elsewhere. The public outreach associated with the update of the Analysis of Impediments and Consolidated Plan, completed in 2019, has also provided the City with

more current information for potential constraints to reasonable accommodation. The update for the two aforementioned documents will be complete in 2020.

Based on the analysis of these source policy documents, the City has concluded that there are no explicit or overt policies in place that would constrain housing for persons with disabilities, as prescribed by state law. The City has policies and programs in place that ensure that housing access is not limited for disabled persons, that mobility in public places and transit are provided, and that education for both housing customers and providers are in place and active. This also includes a program for reporting, investigating, and resolving potential incidents of illegal housing exclusion practices by public or private housing providers. Finally, all requisite accessibility standards for new residential construction, including minimum accessible-ready units, are in place and enforced through the Community Development Department's building permit reviews, inspections.

In the 2015 5th-cycle Housing Element Update it was noted that the Zoning Ordinance provisions that require structural setbacks could unduly constrain reasonable accommodation practices in new residential construction and in the retrofit of existing residential units. Without a codified exemption or relief from the standard zoning provisions, persons who require accessibility devices and structures (such as wheelchair ramps or specialized mechanical equipment) may face a hardship towards incorporating such features into their residence. Formerly, such structures or devices whose installation would fail to meet the standard zoning requirements, would first require approval of a discretionary administrative adjustment or variance entitlement before a building permit could be issued for the needed improvement.

In response, the City adopted a Reasonable Accommodation Ordinance addition to the Zoning Ordinance in fulfillment of the prior Housing Element Program 5.4. The Ordinance states that structures or devices necessary to facilitate access to a building for persons with physical and non-physical disabilities shall be accommodated without the requirement to file an application for a discretionary permit. Further, the Ordinance includes procedures for providing exception in zoning and land use that may be necessary to ensure equal access to housing for persons requiring reasonable accommodation. For example, a housing development is allowed in any non-residentially zoned district (i.e. Commercial or Office zone district), subject to approval of a Conditional Use Permit (CUP). In the event that a CUP for housing includes a request for reasonable accommodation for a person or persons with disabilities, the CUP shall be evaluated and approved in the same manner as that of a CUP without a similar request for reasonable accommodation. However, any accommodations necessary to support reasonable accommodation shall not require a request for exception or variance as may be necessary to provide reasonable accommodation.

Upon adoption, information related to the new Zoning Ordinance allowance has been displayed on the City's website and made available at the Community Development Department permit counter.

With regards to other codes that may impact persons with disabilities, specifically licensed group homes and residential care facilities, the City permits such uses that house six or fewer residents as a by-right use in residential zoning district, similar to single-family residences. The City does not have citing distances between such homes or facilities.

Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of new housing construction and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The City of Visalia has adopted the 2016 California Building Code (CBC) based on the 2015 International Building Code as well as the 2016 California Fire Code. Visalia has not amended these codes nor added its own requirements. The minimum requirements of the CBC and other model codes may have added to the cost of housing over the years. However, governmental agencies at all levels as well as organizations representing building officials have decided that these requirements are necessary to achieve a minimum level of health and safety.

With regard to the type and degree of enforcement in the CBC, the Building Division follows the definition of enforcement as written in the Health and Safety Code Section 17920(e), where “enforcement” means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, “enforcement” may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings.

The City’s building codes are consistent with the codes applied in other jurisdictions throughout California and do not negatively impact the construction of affordable housing.

On / Off Site Improvement Requirements

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction’s development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

The City has residential development requirements for residential streets, sidewalks, landscaping, walls, street lighting, and parking. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided.

While many of the City’s development standards are similar to those in other jurisdictions, there may be some standards that exceed the level necessary to ensure adequate circulation and parking, drainage, environmental protection, and protection from visual nuisances. The City’s standards are summarized below. The standards included in this summary are those with the greatest potential to affect housing costs.

Residential Streets (widths, curbs, gutters, and sidewalks). Section 16.12.010 of the Visalia Municipal Code and the City of Visalia Engineering Design & Improvement Standards describe the development standards for streets in residential subdivisions. The City requires the following rights-of-way for streets:

- Arterial streets (6-lane): 134 feet wide
- Arterial streets (4-lane): 110 feet wide
- Collector streets (4-lane): 110 feet wide
- Collector streets (2-lane): 84 feet wide
- Local streets (through): 60 feet wide
- Local streets (cul-de-sac): 60 feet wide
- Frontage roads: 50 feet wide
- Private streets: 24 feet wide minimum
- Residential alleys: 20 feet wide maximum

The City requires full-width street improvements including curb, gutter, matching paving, and parking lanes on all streets except for private streets and residential alleys. Curbs and gutters are required to be installed at all grades for all locations for any site within a subdivision. Sidewalks are also required except on double fronting lots, where sidewalks are only required along one frontage, and for a corner lot where a fence or wall is constructed along the street-side lot line.

Other Improvements. Chapter 16.36 of the Visalia Municipal Code requires that storm drains, water mains, fire hydrants, and fire department access must be provided at the expense of the subdivider. Connections to existing city sewer system must be provided for each lot in a subdivision. In addition, street lights must be installed at a minimum on all arterial roadways at intervals of 220 feet for along both sides, and local roadways must have street lights at intersections. The City does not have landscaping, circulation improvement, or level of service requirements associated with subdivisions.

Open Space and Park Requirements. Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. Chapter 12.36 of the Visalia Municipal Code describes open space and park requirements. All housing units constructed in the city must pay a park acquisition and development fee to fund the development of neighborhood and community parks. As of August 3, 2018, the combined park acquisition and development fee is \$3,663 per single-family unit, \$3,224 per multi-family unit, and \$2,509 per mobile home. The park dedication requirement, the park improvement fees, and the open space requirements do not represent excessive constraints on residential development.

Off-site requirements can be considered regulatory barriers to affordable housing if the jurisdiction determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. While Visalia's standards are similar to other jurisdictions, the City offers modified residential standards for affordable housing (i.e., from one to 120 percent of the area median income); infill development (e.g., single vacant lots, underutilized lots); or lots that are difficult to develop because of size, shape, or vicinity. The modified residential

standards also allow for substantial aesthetic and/or functional improvement over what is permitted by the underlying residential zone.

In the Single-family Residential R-1-5 zone district, lots may have a lot area less than 5,000 square feet and modified residential standards as specified in Visalia Municipal Code Section 17.12.135. Under this section, concessions are allowed provided that certain performance standards are met. One such standard is that the development provides at least three different small lot floor plans and four different elevation designs in order to provide more interesting streetscape options. The modified standards ensure that design features achieve the intent of conventional R-1-5 standards of privacy, open space, adequate parking and compatibility with the neighborhood as well as or better than the standards themselves.

The City of Visalia subdivision regulations for off-site improvements are similar to other jurisdictions, and do not present a constraint to the development of affordable housing. In addition, the City offers flexibility for affordable projects that serve to reduce the number and type of requirements and encourage aesthetic and/or functional improvements over what is permitted.

Development Fees and Other Exactions

The City collects various fees from developers to cover the costs of processing permits, environmental review, building inspections, and capital improvements. Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these typical fees are summarized in Table 1-47.

Building permit and planning entitlement fees are the method the City uses to defray the cost of processing permits through the Planning and Building Divisions, and in the case of the Building Division to defray the cost of building inspections. These fees can impact the cost of constructing affordable housing. Basic planning and building fees for the City of Visalia are listed below in Table 1-47. Building permit fees are based on the square footage of the property and multi-family apartment complexes cost less per square foot to inspect than single-family unit. The building and planning fee rate for a “typical” multi-family and single-family is difficult to define, but Table 1-47 estimates comparable costs.

The City also collects development impact fees in accordance with California Government Code Sections 66000-66025 for the provision of services such as water, sewers, and storm drains. These fees are generally assessed based on the number of units in a residential development. When raising fees, the City complies with applicable provisions of the government code. Development impact fees are also listed in Table 1-47.

The estimated cost of development impact fees and planning fees is \$21,777.03 per single-family unit and \$16,797.13 per multi-family unit, based on a prototypical single and multi-family residential development consisting of 80 units each as detailed in Table 1-47. The City of Visalia’s development impact and planning fees are similar, if not less than, those of surrounding jurisdictions and do not represent a significant constraint to the production of affordable housing.

**Table 1-47
Building, Planning, Engineering and Development Impact Fees
Visalia
2019**

Fees	Typical fee for Single-Family Unit ¹	Typical Fee for Multi-Family Unit ²
Development Impact Fees		
Groundwater Overdraft	\$290.93	\$113.14
Park Acquisition and Fee	\$1,558.00	\$1,372.00
Park Development Fee	\$2,105.00	\$1,852.00
Public Facility Impact Fee	\$571.00	\$508.00
Public Safety - Police Facilities Fee	\$390.38	\$382.73
Public Safety - Fire Protection Facilities Fee	\$426.83	\$165.99
Sewer Main Facilities Connection Charge (to City sewer system) ³	\$403.13	\$155.88
Storm Drainage Fee	\$786.60	\$498.05
Waterway Acquisition Fee	\$577.80	\$365.66
Transportation Impact Fee	\$5,906.00	\$4,148.00
Treatment Plant Connection Capacity Charges	\$786.00	\$786.00
Trunk Line Capacity Charge	\$792.00	\$448.00
School Impact Fees	\$5,685.00	\$3,790.00
Subtotal per Unit	\$20,278.65	\$14,585.44
Planning Fees		
Conditional Use Permit	\$0.00	\$0.00
Tentative Map ⁴	\$93.30	\$37.89
Environmental Assessment	\$9.10	\$0.90
Building Permit Fees		
Building Division Plan Check, Fire Plan Check & Inspection	\$1,035.00	\$690.00
Planning Division Building Permit Plan Application	\$15.00	\$15.00
Engineering Division Building Permit Plan Application	\$55.00	\$218.00
Construction & Demolition Debris Recycle & Reuse Permit	\$92.90	\$80.40
Strong Motion (State Fee)	\$26.00	\$16.25
California Building Standards Administration (CBSC) Fee	\$8.00	\$5.00
Engineering Fees		
Subdivision Improvement Inspection Fee (single-family only)	\$114.33	
Parking Lot Inspection Fee (multi-family only)		\$1,129.70
Landscape & Lighting District Application Fee (single-family only)	\$7.18	
Encroachment Permit / Sidewalk Inspection Fee	\$1.09	\$1.09
Final Subdivision Filing Fee	\$41.49	\$17.46
TOTAL PER UNIT	\$21,777.03	\$16,797.13

Note: All fees are contained in the City of Visalia Development Fee Schedule. Fees contained here are based on schedule updated August 3, 2018. Individual fees are calculated based on the corresponding method of assessment (i.e. per unit, per gross acre, per sq. ft. of bldg.).

¹ Single-family fees based on a low-density, 1,500 square foot (living area) detached single-family home with attached two-car garage (400 square feet) in an 80-lot subdivision totaling 18 acres (4.4 units per gross acre), not located within the Northeast Specific Plan Area. Valuation of \$200,000.

² Multi-family fees based on a 80-unit multi-family development on 7 acres with an average unit size of 1,000 square feet, not located within the Northeast Specific Plan Area. Valuation of \$125,000 per unit.

³ For single-family project, assumes 750 feet of sewer line at \$43.00 per liner foot for a total project cost of \$32,250. For multi-family project, assumes 290 feet of sewer line at \$43.00 per liner foot for a total project cost of \$12,470.

⁴ For single-family project, a tentative subdivision map is necessary. For multi-family project, assumes a tentative parcel map is necessary to parcel off land from a larger-sized parcel.

Sources: City of Visalia; Visalia Unified School District

Processing and Permit Procedures

Similar to other jurisdictions, the City has several procedures it requires developers to follow for processing development entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920, et seq.), housing proposed in the city is subject to at least one of the following review processes: site plan review, environmental review, zoning and general plan land use designation change, tentative subdivision map approval, planned development approval, and building permit approval.

Many of the City's review procedures are handled at the staff level. For example, site plan review is conducted by staff representative of various city divisions, and administrative adjustments and temporary conditional use permits are evaluated and decided upon by the City Planner.

The Planning Division is charged with making an environmental determination on a project, determining if that project is exempt from CEQA review or requires an environmental review to be prepared and adopted together with the project. If a discretionary entitlement project (i.e. Conditional Use Permit, Variance, Tentative Map) is not exempt from CEQA review, then the application along with its supporting environmental document is reviewed and acted upon by the Planning Commission.

Tables 1-48 and 1-49 show the levels of which all types of residential uses are allowed or not allowed in the city. Table 1-48 shows allowed uses in the Agriculture (A), Open Space (OS), and all residential zone designations, and Table 1-49 shows allowed uses in all types of non-residential zone designations – commercial, office, industrial, and quasi-public.

**Table 1-48
Permitted and Conditionally Permitted Residential Uses IN RESIDENTIAL ZONES
Visalia
2019**

Residential Use Type	A	OS	R-1-20	R-1-12.5	R-1-5	R-M-2	R-M-3
One-Family (Single Family) Dwellings - New	P	P	P	P	P	C ⁵	C ⁵
One-Family (Single Family) Dwellings - Legally Existing and Expansion of Legally Existing	P	P	P	P	P	P	P
Duplex			C ³	C ³	C ³	P	P
Multi-Family Dwellings - New	C ¹					P ²	P ²
Multi-Family Dwellings - Legally Existing and Expansion of Legally Existing			P	P	P	P	P
Condominium, Townhouse Style			C ⁴	C ⁴	C ⁴	C	C
Condominium, Apartment Style						C	C
Mobile Home Parks			C	C	C	C	
Senior Citizen Housing Development			C	C	C	C	C
Accessory Dwelling Units	P	P	P	P	P	P ⁷	P ⁷
Adult Overnight Residential Care Facility (6 people or less)	P ⁷	P ⁷	P	P	P	P	P
Adult Overnight Residential Care Facility (more than 6 people)	C ⁷	C ⁷	C	C	C	C ⁷	C ⁷
Nursing and Convalescent Homes (including care for psychiatric, drug abuse and alcoholism cases)						C	C
Nursing and Convalescent Homes (not including care for psychiatric, drug abuse and alcoholism cases)			C	C	C	C	C
Single Room Occupancy (SRO)						P ⁶	P ⁶
Employee Housing, as defined in California Health and Safety Code Section 17008	P	P	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷
Transitional and Supportive Housing, as defined in California Health and Safety Code Sections 50675.2(h) and 53260(c)	P ⁷	P ⁷	P	P	P	P	P
Low Barrier Navigation Centers, as defined in California Government Code Section 65660							
Emergency Shelters							
Emergency / Temporary Housing							

P = Permitted use; C = Conditionally permitted use; Blank = Not permitted. ¹ Additional residences (not to exceed one per ten acres) as needed for employees who must maintain a residence upon the site in order for the agricultural operation to operate efficiently. ² Multi-family dwellings are permitted uses only on projects up to 80 units, more than 80 units requires a conditional use permit. ³ Duplexes permitted on corner lots only. ⁴ Condominium allowed as part of a Planned Development. ⁵ Meeting density identified in the general plan land use element designations. ⁶ Up to 15 units per gross acre in R-M-2 zone; up to 29 units per gross acre in R-M-3 zone. ⁷ Upon implementation of Program 5.10, accessory dwelling units, care facilities, employee housing, and transitional and supportive housing will all be permitted uses in zones where residential uses are allowed. Upon implementation of Program 5.11, supportive housing with up to 50 units as defined in California Government Code Section 65651 will be listed as permitted in multifamily zones in the Zoning Ordinance.

Source: City of Visalia Zoning Ordinance, 2017.

**Table 1-49
Permitted and Conditionally Permitted Residential Uses IN NON-RESIDENTIAL ZONES
Visalia
2019**

Residential Use Type	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	QP
One-Family (Single Family) Dwellings - New	C	C	C	C	C	C	C	C	C	C	
One-Family (Single Family) Dwellings - Expansion of Existing	C	C	C	C	C	C	C	C	C	C	
Duplex	C	C	C	C	C	C	C	C	C	C	
Multi-Family Dwellings - New	C	C	C	C	C	C	C	C	C	C	
Multi-Family Dwellings - Expansion of Existing	C	C	C	C	C	C	C	C	C	C	
Condominium, Townhouse Style	C	C	C	C	C	C	C	C	C	C	
Condominium, Apartment Style	C	C	C	C	C	C	C	C	C	C	
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	
Senior Citizen Housing Development	C	C	C	C	C	C	C	C	C	C	C
Accessory Dwelling Units	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	
Adult Overnight Residential Care Facility (6 people or less)	C ¹	C ¹	C ¹	C ¹	C ¹	C	C ¹	C ¹	C ¹	C ¹	
Adult Overnight Residential Care Facility (more than 6 people)	C ¹	C ¹	C ¹	C ¹	C ¹	C	C ¹	C ¹	C ¹	C ¹	
Nursing and Convalescent Homes (including care for psychiatric, drug abuse and alcoholism cases)				C	C	C					
Nursing and Convalescent Homes (not including care for psychiatric, drug abuse and alcoholism cases)				C	C	C					C
Single Room Occupancy (SRO)					C						
Employee Housing, as defined in California Health and Safety Code Section 17008	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	
Transitional and Supportive Housing, as defined in California Health and Safety Code Sections 50675.2(h) and 53260(c)	C ¹	C ¹	C ¹	P ¹ /C ¹	P ¹ /C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	
Low Barrier Navigation Centers, as defined in California Government Code Section 65660	C ¹	C ¹	C ¹	P ¹	P ¹	C ¹	C ¹	C ¹	C ¹	C ¹	
Emergency Shelters									P		
Emergency / Temporary Housing					C				C	C	

P = Permitted use; C = Conditionally permitted use; Blank = Not permitted. ¹ Upon implementation of Program 5.10, accessory dwelling units, care facilities, employee housing, and transitional and supportive housing will all be conditionally allowed uses in zones where residential uses are conditionally allowed. Upon implementation of Program 5.11, supportive housing with up to 50 units as defined in California Government Code Section 65651 will be listed as permitted in mixed-use zones in the Zoning Ordinance. Upon implementation of Program 5.12, Low Barrier Navigation Centers as defined in California Government Code Section 65660 will be listed as permitted in mixed-use zones and conditional in all Commercial, Office, and Industrial zones in the Zoning Ordinance.

Source: City of Visalia Zoning Ordinance, 2017.

Table 1-50 shows the typical timelines associated with different types of permits, entitlements, and reviews, and their associated approval body. Each application for tentative map, conditional use permits, and multi-family residential begins with the site plan review process and is reviewed by the Site Plan Review Committee that is comprised of City staff. A site plan review approval is required for any development (with the exception of one-family dwellings, accessory dwelling units, and residential care facilities for 6 people or less) before proceeding on to obtaining a building permit for any new construction or tenant improvements. Site plan review is conducted at no charge to the applicant by the Site Plan Review Committee, comprised of staff representatives of various city divisions. As part of site plan review, the Committee preliminarily reviews site plans for new land uses, as submitted by an applicant, to ensure a project's consistency with the City's development codes (e.g. Zoning), standards (e.g. Engineering), and policies (e.g. General Plan, Specific Plan, Master Plan), and to ensure that health and safety is maintained. The Site Plan Review Committee holds meetings weekly, and applications are accepted each week prior to the meeting being held.

Upon completion of Site Plan Review, an application may be filed with the city for any necessary entitlements: tentative subdivision map, conditional use permit. Other circumstantial entitlements that may be necessary to facilitate the development, such as a variance, general plan amendment, or change of zone, may be filed simultaneously. Appeals on the Planning Commission's action are considered and approved by the City Council and take approximately 3 to 5 weeks to process.

A review of the City's entitlement (i.e. tentative subdivision map) approvals and issuance of building permits reveal that a typical time lapse between the two actions is between 12 and 24 months. Within this time lapse, an applicant would typically have to have improvement plans and a final map be reviewed and approved by the City Engineering Division, a final map recorded with the County Recorder, building master plans reviewed and approved by city staff, and finally building plot plans reviewed and approved by city staff. Variables in this time lapse can include the number of submittals required in order to address corrections and lag time between actions.

Table 1-50 Timelines for Permit Procedures Visalia 2019		
Types of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	1-2 Weeks	City Staff
California Environmental Quality Act ¹	3-6 Weeks	City Staff / Planning Commission ¹
Tentative Subdivision Map / Tentative Parcel Map / Conditional Use Permit	4-6 Weeks	Planning Commission
Building Master Plans	4-6 Weeks	City Staff
Building Plot Plans	1-2 Weeks	City Staff
Building Permit for Custom Home	4-6 Weeks	City Staff

¹ Depending on entitlement and significance of impact. Initial Studies and Negative Declarations can take between 3-6 weeks. Environmental impact Reports can take up to 6 months to process completely.

Source: City of Visalia

Table 1-51 shows the typical timelines associated with different types of residential uses along with the typical approval requirements.

Table 1-51 Processing Procedures for Project Type Visalia 2019		
Residential Use Type	List of Typical Approval Requirements	Estimated Total Processing Time
Single Family Residential on residential lot	Permitted by Right	Less than 30 days
Single Family Residential on non- residential lot	Site Plan Review CEQA/CUP	2-3 Months
Subdivision	Site Plan Review CEQA/TSM	3-4 Months
Duplex on Single Family Residential lot	Site Plan Review CUP	2-3 Months
Duplex on Multi Family Residential lot	Permitted by Right	Less than 30 days
Multi- Family Apartment less than 80 units and less than 4 stories	Permitted By Right Site Plan Review	Less than 30 days
Multi-Family Apartment less than 80 units and more than 4 stories	Site Plan Review CEQA/CUP	2-3 Months
Multi-Family Apartments more than 80 units	Site Plan Review CEQA/CUP	2-3 Months
Condominium, Townhouse or Apartment Style	Site Plan Review CEQA/TSM/CUP	3-6 Months
Accessory Dwelling Units	Permitted by Right	Less than 30 days
Adult Over-night Care Facility (6 people or less)	Permitted by Right	Less than 30 days
Adult Over-night Care Facility (more than 6 people)	Site Plan Review CEQA/CUP	2-3 Months
Nursing and Convalescent Homes (including or not including psychiatric, drug abuse and alcoholism cases)	Site Plan Review CEQA/CUP	2-3 Months
Single Room Occupancy (SRO)	Permitted by Right	Less than 30 days
Employee Housing, as defined in California Health and Safety Code Section 17008	Permitted by Right	Less than 30 days
Transitional and Supportive Housing, as defined in California Health and Safety Code Sections 50675.2(h) and 53260(c)	Permitted by Right	Less than 30 days
Emergency Shelters	Permitted by Right	Less than 30 days
Emergency / Temporary Housing	Site Plan Review CEQA/CUP	2-3 Months

Source: City of Visalia

Residential uses are allowed in all non-residential zone designations with a conditional use permit on a case-by-case basis; however, development standards currently are not specified in the City's Municipal Code for residential units located outside residentially-zoned areas.

- For conditional use permits, the decision-making authority may approve or conditionally approve an application for a use permit if it finds all of the following:
- The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan;
- The proposed use is consistent with the purpose of the applicable district or districts;
- The proposed use is listed as a use subject to a use permit in the applicable zoning district or districts or a use determined to be similar to a listed conditional use;
- The proposed use meets the minimum requirements of the Zoning Ordinance applicable to the use and complies with all other applicable laws, ordinances and regulations of the city and state; and
- The proposed use will not be materially detrimental to the health, safety and welfare of the public or to property and residents in the vicinity. This finding is determined on the basis of material evidence in the record, rather than subjective conclusion unsupported by evidence in the record. Historically, Visalia approval bodies (Planning Commission and City Council) have determined projects meeting the prior findings also meet the criteria for this finding.

Currently, the City requires a Conditional Use Permit (CUP) for any multi-family residential development with over 80 units in multi-family residential zones or for residential units or mixed use with residential uses in non-residentially zoned districts. The conditional use permit process involves a review by city staff of the proposed development to ensure that it meets city standards and policies, including the policies of the Housing Element. A public hearing is held before the Planning Commission. The process ensures that the approved development is appropriately integrated into the existing neighborhood. No conditions placed on such developments have served as an impediment to development nor substantially increased the price of housing. In cases where multi-family uses abut single-family uses, reasonably placed conditions may help to maintain or modestly enhance the value of adjacent single-family uses.

For instance, in 2017 the Visalia Planning Commission approved a CUP for a 200-unit apartment complex in the Medium Density Residential (R-M-2) zone on approximately 17.5 acres and a density of 13.03 units per acre. While building permits have not been issued for the development yet, these units are anticipated to accommodate low income inventory units based on anticipated comparable rental prices. Conditions of approval, which can be typical for multi-family residential developments, included:

- conformance to site plan, floor plans, and elevation plans as provided, including adhering to design and setback standards proposed by developer that may exceed the City's standards,
- requirement of landscape and irrigation plans with submittal of building permits, including placement of street trees,
- construction of solid masonry perimeter walls adjacent to single-family residential uses,
- wrought iron fence around street frontages,
- placement of evergreen trees in line with access drives to reduce potential headlight glare into adjacent single-family residences,

- acceptance of the City's Good Neighbor Policies for ongoing management of the project.

The processing time for projects in the City of Visalia varies based upon the type of activity involved. Projects which are found to be not exempt under the California Environmental Quality Act have a mandatory review period of at least 20 days. All Planning Commission approvals are subject to a 10-day appeal period, and any appeal received must be scheduled within 30 days of receipt. Finally, developers must submit building plans and improvement plans to the Community Development Division to ensure compliance with building code and engineering design standards, and such submittals may require multiple plan checks if there are corrections. Combined, these items can easily add up to several months.

Planning Division staff works with developers throughout the process, beginning at the first interaction at the front counter and continuing on at the Site Plan Review level, to assist them in avoiding project delays. Planners will present available options, such as reducing plan check time by working with building officials early on to ensure that plans meet code requirements when they are submitted. Processing and permit procedures do not constitute a development constraint in Visalia. Permit applications for residential master production plans often have plan check completed within one to two month, although subsequent plot plans for approved master plans can be processed in approximately five days. The City has historically used an electronic permit tracking system (Permits Plus) to monitor the work flow and progress of each permit, and in 2018 a new Accela-based permitting system was launched that provided improved and streamlined communication to applicants regarding plan check status and corrections. Additionally, applicants are able to monitor the progress of their permit via the City's website. The system is purposely transparent and interactive so that applicants are assured their permit or permits are being processed in a timely and accurate manner, and that they have resolution and recourse in the event the City's processing standards are not being met for their individual permit.

Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Senate Bill 1818 (SB 1818), which went into effect January 1, 2005, revised California's density bonus statutes (Government Code Section 65915) by reducing the number of affordable units that a developer must provide in order to receive a density bonus. The bill also increased the maximum density bonus to 35 percent. The minimum affordability requirements are as follows:

- 20 percent increase over the maximum allowable base density if at least 5 percent of the units are affordable to very low-income households or 10 percent of the units are affordable to low-income households; and
- 5 percent increase over the maximum allowable base density if at least 10 percent of for-purchase units are affordable to moderate-income households.

SB 1818 also established a sliding scale, which determines the additional density that a project can receive. A developer can receive the maximum density bonus of 35 percent when the project provides either 10 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units.

Senate Bill 435 (SB 435) was also passed in 2005, which clarified California's density bonus statutes by explaining that a project can only receive one density bonus.

Prior to SB 1818 and SB 435, jurisdictions were required to grant one incentive such as financial assistance or a development standard reduction to a developer of affordable housing. These laws now require that cities and counties grant more incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, development standards, design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project utilizes less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

These laws also provide density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

SB 1818 also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The developer may request these parking standards even if they do not request the density bonus. The new parking standards, which comprise the total number of parking spaces including guest parking and handicapped parking, are as follows:

- Units with 0 to 1 bedrooms shall have one parking space per unit.
- Units with 2 to 3 bedrooms shall have two parking spaces per unit.
- Units with 4 or more bedrooms shall have two and one-half parking spaces per unit.

The Visalia Zoning Ordinance Density Bonus provisions (Municipal Code Chapter 17.32 Article 2) was amended pursuant to the policies adopted in the 2010 Housing Element Update. Ordinance No. 2012-12 revised the City's previous density bonus and incentives provisions to exceed State requirements. Table 1-52 shows the differences between State law and the City's code.

Table 1-52 SB 1818 Density Bonus Requirements California and Visalia 2019				
State Law			Visalia	
Percent Units by Income Group	Density Bonus		Percent Units by Income Group	Density Bonus
	Minimum	Maximum		
10% Very Low	-	35%	11% Very Low	35%
20% Low	-	35%	20% Low	35%
40% Moderate	-	35%	17.5% Mod	35%
5% Very Low	20%	-	5%	20%
10% Low	20%	-	10%	20%
10% Moderate	5%	-	10%	5%

Source: City of Visalia 2019.

In the years following the update of Visalia’s Density Bonus provisions, several new legislative bills have been passed regarding density bonuses. For example, Assembly Bill 2222, effective in 2015, requires that density bonus projects resulting in a loss of existing affordable units must replace those units one for one, and extends the period that affordable units must remain affordable 55 years. Assembly Bill 2501, effective in 2017, made changes that include allowing mixed-use developments to qualify for density bonuses. Multiple legislative changes regarding density bonuses took effect in 2017 and in 2019.

To ensure that the Visalia’s Density Bonus ordinance comply with current state law (Government Code Sections 65915 through 65918), a new Housing Element Program No. 3.19 has been added to ensure that the City’s ordinance be reviewed and updated as necessary to remain in compliance with state law. This program also includes the provision of establishing a housing unit replacement program subject to the requirements of Government Code Section 65915(c)(3). The replacement program would be subject to sites identified in the site inventory where any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

Potential Environmental Constraints

Flooding. The City is located on relatively level terrain typical of the Tulare Lake basin. However, Visalia does rest in the heart of the Kaweah River Delta system. The Terminus Dam, which forms Lake Kaweah about 18 miles to the east, controls river flows of the Kaweah River. The St. Johns River, a branch of the Kaweah River, extends along the City’s northeastern city limit line. In addition, the City contains an extensive network of creeks and irrigation ditches that carry programmed releases of water from Lake Kaweah and from the Friant Irrigation Canal to area farms and orchards. These creeks and ditches also channel and carry area-wide and local storm water runoff through the City in a generally northeast to southwest pattern, terminating west of the City near the Tulare Lake bed.

Visalia has experienced several major floods in its history, in 1950, 1955, 1966, and 1969. The waterways noted above have historically been used to control and convey stormflows. In June 2009, the Federal Emergency Management Agency (FEMA) updated its Flood Insurance Rate Map panels for Visalia. The changes from the previous maps generally reflected the improvements in storm water managements that included automatic pumps and local detention basins, however, the map panels adversely rated older parts of the City, particularly north of State Highway 198, due to the unreinforced levee banks of the St. Johns River. FEMA flood evaluators determined the levees could eventually fail and cause shallow area wide flooding during a 100-year storm event. Consequently, many of the City's older and more affordable neighborhoods were placed in Special Flood Hazard Areas (zones including and beginning with A).

Houses located in the Special Flood Hazard Area are required to have FEMA approved flood insurance in order to qualify for federally backed home loans, mortgage assistance, or rehabilitation grants and loans. The added cost of this insurance (averaging \$1,200 per year for a single-family dwelling unit) must be factored into decisions whether to fund mortgage assistance or rehabilitation loans in many of the City's more affordable neighborhoods.

Hazardous Materials and Sites. As of 2012, there are 46 sites throughout the City that have been identified with ongoing cleanup programs or where cleanup has been certified and monitored by federal or state agencies. This includes one Superfund site, comprising four small (1,000 sq. yards or less in area) in the East Downtown area that was fully remediated in 2009. Other sites identified as contaminated are primarily former dry cleaning shops, agricultural chemical storage sites, and leaking underground fuel storage sites. Typical remediation of the sites consisted of soil excavation, soil replacement and continuous groundwater testing to ensure the presence of the contaminants has abated.

The City continues to perform Phase 1 Environmental surveys, and subsequent detailed soil testing prior to offering City-owned sites to affordable home construction partners. This represents an added cost of ensuring that suitable residential development sites are provided for new affordable housing projects.

In addition, federal law requires detailed preclusion analyses to be performed by the City for all candidate sites before mortgage assistance or rehabilitation funds can be authorized. City staff performs the site preclusion analysis for each candidate site. City staff uses local and state data bases as well as the federal EPA Enviro-tracker program to perform this analysis. Where the proximity to contaminated sites is less than the acceptable threshold per applicable regulations, the site is eliminated from eligibility. To date, no candidate site has been eliminated due to either direct site contamination, or for its proximity to a former or active contaminated site.

Noise. The General Plan Noise Element serves as the guide for establishing a pattern of land uses that minimizes the exposure of residents and other sensitive receptors (e.g. schools) to excessive noise. The primary noise generator that affects residents is roadway noise. The City employs number of mitigation measures to attenuate noise to acceptable levels (45 dB/DNL interior, 65 dB/DNL exterior). These include sound walls, enhanced design and construction techniques for both noise generators and noise receptors, and regulatory limits on the times when excessive noise generation may be allowed.

Impact to noise is an environmental category that is reviewed under the National Environmental Policy Act (NEPA). Consequently, candidate houses for federally backed mortgage assistance programs must demonstrate that the house interior and exterior noise levels will fall below the community noise acceptance levels. Typically, houses adjacent to collector or arterial roads where perimeter sound walls are not installed will not qualify for assistance programs to noise level exceedance.

Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Visalia can be broken into the categories of availability of financing and development costs.

All resources needed to develop housing in Visalia are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Visalia. This is particularly true in the case of housing for lower and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

Availability of Financing

Financing has historically been available for credit-worthy projects, with interest rates determined largely by the monetary policy of the Federal Reserve Board. Beginning in the 1990s, rising housing values and a growing housing industry boosted investor and homebuyer portfolios and contributed to a sense of security that encouraged continued investment in the housing market. Alternative mortgage products increased the number of homebuyers, especially investors who purchased single-family homes as non-primary residences. Virtually every business or profession related to homes sales, construction, mortgages, and titles had increased business opportunities during this period.

The use of alternative or “creative” mortgage products, such as graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans allowed consumers to purchase high-priced housing without the qualifications required by a traditional loans, such as sufficient income level. These mortgage products increased homeownership rates—a goal of affordable housing advocates. Even during periods of higher interest rates, homeownership and home sales increased. However, starting in 2006, home prices in Visalia and throughout California began to level off and then declined for both new and existing homes. The mortgage market collapse also impacted borrowers with “jumbo” loans, relatively large loans that are not federally backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae and Freddie Mac, federally-chartered financial institutions that purchase the bulk of residential mortgages in the U.S. Resets of interest rates and mortgage payments in the subprime mortgage market resulted in huge waves of

foreclosures between 2007 and 2011. Beginning in 2012, the local housing market began to stabilize and again show gains. This was concurrent with absorption of foreclosed homes into the housing market, and interest rates between 3 and 5 percent for qualifying home buyers. As a result, sales of existing homes and new residential construction have achieved more stable volumes that predated the extremes of highs and lows that characterized the local housing market between 2000 and 2011.

The U.S. Census American Community Survey provides data at the county-level regarding overpayment. In 2017, 24.3 percent of Visalia homeowners spent more than 30 percent of their gross income on housing costs. Comparatively, 45.4 percent of Visalia households renting spent more than 30 percent of their gross income on housing costs. (U.S. Census, American Community Survey S2503, 2017) The high percentage of both homeowners and renters spending a disproportionate percentage of income on housing, suggests that housing, while relatively affordable when compared to statewide averages, represents a substantial burden to local residents. This is due in large part to the relatively low household incomes in Visalia relative to the costs of both owner-occupied and rental housing.

Development Costs

Land Costs. Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in small developments and in areas where land is scarce. During the housing boom in the mid-2000s, raw residential land (without site improvements) received upwards of \$200,000 per acre in Visalia (or over \$40,000 per unfinished lot). This was due in large part to speculative land purchasing and development entitlements, and resulted in a glut of over 6,000 residential units (paper lots) approved for development as of early 2009, at the start of the Great Recession. The value of land declined as home building dramatically slowed to as few as 216 units annually (compared to the high of over 1,500 in FY 2005/06). Issued residential permits have risen, experiencing a peak of 705 units in 2016. This is considered by the City and by development experts as a more sustainable rate of housing production, as compared to both the highs and lows experienced since the year 2000.

According to local housing developers, raw residential land costs have remained well below their historic highs in in 2006. This is in large part due to the large quantity of residential lands that held approved development projects, but that fell into foreclosure and re-purchase at very favorable prices (between 20% to 50% of their original purchase prices and entitlement costs). Between the years 2017 and 2019, roughly half of the paper lots have fallen out of entitlement status, owing to the series of automatic State subdivision map time extensions granted starting in 2008 and ending in 2015. As a result, Visalia's raw residential land costs are estimated to be between \$65,000 and \$100,000 per acre depending on location.

Site Improvement Costs. Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements include connections to existing utility systems, rough grading, construction of streets, installation of water and sewer lines, and construction of curbs, gutters, and sidewalks. Site improvement costs for a single-family home in Visalia were estimated as ranging between \$40,000 and \$45,000 per lot.

Development Impact and Planning Fees. As previously discussed in the section on Development Fees and Other Exactions, the City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. The development impact fees vary on a case-to-case basis but for the purposes of this discussion, it is estimated that fees would be \$21,777.03 for a single-family home and \$16,797.13 for a multi-family unit (refer to Table 1-47).

Construction Costs. Housing construction costs can act as a constraint to the affordability of new housing. However, the cost of construction varies with the type, size, location, and amenities of the development. “Entry-level” homes have fewer amenities than other higher priced units. In Visalia, an entry-level, 1,500 square foot, three-bedroom, two-bath dwelling unit costs \$70 to 80 per square foot to build, totaling \$105,000 to \$120,000 in construction costs. The increased use of prefabricated factory-built or manufactured housing, which is permitted in all residential districts throughout the city (consistent with state law), may provide for even lower-priced housing by reducing construction and labor costs.

There is little that the City can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar in the City to those in other Central Valley areas, the cost of construction is not considered a major constraint to housing production.

Total Housing Development Costs. High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. Subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

As shown in Table 1-53, the total of all housing development costs discussed above for a typical entry-level single-family home (a 1,500 square foot dwelling unit on a 0.25 acre lot) is \$231,777 to \$286,777, including site improvements, construction costs, and fees and permits. This figure does not include developer profit, marketing, or financing costs.

The specifications for the hypothetical unit used for analysis here were chosen to define it as an entry-level family home.

Table 1-53
Estimated Single-Family Housing Development Costs
Visalia
2019

Type of Cost	Estimated Cost
Land ¹	\$18,000 per lot; \$65,000 - \$100,000 per acre
Site Improvements	\$40,000 - \$45,000 per lot
Development Impact & Permit Fees ²	\$21,777 per unit
Construction ³	\$105,000 - \$120,000 per unit
TOTAL	\$231,777 - \$286,777 per unit

¹ Assumes a quarter-acre lot.

² Refer to Table 1-47 for a break-down of development impact and planning fees.

³ Assumes a 1,500 sq. ft. unit.

Source: Tulare/King Counties HBA, City of Visalia, Averages of figures provided by local developers: Paloma Development, San Joaquin Valley Homes. 2019.

VI. GOALS, POLICIES & IMPLEMENTATION PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes nine goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved or households assisted over a five-year time frame.

Affordable: For purposes of this section the term "affordable" is defined as: Housing that is affordable to Extremely Low, Very Low, and Low income categories, regardless whether the housing is market priced, or is deed restricted as a result of Federal, State, or Local funding assistance, non-monetary incentive program, or tax increment reduction or waiver program. Affordable housing is housing that requires no more than 30% of an income qualifying occupant's gross salary to maintain the housing unit. In addition, for purposes of the Housing Element, affordable housing includes any housing developed at a gross density of 30 units or more per acre.

Goal HE-1

To provide for a broad range of housing types and densities to meet the needs of all Visalia residents.

Policies

HE Policy 1.1 The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of new construction housing.

HE Policy 1.2 The City shall encourage the development of new residential projects that are designed to facilitate non-automobile modes of travel.

HE Policy 1.3 The City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

HE Policy 1.4 The City shall encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, accessory dwelling units, and multi-family housing.

HE Policy 1.5 The City shall encourage housing developers to provide community outreach for all their housing projects to address concerns about the project.

HE Policy 1.6 The City shall partner with local experienced developers to educate the public regarding the myths and realities of multi-family and affordable housing.

HE Policy 1.7 The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.

HE Policy 1.8 The City shall continue to provide assistance by and access to City Staff, in person, by phone, or by email, so as to encourage increased public awareness and understanding of the City's housing regulations, including opportunities for by-right development, and standards as they pertain to new construction.

Programs**HE Program 1.1 DESIGNATE FOR SUFFICIENT LAND**

The City shall maintain a sufficient supply land at various densities to allow for the construction of sufficient housing to meet its TCAG regional housing needs allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories

HE Program 1.2 CONTACT WITH CITY OFFICIALS

The City shall regularly solicit requests to examine specific City land use controls and building standards which are deemed by the local housing development industry that may tend to discourage innovative design and new construction standards, or that exclude affordable income households from the local housing market. Such requests will be placed on the standing Building Advisory Committee (BAC) annually.

Responsibility: Community Development Department, Building Official

Funding: General Fund

Timeframe: Annually

Quantified Objective: Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.

HE Program 1.3 SENIOR HOUSING RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow senior housing development in accordance with the density for the underlying general plan land use district as a by-right use in all residential zone districts and in the downtown mixed use zone district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 1.4 CONDITIONAL USE PERMIT PROCESS

To ensure that the conditional use permit (CUP) process for multi-family projects of greater than 80 housing units does not impact the timing, cost, or supply of multi-family development, the City shall continue to monitor the CUP process on such applications to determine whether or not the process impacts the development of multi-family units. In an annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the past year. If it is determined that the CUP process impacts the timing, cost, or supply of multi-family housing, especially affordable housing projects, the City shall reconsider its position on this matter and adopt mitigations, which could include increasing the project size threshold based on typical affordable housing projects or eliminating the conditional use process, within six months.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission.

HE Program 1.5 HOUSING EDUCATION

In an effort to educate the public regarding the myths and realities of multi-family and affordable housing, the City shall partner with local housing advocates in making presentations to civic, neighborhood, and community groups.

Responsibility: Community Development Department (lead), Local Housing Advocates

Funding: General Fund

Timeframe: Semi-Annually

Quantified Objective: Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar every two years.

HE Program 1.6 PROJECT STATUS REPORT

The City shall continue to manage its electronic permitting software to track the progress of development processing and shall, through the staff project coordinator, maintain a scheduled contact with individual applicants regarding the status and progress of their project.

Responsibility: Community Development Department (lead), Private Sector

Funding: General Fund

Timeframe: Daily, Ongoing

Quantified Objective: Meet all prescribed processing timelines as contained in the City's Zoning Ordinance and Community Development Department policies and procedures. Establish a tracking system for length of time taken to process entitlement requests. Staff shall review the tracking system on an ongoing basis to assess where specific types of permits can be processed more efficiently.

Goal HE-2

To promote mixed use, infill, and Downtown development in Visalia.

Policies

HE Policy 2.1 The City shall provide regulatory incentives to promote infill development on vacant and underutilized land within the city limits. The City shall also consider financial incentives for infill development, such as partial reduction of permit and impact fees, when feasible to do so.

HE Policy 2.2 The City shall encourage the development of vertical and horizontal mixed-use development projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

HE Policy 2.3 The City shall plan for and assist in the development of infill and applicable redevelopment sites for new housing and neighborhood conservation.

HE Policy 2.4 The City shall provide a wide range of housing types (e.g., mixed use, flats, podium townhouses, row houses, small-lot single-family residential, and live-work lofts) in the Downtown and East Downtown areas, as well as encourage both affordable and market-rate housing opportunities.

Programs

HE Program 2.1 INFILL SITE INVENTORY

The City shall maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.

HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING

The City shall provide one or more incentives for high density (20 units/acre or greater) housing in Downtown, such as credits for required parking stalls; fee waivers, reductions, and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives shall be in addition to those incentives available through the State density bonus laws.

Responsibility: Community Development Department
 Funding: General Fund
 Timeframe: Ongoing
 Quantified Objective: Five units of residential converted from commercial space, or one new multi-family residential project per year.

HE Program 2.3 INFRASTRUCTURE FUNDING PROGRAM

The City shall apply for funding and/or support non-profit agencies applying for funding that assists with infrastructure improvements for projects that meet the criteria for any applicable grant program in key infill areas such as Downtown and East Downtown.

Responsibility: Community Development Department
 Funding: Staff time, General Fund, State & Federal
 Timeframe: Annually
 Quantified Objective: Apply for at least one qualifying grant

HE Program 2.4 MIXED USE DEVELOPMENT

The City shall facilitate the development of sites within the Visalia community that are financially and physically feasible of being converted to or constructed into mixed use developments, or appropriate for historical rehabilitation, and on a request basis, assist in the implementation of such projects.

Responsibility: Community Development Department
 Funding: Staff time, General Fund
 Timeframe: Ongoing
 Quantified Objective: At least one qualifying project per year

HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING

The City shall continue to implement its Affordable Housing Infill Incentive Program, which reduces Transportation Impact Fees for qualifying projects, and annually report to the Planning Commission projects that meet the threshold criteria and take advantage of the program. The City shall also continue to review other infill projects for affordable housing approved throughout the year to assess if modifications to the program should be made.

Responsibility: Community Development Director
 Funding: General Fund
 Timeframe: Annually
 Quantified Objective: Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program.

HE Program 2.6 DOWNTOWN AND MIXED USE RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow residential development as a by right use in the Downtown Mixed Use zone district, in accordance with the density prescribed in the General Plan Land Use district, subject to performance standards. In addition, the City shall examine and consider allowing residential development as a by right use in the Conditional Mixed Use and Neighborhood Commercial zone districts while addressing issues of geographical location, segmentation, and performance standards.

Responsibility: Community Development Department
 Funding: General Fund
 Timeframe: 2020
 Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.

Goal HE-3

To encourage construction and maintenance of affordable housing in Visalia.

Policies

HE Policy 3.1 The City shall encourage the development of housing that is affordable by design, such as small lot single family units, second units, and manufactured homes.

HE Policy 3.2 The City shall formulate a cooperative effort between the public sector, private sector, and non-profit affordable housing entities to increase the supply of affordable housing for low-income (below 80 percent of median income), very low-income (below 50 percent of median income), and extremely low-income (below 30 percent of median income) households.

HE Policy 3.3 The City shall continue to provide a wide range of financial and regulatory (e.g., Density Bonus Ordinance, PUD Ordinance, and Flexible Lot Design Ordinance) incentives for the production of affordable housing.

HE Policy 3.4 The City shall continue to provide support and financial assistance to first-time homebuyers as funding is available.

HE Policy 3.5 The City shall continue to promote the participation of non-profit housing organizations in the construction of new affordable housing.

HE Policy 3.6 The City shall utilize available funds to subsidize the development of affordable housing for low-, very low-, and extremely low-income households.

HE Policy 3.7 The City shall encourage and support proactive communications with potentially affected neighborhood residents and business owners during the planning and implementation of new multi-family residential projects.

HE Policy 3.8 The City shall ensure that information on available housing programs is accessible to the public.

HE Policy 3.9 The City shall strive to preserve existing subsidized rental units.

HE Policy 3.10 The City shall strive to work with developers to ensure that low- and moderate-income housing is located within walking distance of or has access to public transit and services.

HE Policy 3.11 The City shall continue to support, facilitate the construction, and provide for the development of accessory dwelling units on single family designated parcels while protecting the single-family character of neighborhoods and zoned parcels as a means of providing affordable housing.

HE Policy 3.12 The City shall encourage home builders to use multi-family designated land for the highest allowed density housing to make more efficient use of land and facilities and provide more affordable housing opportunities.

HE Policy 3.13 The City shall continue to support the consortium of local lending institutions in pooling their resources to provide new construction for lower income housing.

HE Policy 3.14 The City shall continue to encourage and promote efforts with various non-profit housing entities (e.g. Self-Help Enterprises, Habitat for Humanity, Housing Authority of Tulare County and other non-profit agencies) in the construction of affordable residential units through sweat equity programs.

HE Policy 3.15 Since many financing programs are not utilized because they are perceived as too difficult to obtain/access or are unknown, the City shall seek opportunities to inform government, realtors,

home buyers, and other financial agencies regarding existing financing programs that may not be fully understood by the homebuyer.

HE Policy 3.16 The City shall promote and/or coordinate efforts with non-profit housing advocacy organizations to produce a wide range of affordable housing opportunities for Visalia's citizens.

HE Policy 3.17 In accordance with the provisions of State law, the City shall grant density bonuses for qualifying projects as an incentive for the development of lower-income housing.

HE Policy 3.18 The City shall continue to inform and educate the public regarding myths and realities of multi-family and affordable housing working with non-profit agencies, developers, and partners.

HE Policy 3.19 The City shall provide priority permit processing of deed-restricted affordable housing projects, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

HE Policy 3.20 The City shall encourage development of new mobile home parks.

Programs

HE Program 3.1 LEGISLATIVE RELIEF

The City shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The City shall pursue housing legislation that establishes a permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.

Responsibility: All City Departments

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: N/A

HE Program 3.2 MULTIPLE-FAMILY DEVELOPMENTS

The City shall encourage, facilitate, and investigate ways to streamline the construction of affordable and market rate multiple-family dwelling units. Special incentives (e.g., reduced parking standards, waiver of fees), modified zoning provisions, and priority permit processing of CUPs and Site Plan Review applications may be utilized where appropriate. The City shall continue to inform local developers of the available incentives that benefit affordable housing through published documents available at City Hall and maintained on the City website. These incentives shall be in addition to those available through State density bonus laws.

Responsibility: Community Development Department (lead), Private Sector

Funding: General Fund

Timeframe: Annually

Quantified Objective: Develop 400 multi-family units (20 extremely low, 40 very low, 60 low, 80 moderate, and 200 above moderate) over the four year period.

HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM

The City shall continue to partner with non-profit agencies in assisting low- and moderate-income families qualifying for a low interest second mortgage loan as gap financing toward the purchase of a home.

Responsibility: Community Development Department

Funding: HOME, CalHome

Timeframe: Ongoing

Quantified Objective: Assist 20 low- and moderate-income first-time homebuyers over the next four years.

HE Program 3.4 MORTGAGE REVENUE BONDS, MORTGAGE CREDIT CERTIFICATES, LOW INCOME TAX CREDITS

The City shall continue to participate in the issuance of tax exempt revenue bonds, mortgage credit certificate projects, and low income tax credit projects to provide below market rate financing, where there is sufficient private participation.

Responsibility: Private Sector (lead), Finance Department, Community Development Department

Funding: State and Federal funds

Timeframe: Ongoing

Quantified Objective: Provide technical assistance for the issuance (e.g. Tax Credit review of application) of one mortgage revenue bond, mortgage credit certificate, or low income tax credit funded project.

HE Program 3.5 FHA/HUD/HCD AND FEDERAL HOUSING TRUST PROGRAMS OR AVAILABLE GOVERNMENT FUNDING

In order to encourage developers to fully utilize available FHA/HUD/HCD and Federal Housing Trust programs, the City shall continue to utilize an information resources pool to enable local affordable housing providers to use these programs and incorporate them into a first-time homebuyers program as appropriate.

Responsibility: Community Development Department

Funding: Federal funds, State funds

Timeframe: Ongoing

Quantified Objective: Sponsor one seminar every other year to facilitate promotion of this program. Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.

HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM

The City shall continue to support Tulare County Housing Authority (TCHA) in administering the Section 8 Housing Assistance Program which includes certificates and vouchers for low-, very low-, and extremely low-income households.

Responsibility: Tulare County Housing Authority (resource), Community Development Department (lead)

Funding: Federal funds

Timeframe: Ongoing

Quantified Objective: Assist 800 lower income families with rental housing assistance annually.

HE Program 3.7 INFORM PUBLIC OF LOCAL, STATE, AND FEDERAL HOUSING PROGRAMS

The City shall continue to publicize housing opportunities in Visalia through a marketing campaign associated with housing programs, including, for example, brochures, advertisements, articles, direct mail, municipal reports, and placing information of the City's website.

Responsibility: All City Departments

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Conduct at least one presentation every other year or as funding is made available to the local real estate industry and/or nongovernmental organizations regarding available housing programs.

HE Program 3.8 LOAN PROGRAM EDUCATION

The City shall sponsor meetings with government, realtors, home buyers, and other financial agencies regarding loan programs currently available.

Responsibility: Private Sector, Community Lending Council

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.

HE Program 3.9 AGENCY COORDINATION

The City shall solicit involvement from the Tulare County Association of Realtors and the Home Building Industry Association (BIA) and periodically inform real estate organizations of the City's need for lower income housing sites and incentive programs available to encourage the creation of such housing.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Provide information on a recurring basis.

HE Program 3.10 AVAILABILITY OF FUNDING INCLUDING LAND WRITE-DOWN PROGRAMS

The City shall continue to participate in Federal, State, and local housing assistance programs. The City shall continue to utilize funds from Department of Housing and Urban Development (HUD) and State Housing and Community Development (HCD).

Responsibility: Community Development Department

Funding: Federal and State funds

Timeframe: Ongoing

Quantified Objective: Complete ten applications under this program per year.

HE Program 3.11 CITY INCENTIVES, INCLUDING WAIVER OR DEVERRAL OF FEES, FOR AFFORDABLE HOUSING

The City shall provide incentives, such as land and improvement cost write-downs or deferred financing, to decrease the total cost of the housing project. The City may consider waiver or deferral of fees for deed-restricted affordable housing projects, where appropriate and feasible, when requested by a developer of affordable housing.

Responsibility: Community Development Department

Funding: Successor Agency, General Fund

Timeframe: Ongoing

Quantified Objective: Work with non-governmental organization affordable housing providers and determine any available incentives for projects with affordable housing.

HE Program 3.12 A.D.U. DEVELOPMENT FEE REDUCTION/DEFERMENT

The City shall utilize available grant funding, or consider utilizing local funds if grant funding is not available, to review its fee structure and study the feasibility of reducing or deferring development and building permit fees on accessory dwelling units.

Responsibility: Community Development Department

Funding: General Fund or SB 2 Planning Grant Program

Timeframe: 2021

Quantified Objective: Complete the Study and present to City Council for final consideration.

HE Program 3.13 NON-PROFIT HOUSING DEVELOPMENT CORPORATIONS

The City shall continue to support non-profit housing development corporations (e.g. Self-Help Enterprises, Habitat for Humanity, and other non-profit agencies), including those that provide sweat equity programs, by providing land at little or no cost through low interest loans and deferred financing.

Responsibility: Private Non-Profit Services (lead), Community Development

Funding: Federal Grants
 Timeframe: Ongoing
 Quantified Objective: Provide assistance that will benefit 20 first-time lower income home buyers over the next four years.

HE Program 3.14 LAND BANKING

The City shall provide support of affordable housing projects or programs which allow land banking.

Responsibility: Housing and Economic Development Department
 Funding: General Fund, State and Federal Resources
 Time Frame: Ongoing
 Quantified Objective: Participate in at least one land banking project during the current reporting period.

HE Program 3.15 PROMOTING ACCESSORY DWELLING UNITS

The City shall promote the development of accessory (second) dwelling units by providing information regarding permit requirements, changes in State law, and benefits of accessory dwelling units to property owners and the community.

Responsibility: Community Development Department
 Funding: General Fund
 Time Frame: Ongoing
 Quantified Objective: Achieve five accessory dwelling units per year for a total of twenty units over the next four years.

HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION

The City shall monitor the status of the deed restricted affordable housing projects with expiring affordability covenants and contact owners concerning their plans to continue in or opt out of the subsidy programs. The City shall identify potential buyers of at-risk projects (e.g. Tulare County Housing Authority, Christian Church Homes of Northern California, Inc., Self-Help Enterprises) and existing and potential sources of City funding to supplement primary State and Federal sources. The City shall further monitor affordable housing projects that are at-risk of an expiring covenant to ensure that they receive proper noticing and are educated regarding tenant rights and conversion procedures.

Responsibility: Community Development Department
 Funding: General Fund
 Timeframe: Annually
 Quantified Objective: Achieve 100% contact with all subject at-risk property owners one year before contract expiration.

HE Program 3.17 PLANNING FOR LARGE SITES

The City shall allow for further subdivision or development of specific plans for large sites that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites.

Responsibility: Community Development Department
 Funding: General Fund
 Timeframe: Ongoing
 Quantified Objective: Entitle a minimum of one master planned project on a RHNA listed site per year.

HE Program 3.18 TARGETING EXTREMELY LOW-INCOME DEVELOPMENTS

The City shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the City shall identify development

opportunities and provide incentives for the development of housing for extremely low-income households (e.g., priority processing, fee waivers or deferrals). The City shall work with its partners and encourage them to promote the benefits of this program to the development community. Additionally, the City shall require its partners to conduct outreach to extremely low-income service providers, on at least an annual basis, to encourage the development of housing for extremely low-income households.

Responsibility: Community Development Department

Funding: State and Federal funds

Timeframe: Ongoing

Quantified Objective: Annually pursue State and Federal funds to increase the supply of housing affordable to extremely low-income households.

HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW

The City shall review and amend its Zoning Ordinance to ensure that its density bonus regulations remain consistent with state law (Government Code Sections 65915 through 65918). This program includes the addition of a housing unit replacement program subject to the requirements of Government Code Section 65915(c)(3). The replacement program would be subject to sites identified in the site inventory where any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Complete review of state law and complete ordinance amendments, as necessary, within one year of Housing Element certification. Any applications received for density bonuses that are found to be consistent with state law shall be processed and implemented immediately.

HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS

In the event of a future, although unanticipated, shortage of future capacity or need to prioritize provision of sewer service is experienced, projects offering market rate or assisted projects that have the potential to provide housing affordable to lower-income residents shall receive priority sewer service.

Responsibility: Public Works Department and Community Development Department

Funding: General Fund and Wastewater Enterprise Fund

Timeframe: Ongoing

Quantified Objective: Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.

HE Program 3.21 [Removed from Final Adopted Housing Element]

HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT

The City shall revise the Zoning Ordinance to allow mobile home parks as a conditionally allowed use in the R-M-3 zone in accordance with the density prescribed in the General Plan land use district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 3.23 ACCESSORY DWELLING UNITS STANDARD BUILDING PLANS

The City shall seek out and utilize available grant funding, or consider utilizing local funds if grant funding is not available, to develop one or more standardized floor plans and elevation templates for accessory dwelling units that are pre-approved by the Community Development Department. The pre-approved plans may be utilized on properties that meet the development requirements and placement requirements for accessory dwelling units.

Responsibility: Community Development Department

Funding: General Fund or SB 2 Planning Grant Program

Timeframe: 2021

Quantified Objective: Prepare standard building plans within two years of Housing Element certification.

Goal HE-4

To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.

Policies

HE Policy 4.1 To preserve homeownership and promote neighborhood stability, the City shall attempt to alleviate individual and community issues associated with foreclosures.

HE Policy 4.2 The City shall support the efforts of non-profit organizations (e.g., Community Services Employment Training (C-SET), Self Help Enterprises, Inc.) and businesses in providing housing counseling services for families needing assistance with foreclosure counseling.

HE Policy 4.3 The City shall lead efforts to institute a holistic approach to neighborhood revitalization, including proactive code compliance, renter and landlord education programs, infrastructure reinvestment, and community engagement.

HE Policy 4.4 The City shall pursue and/or support non-profit agencies applying for State and Federal funding to acquire foreclosed properties and preserve them as affordable housing for lower- and moderate-income homebuyers.

HE Policy 4.5 The City shall strive to preserve and restore the appearance of its neighborhoods most impacted by foreclosures through basic upkeep for vacant properties and by supporting neighbors and community groups in performing regular lawn maintenance and clean-ups.

Programs

HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH

The City shall support the efforts of non-profit organizations (e.g., Community Services Employment Training (C-SET), Self-Help Enterprises) in providing homebuyer education services by promoting their services on the City website.

Responsibility: Community Development Department

Funding: General Fund (Staff Time)

Time Frame: Ongoing

Quantified Objective: Participate in at least one education seminar per year.

HE Program 4.2 FORECLOSURE PREVENTION RESOURCES

The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Self-Help Enterprises).

Responsibility: Community Development Department

Funding: General Fund (Staff Time)

Time Frame: Ongoing

Quantified Objective: Verify that the correct and up to date information is posted to City website, and updated on at least an annual basis.

HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS

To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures and abandoned properties. The City shall strive to effectively follow up on code violations to ensure that problems are addressed.

Responsibility: Building Department, Code Enforcement

Funding: General Fund

Time Frame: Ongoing

Quantified Objective: Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal, and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.

HE Program 4.4 FORECLOSURE ACQUISITION

The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing, when federal or state funding is available. The City may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction with acquiring, rehabilitating, and reselling or renting. In some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy.

Responsibility: Community Development Department

Funding: Eligible State or Federal Funds

Time Frame: Ongoing

Quantified Objective: Annually pursue State and Federal funds when available.

Goal HE-5

To provide a range of housing types and services to meet the needs of households with special needs within the city.

Policies

HE Policy 5.1 The City shall encourage the development of housing for elderly, persons with disabilities, large families, families with female heads of household, families and persons in need of emergency shelter, and farmworkers, where compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to day care and transit, case management, commercial, and medical services.

HE Policy 5.2 The City shall encourage the development of housing types that meet the needs of baby-boomers and seniors, such as housing on smaller lots with modest building footprints, and encourage development of affordable senior housing.

HE Policy 5.3 The City shall encourage and facilitate private sector development and support non-profit organizations in the development of affordable housing, including rental assistance housing to very low, low, and moderate-income special needs households through the use of development incentives. The City shall reduce or defer development review fees (as appropriate) to facilitate development of affordable housing for special needs groups.

HE Policy 5.4 The City shall continue to support non-profits' (e.g. Tulare County Housing Authority, Self-Help Enterprises, Christian Church Homes / Visalia Senior Housing) efforts in developing affordable housing and providing rental assistance to very low, low, and moderate-income seniors.

HE Policy 5.5 The City shall facilitate and encourage the creation, by public or quasi-public agencies, of low-barrier emergency shelters, transitional housing, and permanent supportive housing in the

community, and shall allow these uses as a by-right use in accordance with standards contained in its Zoning Ordinance.

HE Policy 5.6 The City shall continue to work with the Kings/Tulare Homeless Alliance and/or non-profit agencies with a mission to address homeless needs and promote the use of local, State, and Federal financing programs for homeless assistance and prevention services in the city.

HE Policy 5.7 The City shall explore models to encourage the creation of housing for persons with developmental disabilities.

Programs

HE Program 5.1 LEGISLATIVE AWARENESS

The City shall, through its state and federal representatives, stay abreast of housing legislation and programs which might affect the City's special needs groups and, as warranted, comment upon legislation. The City shall continue its practice of writing letters of support or opposition as warranted.

Responsibility: All City Departments

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Participate in at least two legislative initiatives per year.

HE Program 5.2 HOMELESS SHELTER PROGRAM

The City shall provide financial assistance and provide supportive services, if funding is available, towards the providing of shelters and services for persons experiencing homelessness. The City shall continue to work with experienced non-profit agencies to seek out opportunities to provide permanent, transitional, or emergency housing, including low-barrier shelters, and work with the Continuum of Care to promote the use of Federal, State, and local financing programs as possible funding sources.

Responsibility: Community Development Department

Funding: Federal and State funds, General Fund

Timeframe: Ongoing

Quantified Objective: Annually allocate funding to provide assistance and supportive services.

HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE

The City shall examine and make a recommendation of other zone districts where emergency shelters may be allowed as a by right (permitted) use or as a conditionally allowed use and shall develop performance standards for use in association with emergency shelters. Upon public review and approval by the legislative body, the City shall revise the Zoning Ordinance as it pertains to emergency shelters.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.

HE Program 5.4 REASONABLE ACCOMMODATION

The City shall maintain a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. This brochure shall include information and staff contact for requesting assistance in providing housing for persons with disabilities.

Responsibility: Community Development Department

Funding: CDBG or General Fund

Time Frame: Ongoing

Quantified Objective: Maintain an updated brochure at City offices and on City website

HE Program 5.5 SENIOR RENTAL HOUSING

The City shall continue to facilitate the construction of affordable rental housing for very-low and low-income seniors by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives.

Responsibility: Community Development Department

Funding: HOME funds

Time Frame: Ongoing

Quantified Objective: Facilitate the construction of at least 10 very low-income and 10 low-income senior units during the reporting period.

HE Program 5.6 REHABILITATION ASSISTANCE FOR SENIOR & DISABLED HOMEOWNERS

The City shall continue to dedicate federal funding, as available, toward the senior and disabled rehabilitation programs which assist low-income elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.

Responsibility: Community Development Department

Funding: HOME Program, CDBG funds

Time Frame: Ongoing

Quantified Objective: Provide assistance that will benefit ten (10) households per year over the next four years. Track assistance accomplishments and include in the Annual Report.

HE Program 5.7 LARGE FAMILIES

The City shall promote the construction of both market rate and deed restricted affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City shall utilize financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses) to developers for these unit types including promote the need for three or more bedroom units during pre-application meetings, contacting affordable housing developers.

Responsibility: Community Development Department

Funding: State and Federal tax credits, CDBG

Time Frame: Ongoing

Quantified Objective: Facilitate the construction of at least 16 units per year (8 very low- and 8 low-income units)

HE Program 5.8 HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The City shall explore models to encourage the creation of housing for persons with developmental disabilities, as funding is available. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental difficulties. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for persons with disabilities.

Responsibility: Community Development Department

Funding: General Fund and State and Federal Grants

Time Frame: Ongoing

Quantified Objective: Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities.

HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED

The City shall revise the Zoning Ordinance to ensure that employee housing is permitted as a by right use in areas where agricultural activities are also an allowed use, in conformance with Health and Safety

Code commencing at Section 17020. Alternately, the City may revise the Zoning Ordinance to address the allowed use of agriculture activities in non-residential zone districts.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.10 ACCESSORY DWELLING UNITS, RESIDENTIAL CARE FACILITIES, TRANSITIONAL / SUPPORTIVE HOUSING, AND EMPLOYEE HOUSING ALLOWED IN ALL ZONES PERMITTING SINGLE-FAMILY RESIDENCES

The City shall revise the Zoning Ordinance to allow accessory dwelling units, adult overnight residential care facilities, transitional / supportive housing, and employee housing as allowed uses in all zoning designations where single-family residences are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.11 PERMANENT SUPPORTIVE HOUSING ALLOWED AS BY RIGHT USE

The City shall revise the Zoning Ordinance to allow permanent supportive housing, in accordance with Assembly Bill 2162 and Article 11 commencing with Government Code Section 65650, as a use by right in all zoning designations where multi-family residential used and mixed uses are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.12 LOW BARRIER NAVIGATION CENTERS ALLOWED AS BY RIGHT USE

The City shall revise the Zoning Ordinance to allow low barrier navigation centers, in accordance with Assembly Bill 101 and Article 12 commencing with Government Code Section 65660, as a use by right in all zoning designations where mixed uses and non-residential zones allowing multi-family residential uses are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

Goal HE-6	To create and maintain healthy neighborhoods by improving the condition of the existing housing stock and providing for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
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Policies

HE Policy 6.1 The City shall strive to ensure the quality of existing and proposed residential areas and promote a sense of community integrity throughout the city.

HE Policy 6.2 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design that is compatible with existing uses or neighborhoods.

HE Policy 6.3 The City shall promote quality design and appearance of all new multi-family units so that they add value to the community's built environment and reduce potential for community objection.

HE Policy 6.4 The City shall encourage ongoing property maintenance to sustain neighborhood vitality, value, and overall sense of community pride.

HE Policy 6.5 The City shall encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

HE Policy 6.6 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, keyhole or zipper lots, zero-lot lines, alley-loaded parking, five pack subdivisions, and live-work units).

HE Policy 6.7 The City shall encourage adaptive use of historic buildings to residential uses consistent with their preservation. Where possible, the City shall make amendments to building codes and regulations to facilitate the restoration and maintenance of historic structures.

HE Policy 6.8 The City shall continue an active property maintenance, inspection, and code enforcement program in partnership with the community to promote healthy neighborhoods.

HE Policy 6.9 The City shall pursue funding sources, such as CDBG funds, to correct building deficiencies.

HE Policy 6.10 The City shall continue to promote the maintenance of existing mobile homes.

HE Policy 6.11 The City shall continue to promote the maintenance of rental housing consistent with City housing and building codes.

HE Policy 6.12 The City shall continue to provide a conduit for local community banks, and State- and Federally chartered financial institutions to meet their Community Reinvestment Act (CRA) objectives.

HE Policy 6.13 The City shall continue to enforce its Model Good Neighbor policies to ensure that all multi-family projects adhere to basic maintenance and management procedures.

Programs

HE Program 6.1 HOUSING REHABILITATION PROGRAM

The City shall continue to enhance the quality of owner-occupied single-family housing and encourage private investment in the city's residential areas through the owner occupied Housing Rehabilitation Programs, when funding is available. The program provides low-interest loans to low-income homeowners to make improvements or repairs to their homes.

Responsibility: Community Development Department

Funding: CDBG, HOME funds

Timeframe: Ongoing

Quantified Objective: Assist 25 low-income homeowners during the course of the current reporting period.

HE Program 6.2 LOW-INCOME RENTAL REHABILITATION PROGRAM

The City shall continue to support a Low-Income Rental Rehabilitation Program through financial assistance and partnering with non-governmental organizations. The program provides owners of rental

properties a low interest or forgivable loan for improvements in return for commitments to offer the units at affordable rents.

Responsibility: Community Development Department
 Funding: CDBG , HOME funds
 Timeframe: Ongoing
 Quantified Objective: Assist twenty (20) low-income owners of rental properties with forgivable loans over the next four years.

HE Program 6.3 EMERGENCY REPAIRS PROGRAM

The City shall continue to provide low/moderate-income, owner occupants with low-interest loans to make emergency repairs and provide assistance for addressing housing code violations.

Responsibility: Community Development Department
 Funding: CDBG, HOME funds
 Timeframe: Ongoing
 Quantified Objective: Assist twenty (20) low-income homeowners over the next four years.

HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES

The City shall continue to review, upgrade, and maintain City codes, ordinances, regulations, and enforce these standards to ensure health and safety of occupants and maintain the existing housing stock.

Responsibility: Community Development Department
 Funding: General Fund
 Timeframe: Ongoing
 Quantified Objective: Complete fifty (50) residential inspections per year in response to substandard building or living condition referrals.

HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE

The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.

Responsibility: Community Development Department
 Funding: State and Federal funds
 Timeframe: Ongoing
 Quantified Objective: Assist with rehabilitating one unit per year.

Goal HE-7	To provide decent housing and a quality living environment for all Visalia residents regardless of age, religion, race, creed, gender, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.
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Policies

HE Policy 7.1 The City shall not condone any unlawful discrimination or segregation in housing.

Programs

HE Program 7.1 FAIR HOUSING

In an effort to expose and eliminate housing discrimination, and to provide equal housing opportunities to all Visalia residents, the City shall partner with an experienced non-profit agency or agencies to provide

fair housing education to ensure that the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community as a whole and handle fair housing complaints. The City shall continue to post information on fair housing law on its website.

Responsibility: Community Development Department

Funding: General Fund, CDBG Funds

Timeframe: Ongoing

Quantified Objective: Maintain and update educational materials on the City website, and conduct one to two comparative rental tests per year based on need and available financing.

Goal HE-8

To encourage energy efficiency in all new and existing housing.

Policies

HE Policy 8.1 The City shall encourage the use of energy conservation devices and passive design concepts which make use of natural climate to increase energy efficiency and reduce housing costs.

HE Policy 8.2 The City should promote an increase in the energy efficiency of new and existing housing beyond minimum State requirements.

Programs

HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM

Using existing education, incentive, and conservation programs offered by Southern California Edison (SCE) and California Water Service Company (Cal Water), the City shall continue to assist residents to implement energy and water conservation measure awareness programs and include the most current goals, policies, and programs into new affordable housing projects and, as feasible into retrofitting existing affordable housing units.

Responsibility: Community Development Department (lead), Private Utility Companies

Funding: Grant funding from all available sponsoring sources; General Fund

Timeframe: Ongoing

Quantified Objective: Maintain and update educational materials on the City website.

Goal HE-9

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

Policies

HE Policy 9.1 The City shall continually work to improve the day-to-day implementation of Housing Element programs.

HE Policy 9.2 The City shall track affordability levels in the city by monitoring changes in housing sales prices and rental rates.

Programs

HE Program 9.1 IMPLEMENTATION REPORTING

The City shall annually review and report on the implementation of the Housing Element programs and the City's effectiveness in meeting the programs' goals in the manner required and approved by State Housing and Community Development.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Provide an Annual Progress Report to State HCD every year during the course of the reporting period.

HE Program 9.2 PROGRESS MEETING

City staff members involved in the implementation of Housing Element programs shall meet annually to review progress in addressing housing issues, especially issues relating to affordable housing.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Convene annual meeting to review the Housing Element implementation progress.

HE Program 9.3 MONITOR THE RHNA LAND INVENTORY

Community Development staff shall monitor the RHNA land inventory to ensure that proposed re-zoning or development on every listed site meets or exceeds the development capacity by income category listed for that site in the Land Inventory. If a proposed re-zoning or development results in a shortfall of residential capacity needed to accommodate the remaining Regional Housing Needs Allocation (RHNA) for any income category, the City shall identify and zone sufficient adequate sites at appropriate densities [See GC 65583.2(c)(3) to accommodate the shortfall within six months of the re-zoning or approval of the development resulting in the shortfall of sites to accommodate the remaining RHNA for any income category.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On a project basis as needed, and semi-annually

Quantified Objective: report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of RHNA medium and high development density sites.

HE Program 9.4 MONITOR CONDITIONAL USE PERMIT (CUP) REQUIREMENT IMPACTS ON AFFORDABLE HOUSING

Community Development staff shall monitor every proposed development on RHNA land inventory sites to ensure that the effects of processing a CUP, when required, does not unreasonably delay entitlement processing, increase development costs to a degree that eliminates the project's potential affordability, or its potential development density.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On a project basis as needed, and annually

Quantified Objective: Report annually to the Planning Commission on the effect of CUP requirements compared with comparable "permitted by right" projects, and ensure that CUP processing and conditions do not adversely impact the project's affordability.

HE Program 9.5 COMPREHENSIVE ANNUAL MONITORING PROGRAM

The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels. The City shall also regularly monitor housing sales price trends of existing units.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Include documentation of annual sales and rental rates in the Annual Progress Report.

HE Program 9.6 SUCCESSOR HOUSING AGENCY REPORTING PROGRAM

The City shall report housing financial and activity information by 1) including specified information with the Annual Progress Report (APR), required to be annually submitted to HCD by April 1, pursuant to State housing law in reporting progress in implementing the Housing Element, and 2) posting specified information on the City's website. This required "housing fund" data can be a paper report identified as an addendum to the APR. The separate housing fund data report can be attached to the APR or sent separately.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Provide a report on housing and financial activity information in the Annual Progress Report.

HE Program 9.7 DISADVANTAGED UNINCORPORATED COMMUNITIES (DUC)

The City shall continue to meet the needs of disadvantaged unincorporated communities located within its Sphere of Influence and shall comply with legislation contained in Senate Bill 244. Specifically, the City shall continue work initiated in January 2019 of annexing the K Road County Island (identified as a disadvantaged unincorporated community) and submit an application for annexation to the Local Agency Formation Commission in the calendar year of 2019.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Complete the City-initiated annexation of the K Road County Island by June 30, 2020, and continue to adhere to any current requirements of Senate Bill 244 following the completion of the annexation.

HE Program 9.8 LINK TRANSIT FACILITIES AND SERVICES WITH RHNA LAND INVENTORY SITES

The City shall incorporate affordable housing linkages to its transportation related plans. The City shall continually analyze and maintain maps and any related analysis and policies to ensure there is an optimal linkage among affordable housing, public transit and active transit (non-motorized modes of transportation), and the City's major jobs, commerce and services generators.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Continually maintain map exhibits and policies in transportation related plans, as needed, to ensure optimal linkages with current high density residential nodes and RHNA land inventory sites to jobs, commerce, and services hubs.

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a four-year time period. Table 1-54 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2020-2023).

TABLE 1-54 SUMMARY OF QUANTIFIED OBJECTIVES						
Objective Category/Program	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total
New Construction						
Single-Family Developments			40	400	1,200	1,640
HE Program 2.2: Incentives for Downtown Housing				20		20
HE Program 2.4: Mixed-Use Development				20		20
HE Program 3.2: Multiple-Family Developments	20	40	60	80	200	400
HE Program 3.3: First-Time Homebuyer Program			5	5		10
HE Program 3.13: Non-Profit Housing Development Corporations	5	5	10			20
HE Program 3.15: Promoting Accessory Dwelling Units			20			20
HE Program 5.5: Senior Rental Housing		10	10			20
HE Program 5.7: Large Families		32	32			64
Subtotal	25	87	177	525	1,400	2,214
Rehabilitation						
HE Program 3.3: First-Time Homebuyer Program			5	5		10
HE Program 3.13: Non-Profit Housing Development Corporations	5	5	10			20
HE Program 5.6: Rehabilitation Assistance for Senior and Disabled Homeowners	10	10	20			40
HE Program 6.1: Housing Rehabilitation Program		10	15			25
HE Program 6.2: Low-Income Rental Rehabilitation Program			20			20
HE Program 6.3: Emergency Repairs and Basic Needs Program			20			20
HE Program 6.5: Rehabilitation and Adaptive Reuse			5			5
Subtotal	10	20	80	0	0	110
Conservation						
HE Program 3.6: Section 8 Housing Assistance Program	300	300	200			800
Subtotal	300	300	200	0	0	800
TOTAL	335	407	457	525	1,400	3,124

APPENDIX A:

REVIEW OF 5TH CYCLE (2015-2023) HOUSING ELEMENT PROGRAMS

The following section reviews and evaluates the City’s progress in implementing the 5th cycle (2015-2023) Housing Element. It reviews the results and effectiveness of programs for the previous Housing Element planning period, during its first four years.

Table A-1: Review of 5th Cycle (2015-2023) Housing Element Programs

Program	Description	Quantified Objective	Evaluation	Recommendation
<p>HE Program 1.1 DESIGNATE FOR SUFFICIENT LAND</p>	<p>The City shall maintain a sufficient supply land at various densities to allow for the construction of sufficient housing to meet its TCAG regional housing needs allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City’s implementation of its Housing Element programs.</p>	<p>No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories</p>	<p>The City has maintained a sufficient balance of supply land to accommodate housing at various income levels, including Low, Very Low, and Extremely Low. A sufficient balance has been maintained immediately upon adoption of the 2015-2023 Housing Element in the City’s sites inventory (Table B-1). The City has provided review each year as part of the Annual Progress Report and has reported that a sufficient balance exists. Development and rezoning of Medium and High Density Residential to zones with lower densities or to non-residential zones have occurred in limited amounts during the period, but due to a large surplus of supply land there was no significant impact to the inventory.</p>	<p>Continue to include program in the 2019-2023 Housing Element.</p>

<p>HE Program 1.2 CONTACT WITH CITY OFFICIALS</p>	<p>The City shall regularly solicit requests to examine specific City land use controls and building standards which are deemed by the local housing development industry that may tend to discourage innovative design and new construction standards, or that exclude affordable income households from the local housing market. Such requests will be placed on the standing Building Advisory Committee (BAC) annually.</p>	<p>Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.</p>	<p>The Building Advisory Committee reconvened for its first meeting on April 18, 2019, following the reappointment of a City Building Official. No specific controls or building standards have been identified in the current period.</p>	<p>Continue to include program in the 2019-2023 Housing Element.</p>
<p>HE Program 1.3 HIGH DENSITY MULTIPLE- FAMILY DEVELOPMENTS BY RIGHT</p>	<p>The City shall revise the Zoning Ordinance to allow multi-family residential development by right for projects under 80 units in the R-M-3 zoning designation that are not adjacent to R-1 zoning designation.</p>	<p>Complete Ordinance Amendment within one year of Housing Element certification</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. To date, there have been no developments in the range of 61 to 80 units that have been able to take advantage of the revision.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>

<p>HE Program 1.4 CONDITIONAL USE PERMIT PROCESS</p>	<p>To ensure that the conditional use permit process for multi-family projects of greater than 60 housing units (greater than 80 units in the R-M-3 zoning designation when not adjacent to R-1 zoning designation) does not impact the timing, cost, or supply of multi-family development, the City shall continue to monitor the conditional use permit process on multi-family applications to determine whether or not the process impacts the development of multi-family units. During the annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost, or supply of multi-family housing, especially affordable housing projects, the City shall reconsider its position on this matter and adopt mitigations, which could include increasing the project size threshold based on typical affordable housing projects or eliminating the conditional use process, within six months.</p>	<p>Complete Ordinance Amendment within one year of Housing Element certification</p>	<p>The City adopted a Zoning Text Amendment on December 18, 2017 to allow multi-family projects up to 80 units as a by-right use. The City has since monitored conditional use permit applications for multi-family residential development. One application for 200 market-rate units in an R-M zone was reviewed and approved in 2017, and is currently proceeding towards securing building permits. Two other applications for market-rate units were reviewed and approved in non-residential zones. A new program in the Policy Document will examine eliminating the process in the downtown district where both of these applications pertain to.</p>	<p>Retain program and modify objective from an ordinance amendment to an annual reporting requirement to the Planning Commission.</p>
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<p>HE Program 1.5 HOUSING EDUCATION</p>	<p>In an effort to educate the public regarding the myths and realities of multi-family and affordable housing, the City shall partner with local housing advocates in making presentations to civic, neighborhood, and community groups.</p>	<p>Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year</p>	<p>In 2019 the City will be engaging in extensive public outreach in conjunction with the development of the annual Consolidated Plan and Analysis of Impediments to Fair Housing. The Con Plan provides data (results) and information about the needs of affordable housing within the strategic plan and action plan, and the AI identifies barriers to affordable housing. In addition, the City has engaged private sector partners in encouraging the production of affordable housing, including the Board of Realtors, Building Industry Association, and various mortgage lending institutions. As part of down payment programs, Self Help Enterprises provides housing education as a requirement for participation.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
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<p>HE Program 1.6 PROJECT STATUS REPORT</p>	<p>The City shall continue to run its reporting system to track the progress of development processing and shall, through the staff project coordinator, maintain a scheduled contact with individual applicants regarding the status and progress of their project.</p>	<p>Meet all prescribed processing timelines as contained in the City's Zoning Code and Community Development Department policies and procedures. Establish a tracking system for length of time taken to process entitlement requests, and include the summary results in the Annual Report.</p>	<p>In April 2018 the City launched a "paperless" review of permits through an electronic plans review system. While the transition initially resulted in the processing of some permits to not meet their prescribed timelines, the new system has expanded capabilities of permit reporting and tracking and provides faster and improved communication to applicants regarding permit status. The Planning Division continues to meet and monitor processing timelines as prescribed in the Zoning Code and Department policies and procedures. These results are annually reported.</p>	<p>Retain program and modify program and objective based on the completion of the Accela (electronic permitting) upgrade.</p>
<p>HE Program 1.7 INCREASE HEIGHT IN R-M-3 ZONE</p>	<p>The City shall amend the Zoning Ordinance to increase the maximum allowable height in the R-M-3 zone to four stories or greater. However, where an R-M-3 zone is adjacent to an R-1 zoning designation, the height allowance of four stories and more than sixty (60) units shall require a Conditional Use Permit.</p>	<p>Adopt implementing Ordinance within one year of Housing Element Update certification</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. To date, there have been no four-story developments that have been able to take advantage of the revision.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>

<p>HE Program 2.1 INFILL SITE INVENTORY</p>	<p>The City shall maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.</p>	<p>Inventory document placed at Community Development front counter prior to the end of calendar year 2017.</p>	<p>The infill sites inventory has been compiled and placed at the Community Development front counter and has been placed on the General Plan page of the City website (https://www.visalia.city/depts/community_development/planning/gp.asp).</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING</p>	<p>The City shall provide one or more incentives for high density (20 units/acre or greater) housing in Downtown, such as fee waivers, reductions, and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives shall be in addition to those incentives available through the State density bonus laws.</p>	<p>Five units of residential converted from commercial space, or one new multi-family residential project per year.</p>	<p>In 2016 permits were finalized for the conversion of non-residential floor space in downtown into 6 high density dwelling units. Two additional conversion projects totaling 11 units have been approved since 2017 but have not yet been developed. Incentives were given in the form of waived parking requirements based on past use of the space.</p>	<p>Retain program and modify to include other incentives available.</p>
<p>HE Program 2.3 INFRASTRUCTUR E FUNDING PROGRAM</p>	<p>The City shall apply for funding to assist with infrastructure improvements for projects that meet the criteria for any applicable grant program in key infill areas, such as Downtown, East Downtown, and the South Mooney Boulevard corridor.</p>	<p>Apply for at least one qualifying grant</p>	<p>Approximately 25 grants for infrastructure improvements have been awarded to the City in the planning period. Many grants pertain to road rehabilitation citywide and Class I multi-use trail construction for the City's active transportation network that interconnects to Downtown and East Downtown. Individual grants include design and right-of-way acquisition of the Santa Fe roundabout benefiting East Downtown and a sustainable communities grant to examine ways to enhance and protect non-vehicular circulation in the Downtown and East Downtown areas, including better sidewalk connections and pedestrian crossings.</p>	<p>Retain program and modify to include supporting non-profit agencies applying for grant funding and remove South Mooney Boulevard as a key infill area.</p>

<p>HE Program 2.4 MIXED USE DEVELOPMENT</p>	<p>The City shall facilitate the development of sites within the Visalia community that are financially and physically feasible of being converted to or constructed into mixed use developments, or appropriate for historical rehabilitation, and on a request basis, assist in the implementation of such projects.</p>	<p>At least one qualifying project per year</p>	<p>Three separate projects constituting 17 units have been approved for the conversion of non-residential floor space in downtown into high density dwelling units, resulting in commercial-residential mixed use development.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
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<p>HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING</p>	<p>The City shall amend the Fee Resolution to incorporate traffic impact fee reductions of 25% for residential projects that meet the amended criteria of LU-P-46, as follows Residential Infill Credit Criteria A reduction in the amount of Transportation Impact Fees will be provided to all Residential Projects that meet the following criteria:</p> <ol style="list-style-type: none"> 1. The project is in a location where the adjacent public street travel lanes are paved. 2. The project is seventy-five percent surrounded by existing development that has been in place an average of fifteen years or more. 3. The project is within the Tier 1 Boundary as of October 2014, as established by General Plan Land Use Policy LU-P-19. 4. Projects that meet the Infill Criteria: 5. Receive Transportation Impact Fee reductions as stated in General Plan Land Use Policy LU-P-46 for Priority 1 or Priority 2 Infill Incentive Zones. 6. Affordable Housing projects shall receive an additional 10% Transportation Impact Fee reduction cited in above Infill Criteria 1. The Infill Incentive Program found in the General Plan referenced by LU-P-46 shall be amended as follows: Priority 1 properties are those that: <ul style="list-style-type: none"> • Have a parcel size of up to 5 acres. • Have a development proposal for housing where at least 50% of the units are affordable to households earning 120 percent of Area Median Income (AMI) or below, or 20 percent are affordable to households earning 80 percent of AMI or below. 	<p>Adopt implementing Resolution within one year of Housing Element Update certification</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. To date, there have been no developments that have met the requirements of the fee reduction.</p>	<p>The objective of this program has been met. Modify program based on implementation and providing an annual report to the Planning Commission with statistics of developments that are eligible for the fee reduction.</p>
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<p>HE Program 3.1 LEGISLATIVE RELIEF</p>	<p>The City shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The City shall pursue housing legislation that establishes a permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.</p>	<p>N/A</p>	<p>The City has continued its practice of writing letters in support or opposition of writing letters pertaining to State and Federal housing programs. For example, the City submitted comments in September 2016 on the proposed Preliminary Pro-Rata Need formula options in support of the Kings Tulare County Continuum of Care (Docket No. FR 5476-N-04).</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 3.2 MULTIPLE- FAMILY DEVELOPMENTS</p>	<p>The City shall encourage, facilitate, and expedite the construction of affordable and market rate multiple-family dwelling units through providing special incentives (e.g., reduced parking standards, waiver of fees) and modified zoning provisions, where appropriate, and through priority permit processing of CUPs and Site Plan Review applications. The City shall conduct an annual marketing campaign to inform local developers of the incentives to encourage affordable housing. The publishing shall describe the regulatory and financial incentives the City provides for multi-family housing, as well as, include an inventory of vacant, residentially-designated sites. These incentives shall be in addition to those available through State density bonus laws.</p>	<p>Develop 500 multi-family units (25 extremely low, 50 very low, 75 low, and 100 moderate, and 250 above moderate) during the first five years of the program</p>	<p>The City has facilitated the construction of multi-family units through the issuance of permits for 380 units in the period between 2015 and 2018. An annual marketing campaign in the form of an affordable housing incentives brochure has been distributed via the City website, social media accounts, local developers and stakeholders. The City conducted one campaign in late 2018.</p>	<p>Retain program and modify by moving away from an "annual marketing campaign" and focusing on direct contact with local developers and streamlining construction.</p>
<p>HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM</p>	<p>The City shall continue to partner with non-profit agencies (e.g. CSET, Self Help Enterprises) in assisting low- and moderate-income families qualifying for a low interest second mortgage loan as gap financing toward the purchase of a home.</p>	<p>Assist 50 low- and moderate-income first-time homebuyers over the next five years.</p>	<p>Between 2015 and 2018 the City provided financial assistance for 12 first-time homebuyers through the NSP, FAPII, and CHDO Acquisition programs.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 3.4 MORTGAGE REVENUE BONDS, MORTGAGE CREDIT CERTIFICATES, LOW INCOME TAX CREDITS</p>	<p>The City shall continue to participate in the issuance of tax exempt revenue bonds, mortgage credit certificate projects, and low income tax credit projects to provide below market rate financing, where there is sufficient private participation.</p>	<p>Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low income tax credit funded project.</p>	<p>The City has completed review of tax credit projects. A Self Help Enterprises application review in 2015 provided HOME funds; the Town Meadows application review in 2018 provided no funds.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 3.5 FHA/HUD/HCD AND FEDERAL HOUSING TRUST PROGRAMS OR AVAILABLE GOVERNMENT FUNDING</p>	<p>In order to encourage developers to fully utilize available FHA/HUD/HCD and Federal Housing Trust programs, the City shall continue to utilize an information resources pool to enable local affordable housing providers to use these programs and incorporate them into a first-time homebuyers program as appropriate.</p>	<p>Sponsor one seminar per year to facilitate promotion of this program</p>	<p>In December 2017 the City provided information to the Board of Realtors on the CalHome Reuse program. No seminars were conducted.</p>	<p>Retain program and modify objective based on no seminars being conducted and borrowers being referred to Self- Help Enterprises (administrator) who provides education classes.</p>
<p>HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM</p>	<p>The City shall continue to work with the Tulare County Housing Authority (TCHA) in administering the Section 8 Housing Assistance Program which includes certificates and vouchers for low-, very low-, and extremely low-income households.</p>	<p>Assist 550 lower income families with rental housing assistance annually.</p>	<p>The City does not distribute Section 8 vouchers, but Neighborhood Preservation Division works with TCHA as needed to assist families. As of 2018 TCHA receives and oversees 2,871 certificates and vouchers.</p>	<p>Retain program and modify based on the TCHA distributing vouchers, not the City.</p>

<p>HE Program 3.7 INFORM PUBLIC OF LOCAL, STATE, AND FEDERAL HOUSING PROGRAMS</p>	<p>The City shall continue to publicize housing opportunities in Visalia through a marketing campaign associated with housing programs, including, for example, brochures, advertisements, articles, direct mail, municipal reports, and placing information of the City's website.</p>	<p>Distribute 500 brochures or conduct 3 public outreach meetings annually</p>	<p>The City has conducted a presentation to the Tulare County Association of Realtors (TCAR) on available programs, including the CalHome Reuse Program. Information is also made available via the City's website and through distribution of brochures.</p>	<p>Retain program and modify by moving away from an "annual market-ing campaign" and focusing on direct contact with local developers.</p>
<p>HE Program 3.8 LOAN PROGRAM EDUCATION</p>	<p>The City shall sponsor meetings with government, realtors, home buyers, and other financial agencies regarding loan programs currently available.</p>	<p>Sponsor 4 quarterly meetings to educate realtors, home buyers, and others to facilitate promotion of this program</p>	<p>The City meets with and shall continue to meet with it local real estate industry, providing education regarding its housing programs.</p>	<p>Retain program and modify to revise the quantified objective based on the City sponsoring meetings as new programs are implemented or funding is available.</p>

<p>HE Program 3.9 AGENCY COORDINATION</p>	<p>The City shall solicit involvement from the Tulare County Association of Realtors and the Home Building Industry Association (BIA) and periodically inform real estate organizations of the City's need for lower income housing sites and incentive programs available to encourage the creation of such housing.</p>	<p>Conduct at least one outreach annually</p>	<p>Staff provides information regarding its housing programs to the Association of Realtors on a re-occurring basis. This has included education on the CalHome Reuse Program.</p>	<p>Retain program and modify objective based on the best way to provide information to organizations.</p>
<p>HE Program 3.10 AVAILABILITY OF FUNDING INCLUDING LAND WRITE-DOWN PROGRAMS</p>	<p>The City shall continue to participate in Federal, State, and local housing assistance programs. The City shall continue to utilize funds from the following agencies: Department of Housing and Urban Development (HUD), State Housing and Community Development (HCD)</p>	<p>Complete ten applications under this program per year.</p>	<p>The City continues to annually receive and utilize CDBG and HOME funding from HUD. Details regarding fund distribution can be found in the City's Action Plan.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 3.11 CITY INCENTIVE FOR AFFORDABLE HOUSING</p>	<p>The City shall provide incentives, such as land and improvement cost write-downs or deferred financing, to decrease the total cost of the housing project.</p>	<p>Provide one such program per year.</p>	<p>The City adopted one program: a Traffic Impact Fee Reduction program by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. In addition, a forgivable loan was utilized in 2019 for the sale of land to be developed with deed-restricted affordable housing.</p>	<p>Retain program and modify objective to focus toward ongoing interaction with organizations rather than an annual program</p>

<p>HE Program 3.12 DEVELOPMENT FEE REDUCTION/DEFERMENT</p>	<p>The City shall review its fee structure and study the feasibility of reducing or deferring development and building permit fees on new affordable housing projects.</p>	<p>Complete the Study and present to City Council for final consideration</p>	<p>The City did not conduct a study nor present any analysis to the City Council. However, incentives for affordable housing projects are contained in the Zoning Ordinance.</p>	<p>Revise program to focus the study impact fees directly related to Accessory Dwelling Units.</p>
<p>HE Program 3.13 SWEAT EQUITY PROGRAM</p>	<p>The City shall continue to support sweat equity programs by providing land at little or no cost through low interest and deferred financing to various non-profit housing entities (e.g. Self-Help Enterprises, Habitat for Humanity, and other non-profit agencies).</p>	<p>Assist 50 first-time lower income home buyers over the next five years to purchase a home</p>	<p>The City has partnered with Habitat for Humanity to assist with their established sweat equity program. One new house was constructed during the evaluation period together with Habitat for Humanity at 1415 N. Tipton Street. In addition there were 17 existing multi-family housing units approved for rehabilitation by various non-profit housing entities., of which 12 are still in the process of being rehabilitated.</p>	<p>Retain program and modify to apply toward all non-profit housing development corporations and not just those providing sweat equity programs.</p>
<p>HE Program 3.14 LAND BANKING</p>	<p>The City shall provide support of affordable housing projects or programs which allow land banking.</p>	<p>Participate in at least one land banking project during the current reporting period.</p>	<p>The City has supported one affordable housing project by a local non-profit housing entity, consisting of five single-family residential units on one block.</p>	<p>Continue to include program in 2019-2023 Housing Element and change program timeframe.</p>

<p>HE Program 3.15 PROMOTING SECOND DWELLING UNITS</p>	<p>The City shall promote the development of second dwelling units by providing information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall create a brochure for the Community Development Department’s front counter and post information on the City’s website.</p>	<p>Permit the establishment of a minimum of five units per year.</p>	<p>The City’s Second Dwelling Unit Ordinance was updated in 2017 to comply with the State Law requirements. The City has a brochure describing Second Dwelling Units available at the front counter and on the Planning Handouts page of the City website: https://www.visalia.city/depts/community_development/planning/handouts/default.asp. The City has permitted a range of one to five units per year.</p>	<p>Retain program and modify based on completion of the objective. Continue to support ADUs.</p>
<p>HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION</p>	<p>The City shall monitor the status of the deed restricted affordable housing projects with expiring affordability covenants and contact owners concerning their plans to continue in or opt out of the subsidy programs. The City shall identify potential buyers of at-risk projects (e.g. Tulare County Housing Authority, Christian Church Homes of Northern California, Inc., Self-Help Enterprises) and existing and potential sources of City funding to supplement primary State and Federal sources.</p>	<p>Achieve 100% contact with all subject at-risk property owners one year before contract expiration.</p>	<p>The City has continued to monitor properties on an annual basis and has not found any properties at-risk of converting to market rate within a five year time frame.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 3.17 PLANNING FOR LARGE SITES</p>	<p>The City shall allow for further subdivision or development of specific plans for large sites that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites.</p>	<p>Entitle a minimum of one master planned project on a RHNA listed site per year.</p>	<p>Between 2015 and 2018 the City has entitled two multi-family residential sites in excess of 10 acres with 150 units each and two sites ranging from 5 to 10 acres with up to 50 units each.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 3.18 TARGETING EXTREMELY-LOW INCOME DEVELOPMENTS</p>	<p>The City shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the City shall identify development opportunities and provide incentives for the development of housing for extremely low-income households (e.g., priority processing, fee waivers or deferrals). The City shall work with its partners and encourage them to promote the benefits of this program to the development community by posting information on their webpage and creating a hand out to be distributed with development applications. Additionally, the City shall require its partners to conduct outreach to extremely low-income service providers, on at least an annual basis, to encourage the development of housing for extremely low-income households.</p>	<p>50 extremely low-income units within five years</p>	<p>The City has been in regular contact with non-profit builders and housing advocates to seek development opportunities. Between 2015 and 2018 the City has permitted 53 very low-income units with and without covenants, which included construction of 4 extremely low-income deed-restricted units at Highland Gardens.</p>	<p>Retain program and modify objective to pursue seeking federal and state funds to assist with increasing the supply of extremely low-income units.</p>
<p>HE Program 3.19 ENCOURAGE NEW MOBILE HOME PARKS</p>	<p>Revise Zoning Ordinance Section 17.32.040 Mobile home parks, as follows: Allow density to be the same density as the underlying zone district instead of the current maximum of 6 units per gross acre; side yard setbacks to be those of the R-1 zone; specified common amenities to no longer be required.</p>	<p>Adopt enabling ordinance within one year of Housing Element certification.</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. No new mobile home parks have been approved or constructed during the review period.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>

<p>HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS</p>	<p>In the event of a future, although unanticipated, shortage of future capacity or need to prioritize provision of sewer service is experienced, projects offering market rate or assisted projects that have the potential to provide housing affordable to lower-income residents shall receive priority sewer service.</p>	<p>Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.</p>	<p>Capacity and infrastructure has been sufficient for all anticipated growth, including affordable housing.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH</p>	<p>The City shall support the efforts of non-profit organizations [e.g., Community Services Employment Training (CSET), Self Help Enterprises] in providing homebuyer education services by promoting their services on the City website.</p>	<p>Participate in at least one education seminar per year.</p>	<p>The City has contracted with Self-Help Enterprises for counseling services as needed. Service provider information is posted on the City website: https://www.visalia.city/depts/community_development/housing_n_cdbg_services/affordable_housing.asp. The City has required all homebuyers to participate in homebuyer education, serviced by Self Help Enterprises. Self Help Enterprises leads the seminar.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 4.2 FORECLOSURE PREVENTION RESOURCES</p>	<p>The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Self-Help Enterprises).</p>	<p>Verify that the correct and up to date information is posted to City website, and updated on at least an annual basis.</p>	<p>Fair housing information is posted on the City website: https://www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp, including contact information for HUD's certified counselors. In the past, the City has referred people to C-SET for services.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOOD S</p>	<p>To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures and abandoned properties. The City shall strive to effectively follow up on code violations to ensure that problems are addressed.</p>	<p>Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal, and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.</p>	<p>Since 2015 the City has abated and tracked 42 foreclosure properties. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 4.4 FORECLOSURE ACQUISITION</p>	<p>The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing. The City may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction. In some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy.</p>	<p>Acquire a minimum of 5 units per year. Include acquisition activity in the Annual Report.</p>	<p>Between 2015 and 2018 the City and non-profit groups were able to acquire 12 foreclosure properties through the FAPII and NSP programs.</p>	<p>Retain program and modify based on no federal or state funds being available at the immediate time towards acquiring foreclosed properties.</p>

<p>HE Program 5.1 LEGISLATIVE AWARENESS</p>	<p>The City shall, through its state and federal representatives, stay abreast of housing legislation and programs which might affect the City's special needs groups and, as warranted, comment upon legislation. The City shall continue its practice of writing letters of support or opposition as warranted.</p>	<p>Participate in at least two legislative initiatives per year.</p>	<p>The City has continued its practice of writing letters in support or opposition of writing letters pertaining to State and Federal housing programs.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 5.2 HOMELESS SHELTER PROGRAM</p>	<p>The City shall encourage private sponsors to provide shelters for the homeless and granting incentives, such as design flexibility, parking reductions, and permit fee waivers. The City shall continue to work with experienced non-profit agencies to provide permanent, transitional, or emergency housing, and the Continuum of Care to promote the use of Federal, State, and local financing programs as possible funding sources.</p>	<p>Assist 600 persons per year</p>	<p>Existing transitional and permanent supportive housing opportunities in the City provide shelter for the homeless. In 2018 a working group of individuals from public agencies and non-profit organizations convened to explore long term options for temporary and permanent emergency shelters, including possible funding sources. This group continues to meet in the present.</p>	<p>Retain program and direct the program and the objective to place the City in a more primary role in providing financial assistance and supportive services.</p>

<p>HE Program 5.3 REASONABLE ACCOMMODATIO N</p>	<p>The City will adopt a Reasonable Accommodation Ordinance addition to the Zoning Ordinance within one year of the certification of the Housing Element (Please see Part 3, Program 5,3). The Ordinance shall state that structures or devices necessary to facilitate access to a building for persons with physical and non-physical disabilities shall be accommodated without the requirement to file an application for an exception or variance. Further, Program 5.3 and the associated Reasonable Accommodation Ordinance shall include procedures for providing exception in zoning and land use that may be necessary to ensure equal access to housing for persons requiring reasonable accommodation. For example, a housing development is allowed in any non-residentially zoned district (e.g. Commercial or Office zone district), subject to approval of a Conditional Use Permit (CUP). In the event a CUP for housing that includes a request for reasonable accommodation for a person or persons with disabilities, the CUP shall be evaluated and approved in the same manner as that of a CUP without a similar request for reasonable accommodation. However, any accommodations necessary to support reasonable accommodation shall not require a request for exception or variance as may be necessary to provide reasonable accommodation.</p>	<p>Complete any initiated Municipal Code amendment required to address reasonable accommodation regulatory deficiencies within one year of certification of the Housing Element.</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. To date, there have been no known instances where an entitlement for accommodation requirement was waived under the amendment.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>
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<p>HE Program 5.4 REASONABLE ACCOMMODATIO N</p>	<p>The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. This brochure will include information and staff contact for requesting assistance in providing housing for persons with disabilities.</p>	<p>Post completed brochure at City offices and on City website</p>	<p>The brochure is available at the front counter and has been posed on the City website https://www.visalia.city/depts/community_developm ent/planning/gp.asp. To date there have been no known requests by the public for reasonable accommodation.</p>	<p>The objective has been met, but modify the program and the objective to ensure that information is updated and available to the public.</p>
<p>HE Program 5.5 SENIOR RENTAL HOUSING</p>	<p>The City shall continue to facilitate the construction of affordable rental housing for very-low and low- income seniors by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives.</p>	<p>Facilitate the construction of at least 10 very low-income and 10 low-income senior units during the reporting period.</p>	<p>Between 2015 and 2018 the City constructed 10 very low income and 3 low income non deed restricted senior units. These were all market-rate units.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 5.6 REHABILITATION ASSISTANCE FOR SENIOR & DISABLED HOMEOWNERS</p>	<p>The City shall continue with the senior and disabled rehabilitation programs which assist low-income elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.</p>	<p>Assist 180 qualifying persons and 600 repairs. Track assistance accomplishments and include in the Annual Report.</p>	<p>Between 2015 and 2018 the City provided assistance to seven households through the Senior Mobile Home Repair Program.</p>	<p>Retain program and modify objective based on insufficient available funding to assist the specified number of persons.</p>
<p>HE Program 5.7 LARGE FAMILIES</p>	<p>The City shall promote the construction of both market rate and deed restricted affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City shall utilize financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses) to developers for these unit types including promote the need for three or more bedroom units during pre-application meetings, contacting affordable housing developers.</p>	<p>Facilitate the construction of at least 16 units per year (8 very low- and 8 low-income units)</p>	<p>A significant number of the very low- and low-income dwelling units being constructed, exceeding the City's quantified objective, were units with three or more bedrooms. Most of these were done without public funding assistance.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 5.8 HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES</p>	<p>The City shall explore models to encourage the creation of housing for persons with developmental disabilities and implement a program within one year of the certification of the Housing Element Update. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental difficulties. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for persons with disabilities.</p>	<p>Facilitate the construction of at least five units per year during the current reporting period.</p>	<p>No funding or program interest has been identified to City during this period. Group homes within dwelling units have been established by the private sector.</p>	<p>Retain program and modify the program and objective based on the lack of funding available.</p>
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<p>HE Program 5.9 FARMWORKER HOUSING</p>	<p>The Zoning Code (section 17.08.020) shall be revised to permit employee housing in accordance with the Employee Housing Act (Health and Safety Code Section 17000 et seq.). Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure, and permitted in the same manner as other residential structures of the same type in the same zone. Section 1702.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.. The latter includes the IL (Light Industrial) and IH (Heavy Industrial) Zone Districts where agricultural uses are permitted by right. Employee housing in all other zone districts or in excess of 12 units (or 36 beds) shall be Conditionally allowed (CUP required) (Also see Part 1, Tables 54A and 54B, pages 110-111). The Zoning Code provisions pertaining to the term “farmworker housing” shall be revised to be synonymous with the term “employee housing”. This shall be accomplished within one year of the certification of the Housing Element.</p>	<p>Zoning Ordinance Amendment adopted and in effect</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017. No farmworker or employee housing has been established in the City during this period.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>
<p>HE Program 6.1 HOUSING REHABILITATION PROGRAM</p>	<p>The City shall continue to enhance the quality of owner-occupied single-family housing and encourage private investment in the city’s residential areas through the owner occupied Housing Rehabilitation Programs. The program provides low-interest loans to low-income homeowners to make exterior improvements or repairs to their homes.</p>	<p>Assist 25 low-income homeowners during the course of the current reporting period.</p>	<p>The City has committed funds annually to housing rehabilitation loans and reinvests loan repayments to additional house rehabilitation loans. Projects include the CHDO Scattered Site Acquisition / Rehabilitation program</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 6.2 LOW-INCOME RENTAL REHABILITATION PROGRAM</p>	<p>The City shall continue to support Low-Income Rental Rehabilitation Program. The program provides owners of rental properties a forgivable loan for external improvements in return for commitments to offer the units at affordable rents.</p>	<p>Assist 40 low-income homeowners with forgivable loans during the course of the current reporting period.</p>	<p>Self Help Enterprises provides rental rehabilitation, which the City supports through funding. The City has successfully partnered with Self Help Enterprises to rehabilitate rental units.</p>	<p>Retain program and modify the program and objective to provide clarity on the Rental Rehab Program's goal.</p>
<p>HE Program 6.3 EMERGENCY REPAIRS PROGRAM</p>	<p>The City shall continue to provide low/moderate-income, owner occupants with low-interest loans to make emergency repairs and provide assistance for addressing housing code violations.</p>	<p>Assist 50 low-income homeowners during the course of the reporting period.</p>	<p>The City has sponsored the Emergency Repair & Accessible Program, though it has been unfunded between 2008 and 2018. In 2019 the City Council approved funding to initiate policy development and assistance. In conjunction with other funding programs such as Senior Mobile Home Repair Grant funding, the City has met its quantitative goal.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES</p>	<p>The City shall continue to review, upgrade, and maintain City codes, ordinances, regulations, and enforce these standards to ensure health and safety of occupants and maintain the existing housing stock.</p>	<p>Complete 50 residences inspections per year in response to substandard building or living condition referrals.</p>	<p>The City has directed substantial Neighborhood Preservation (i.e. code enforcement) resources to reducing neighborhood blight through active code compliance and enforcement actions that include administrative fines assessed on property owners found to be continuously out of compliance. This effort is funded by CDBG funds renewed annually due to its success, together with funding by the City's general funds.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE</p>	<p>The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.</p>	<p>Rehabilitate five units per year.</p>	<p>The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the evaluation period.</p>	<p>Retain program and modify the objective based on the City not receiving any requests for assistance in the planning period.</p>
<p>HE Program 6.6 HOUSING CONDITIONS SURVEY / REHABILITATION & DEMOLITION STUDY</p>	<p>To get an accurate assessment of Visalia's existing housing stock, the City shall secure State and Federal grants to assist in funding a housing conditions survey. The study shall assess the need and feasibility for significant rehabilitation or demolition of dilapidated housing units and identify potential funding sources to fund rebuilding efforts.</p>	<p>Secure grant funding by calendar year 2017, and complete survey by the end of calendar year 2018.</p>	<p>In 2018, the City circulated a request for proposal (RFP) for the Visalia 2020 Consolidated Plan, which included a housing conditions survey in its scope. Out of this effort, the City contracted with a consultant and the survey is in progress as of mid-2019.</p>	<p>Revise program based on the in-progress survey.</p>

<p>HE Program 7.1 FAIR HOUSING</p>	<p>In an effort to expose and eliminate housing discrimination, and to provide equal housing opportunities to all Visalia residents, the City shall contract with an experienced non-profit agency to provide fair housing education to ensure that the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community as a whole and handle fair housing complaints. The City shall continue to post information on fair housing law on its website.</p>	<p>Post educational materials to City website, and conduct five comparative rental tests per year.</p>	<p>The City maintains its association with NGO partners in responding to housing discrimination complaints and contracts with an agency that performs side by side tenant lease tests to surface discrimination by leasing agents. The City has contracted together with Fair Housing Council of Central California to conduct fair housing training, surveys, and testing. Educational materials are posted on the City website https://www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp.</p>	<p>Retain program and modify the objective based on testing only being done in association with the City's consolidated plan update and based upon need and available financing.</p>
<p>HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM</p>	<p>Using existing education, incentive, and conservation programs offered by Southern California Edison (SCE) and California Water Service Company (CalWater), the City shall continue to assist residents to implement energy and water conservation measures awareness programs and include the most current goals, policies, and programs into new affordable housing projects and, as feasible into retrofitting existing affordable housing units.</p>	<p>Refer 100 residents per year to available grants.</p>	<p>Information on the HERO Program is posted on the City's website: https://www.visalia.city/depts/administration/ed/incentives.asp. Exact number of residents reached out through training and website is unknown. In May 2019 the City Council voted to discontinue the City's participation in the HERO Program.</p>	<p>Retain program and modify the objective based upon the City's discontinued participation in the HERO Program.</p>

<p>HE Program 9.1 IMPLEMENTATION REPORTING</p>	<p>The City shall annually review and report on the implementation of the Housing Element programs and the City's effectiveness in meeting the programs' goals.</p>	<p>Provide an Annual Report to State HCD every year during the course of the reporting period.</p>	<p>The City has prepared and submitted the Annual Housing Report to State HCD, each year between 2015 and 2018, and the State has acknowledged receipt of the report.</p>	<p>Continue to include program in 2019-2023 Housing Element and change the program's timeframe.</p>
<p>HE Program 9.2 IMPLEMENTATION TRACKING MATRIX</p>	<p>The City shall use the Implementation Tracking Matrix to continually track the progress of Housing Element programs.</p>	<p>Utilize the Implementation Tracking Matrix in the Annual Report every year during the course of the reporting period.</p>	<p>The City has utilized an implementation tracking matrix in association with the preparation and submittal of the Annual Housing Report.</p>	<p>Delete program from the 2019-2023 Housing Element. Program objectives are now met through Program 9.1 and the revised APR requirements.</p>
<p>HE Program 9.3 PROGRESS MEETING</p>	<p>City staff members involved in the implementation of Housing Element programs shall meet biannually to review progress in addressing housing issues, especially issues relating to affordable housing.</p>	<p>Convene bi-annual meeting to review the Housing Element implementation progress.</p>	<p>The City uses the opportunity accorded by preparation of the Annual Progress Reports to annually evaluate the efficiency of the City's Housing programs.</p>	<p>Retain program and modify objective to focus efforts on an annual rather than bi-annual meeting.</p>

<p>HE Program 9.4 MONITOR THE RHNA LAND INVENTORY</p>	<p>Community Development staff shall monitor the RHNA land inventory to ensure that proposed re-zoning or development on every listed site meets or exceeds the development capacity by income category listed for that site in the Land Inventory. If a proposed re-zoning or development results in a shortfall of residential capacity needed to accommodate the remaining Regional Housing Needs Allocation (RHNA) for any income category, the City shall identify and zone sufficient adequate sites at appropriate densities [See GC 65583.2(c)(3) to accommodate the shortfall within six months of the re-zoning or approval of the development resulting in the shortfall of sites to accommodate the remaining RHNA for any income category.</p>	<p>Report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of RHNA medium and high development density sites.</p>	<p>The City has provided annual reports on the status of the RHNA sites inventory as part of the City's preparation and submittal of the Annual Progress Report. The City did not see a net loss of medium and high density sites throughout the planning period.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>
<p>HE Program 9.5 MONITOR CONDITIONAL USE PERMIT (CUP) REQUIREMENT IMPACTS ON AFFORDABLE HOUSING</p>	<p>Community Development staff shall monitor every proposed development on RHNA land inventory sites to ensure that the effects of processing a CUP, when required, does not unreasonably delay entitlement processing, increase development costs to a degree that eliminates the project's potential affordability, or its potential development density.</p>	<p>Report annually on the effect of CUP requirements compared with comparable "permitted by right" projects, and ensure that CUP processing and conditions do not adversely impact the project's affordability.</p>	<p>Annual reports were prepared and findings were made that projects permitted by Conditional Use Permit were modestly conditioned relative to development costs and did not affect the overall development or affordability of the project.</p>	<p>Continue to include program in 2019-2023 Housing Element.</p>

<p>HE Program 9.6 COMPREHENSIVE ANNUAL MONITORING PROGRAM</p>	<p>The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels. The City shall also regularly monitor housing sales price trends of existing units.</p>	<p>Include documentation of annual sales and rental rates in the Annual Report every year.</p>	<p>The City uses the opportunity accorded by preparation of the Annual Progress Reports to annually evaluate the efficiency of the City's Housing programs. In addition the City conducts annual evaluations of existing home sales prices to compare to the established analysis by HUD.</p>	<p>Continue to include program in 2019-2023 Housing Element and change the program's timeframe.</p>
<p>HE Program 9.7 SUCCESSOR HOUSING AGENCY REPORTING PROGRAM</p>	<p>The City shall report housing financial and activity information by 1) including specified information with the Annual Progress Report (APR), required to be annually submitted to HCD by April 1, pursuant to State housing law in reporting progress in implementing the Housing Element, and 2) posting specified information on the City's website. This required "housing fund" data can be a paper report identified as an addendum to the APR. The separate housing fund data report can be attached to the APR or sent separately.</p>	<p>Provide a report on housing and financial activity information on an annual basis.</p>	<p>The City has provided Annual Reports that specify housing and activity information pertaining to the successor housing agency.</p>	<p>Continue to include program in 2019-2023 Housing Element and change the program's timeframe.</p>

<p>HE Program 9.8 DISADVANTAGED UNINCORPORATED COMMUNITIES (DUC)</p>	<p>In order to comply with SB 244, the City shall adopt a new General Plan Land Use policy and program to establish a process for inviting annexation of the K Road County Island, the DUC with potential for urbanization within or adjacent to its boundaries. The City shall gauge interest in voluntary annexation by the residents, registered voters and property owners within the K Road County Island in the form of an Annexation Survey when either of two circumstances occur: 1- There is a development proposal within the City's corporate boundaries that is contiguous with any portion of the K Road County Island; or, Semi-annually beginning in Calendar Year (CY) 2017. The survey shall comply with Tulare County Association of Governments (TCAG) guidelines, including: Content neutrality, bi-lingual text (English/Spanish), and delivered to addressees of property owners, residents, and registered voters. The City shall initiate the Annexation if less than 25% of registered voters and less than 25% of property owners object to the annexation.</p>	<p>Land Use Policy and Program adopted. Annexation Survey prepared and delivered as established in the Program.</p>	<p>In 2018, the City initiated a project for the annexation of the balance of the K Road County Island, following the completion of the annexation of a 21-acre uninhabited portion of the county island on July 24, 2018. As of 2019, the annexation is still in progress wherein on April 15, 2019, the City Council authorized the filing of an application with the Tulare County Local Agency Formation Commission. No significant objection was received. The annexation is expected to be completed by the end of 2019.</p>	<p>Revise program based on the in-progress annexation and modify to adhere to any current requirements of SB 244 following the annexation of the K Road County Island.</p>
<p>HE Program 9.9 CONDUCT A COMPREHENSIVE REVIEW OF THE GENERAL PLAN</p>	<p>The City shall review each Element of the General Plan to ensure for consistency with the Housing Element.</p>	<p>Review and initiate any required General Plan Amendments for adoption by the Visalia City Council.</p>	<p>The City completed consistency between the Housing Element and the General Plan and Zoning Ordinance by adoption of revisions through General Plan Amendment No. 2017-01 (Resolution No. 2017-77) and Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on November 20, 2017 and December 18, 2017.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>

<p>HE Program 9.10 PROCESS ALL IDENTIFIED ZONING CODE AMENDMENTS CONTAINED IN THE HOUSING ELEMENT UPDATE</p>	<p>The City shall adopt a Zoning Text Amendment (ZTA) for all Zoning Code actions contained in the Housing Element, as follows: <u>State mandated Code revisions to comply with State Housing laws:</u></p> <ul style="list-style-type: none"> • Revise definition of “Affordable Housing” • Revise the definition of “Transitional Housing” • Revise the permitting process by zone district for the following housing classifications: <ul style="list-style-type: none"> o Farmworker or Employee Housing to comply with the Employee Housing Act, specifically Health and safety Code Sections 17021.5 and 17021.6 o Transitional Housing to comply with Government Code Section 65583 o Supportive Housing to comply with Government Code Section 65583 o Codify the exemption from zoning code standards to facilitate reasonable accommodation for persons with disabilities. <p><u>City-Initiated Code revisions to implement the Housing Element</u></p> <ul style="list-style-type: none"> • Increase the unit threshold for multi-family projects permitted by right • Revise Mobile Home Parks development standards. • Codify the In-fill Incentive program (General Plan Policies LU-P-45 and LU-P-46) 	<p>Zoning Text Amendments adopted by Ordinance within one year of certification of the Housing Element.</p>	<p>The City adopted this revision by Zoning Text Amendment No. 2017-02 (Ordinance No. 2017-19) on December 18, 2017.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>
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<p>HE Program 9.11 LINK TRANSIT SERVICES AND FACILITIES WITH EXISTING AND PROPOSED RHNA LAND INVENTORY SITES</p>	<p>The City shall incorporate affordable housing linkages to its transportation related Plans, including the Active Transportation Plan and the Visalia Long Range Transit Plan. Both documents are in draft public review as of July 2016, and are anticipated to be adopted by FY 2017-18. The City shall prepare and incorporate a map and any related analysis and policies to ensure there is an optimal linkage among affordable housing, public transit and active transit (non-motorized modes of transportation), and the City's major jobs, commerce and services generators.</p>	<p>Active Transportation Plan and the Visalia Long Range Transit Plan include a map exhibit and policies as needed to implement the plan for optimal linkages with current high density residential nodes and RHNA Land Inventory sites to jobs, commerce, and services hubs.</p>	<p>Map exhibits have been placed in the City's Active Transportation Plan and the Long Range Transit Plan that illustrate optimal linkages, defined by the locations of current high density residential nodes and RHNA land inventory sites to jobs, commerce, and service hubs.</p>	<p>Revise program based on the completion of the two documents and the placement of maps in each document. Maps and policies shall be continually maintained.</p>
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<p>HE Program 9.12 COMPLETE ZONING MAP UPDATE TO REFLECT ADOPTED GENERAL PLAN LAND USE MAP ADOPTED IN OCTOBER 2014</p>	<p>The City shall complete its revision to the Zoning Map to reflect consistency with the General Plan Land Use map, adopted in October 2014. This effort has begun as of May 2016, and is to be completed exclusive of the Housing element Update. However, the Housing element Land Inventory to be compliant with the city's regional housing Needs Allocation (RHNA) is dependent in part on sites that have been newly designated as Medium and High Density Residential on the City's General Plan Land Use Map, and are located in the City's Growth Tier 1 (within the city limits and available for immediate development). The Zoning Map Consistency Action (Change of Zone 2016-09) includes pending Zoning designations to R-M-2 (Medium Density Residential) and R-M-3 (High Density Residential) as appropriate.</p>	<p>The Change of Zone to align the adopted General Plan Land Use Map with that of the Zoning Map, and all parcels designated RMD (Medium Density Residential) and RHD (High Density Residential), including those within the Tier 1 Growth Boundary and that are included in the Housing Element Land Inventory have been re-designated for zoning designation consistent with their corresponding current General Plan Land Use designations.</p>	<p>The City adopted a new Zoning Map through the adoption of Change of Zone No. 2016-09 by Ordinance No. 2017-01 on March 6, 2017, which aligned the general plan land use map with the zoning map.</p>	<p>Delete program from the 2019-2023 Housing Element. Objective was met.</p>
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APPENDIX B: AVAILABLE LAND INVENTORY

Table B-1: Sites Inventory for Extremely Low & Very Low Income Sites (R-M-3 Zone District)

<u>Map ID</u>	<u>APN</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Nearest X-Street</u>	<u>Inventory Income Level</u>	<u>Area (acres)</u>	<u>Densities</u>		<u>Inventoried</u>	<u># Units Inventoried</u>	<u>Flood Zone</u>	<u>Entitlement Status</u>	<u>Existing Use</u>
							<u>Max. per Gen Plan</u>	<u>Min. per Gen Plan</u>					
302	77660024	RHD	R-M-3	Houston & Demaree	EVI, VLI	3.49	35	15	23	80	AE X02	NONE	vacant
303	126100012	RHD	R-M-3	Caldwell & Ben Maddox	EVI, VLI	5.95	35	15	23	137	X02	TENTATIVE	vacant
305	77660022	RHD	R-M-3	Houston & Demaree	EVI, VLI	1.93	35	15	23	44	AE X02	NONE	vacant
306	78120040	RHD	R-M-3	Shannon & Conyer	EVI, VLI	7.08	35	15	23	163	X X02	NONE	vacant
307	79071029	RHD	R-M-3	Shannon & Court	EVI, VLI	4.49	35	15	23	103	X	NONE	vacant
308	79071030	RHD	R-M-3	Shannon & Court	EVI, VLI	4.52	35	15	23	104	X X02	NONE	vacant
309	79310004	RHD	R-M-3	Riggin & Court	EVI, VLI	8.47	35	15	23	195	X X02	NONE	vacant
310	79310005	RHD	R-M-3	Riggin & Court	EVI, VLI	7.22	35	15	23	166	X	NONE	vacant
311	87090035	RHD	R-M-3	Campus & Demaree	EVI, VLI	1.35	35	15	23	31	X02	NONE	vacant
313	87100043	RHD	R-M-3	Meadow & Demaree	EVI, VLI	0.51	35	15	23	12	X02	NONE	vacant

316	94110019	RHD	R-M-3	Douglas & Santa Fe	EVI, VLI	2.65	35	15	23	61	AE	NONE	vacant
318	97272032	RHD	R-M-3	Paradise & Santa Fe	EVI, VLI	1.46	35	15	23	34	X02	NONE	vacant
319	98050002	RHD	R-M-3	Goshen & Cain	EVI, VLI	3.91	35	15	23	90	AE X02	NONE	vacant
320	98050003	RHD	R-M-3	Goshen & Cain	EVI, VLI	5.55	35	15	23	128	AE X02	NONE	warehouse; vacant land
321	98050035	RHD	R-M-3	Goshen & Cain	EVI, VLI	4.13	35	15	23	95	AE	NONE	vacant
322	98050070	RHD	R-M-3	Goshen & Cain	EVI, VLI	5.41	35	15	23	124	AE X02	NONE	SFD, vacant land
323	98060027	RHD	R-M-3	Goshen & Virmargo	EVI, VLI	1.46	35	15	23	34	AE X02	NONE	SFD, vacant land
324	98060038	RHD	R-M-3	Goshen & Virmargo	EVI, VLI	1.73	35	15	23	40	X02	NONE	two SFDs, vacant land
325	98060043	RHD	R-M-3	Goshen & Virmargo	EVI, VLI	3.15	35	15	23	72	X02	NONE	shop bldgs, vacant land
327	98180046	RHD	R-M-3	Houston & Cain	EVI, VLI	3.16	35	15	23	73	AE	NONE	vacant
329	98200060	RHD	R-M-3	Houston & Cain	EVI, VLI	1.08	35	15	23	25	AE X02	NONE	vacant
330	98340042	RHD	R-M-3	Goshen & Virmargo	EVI, VLI	9.68	35	15	23	223	AE X02	NONE	shop bldg, vacant lot
331	100390001	RHD	R-M-3	Tulare & Ben Maddox	EVI, VLI	4.62	35	15	23	106	AE X02	NONE	row crops
332	100390002	RHD	R-M-3	Tulare & Ben Maddox	EVI, VLI	3.81	35	15	23	88	AE X02	NONE	row crops
333	119730011	RHD	R-M-3	Packwood & Demaree	EVI, VLI	9.52	35	15	23	219	X02	NONE	vacant
334	123220044	RHD	R-M-3	Caldwell & Burke	EVI, VLI	4.85	35	15	23	112	AE X02	NONE	vacant

TOTAL

111.18

2,557

Sites Less than 0.5 acres or More than 10 acres, Removed From Inventory

304	77100100	RHD	R-M-3	Riggin & Roeben	EVI, VLI	18.78	35	15	23	432	X X02	NONE	vacant
312	87090052	RHD	R-M-3	Campus & Demaree	EVI, VLI	0.35	35	15	23	8	X02	NONE	vacant
314	93243009	RHD	R-M-3	Murray & Jacob	EVI, VLI	0.17	35	15	23	4	AE	NONE	vacant
315	93243010	RHD	R-M-3	Murray & Jacob	EVI, VLI	0.16	35	15	23	4	AE	NONE	vacant
317	96321012	RHD	R-M-3	Tulare & Central	EVI, VLI	0.33	35	15	23	8	X02	NONE	vacant
326	98180044	RHD	R-M-3	Roosevelt & Cain	EVI, VLI	0.2	35	15	23	5	AE	NONE	vacant
328	98200011	RHD	R-M-3	Houston & Cain	EVI, VLI	0.42	35	15	23	10	X02	NONE	vacant
335	126070049	RHD	R-M-3	Cameron & Stonebrook	EVI, VLI	10.43	35	15	23	240	X02	NONE	vacant

30.84

709

Sites Built Upon Since 2015 Housing Element, Removed From Inventory

301	89420030	RHD	R-M-3	Riggin & Mooney	EVI, VLI	0.2	N/A	N/A	N/A		X	READY FOR PERMIT	vacant
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Table B-2: Sites Inventory for Low Income Sites (R-M-2 Zone District)

<u>Map ID</u>	<u>APN</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Nearest X-Street</u>	<u>Inventory Income Level</u>	<u>Area (acres)</u>	<u>Densities</u>		<u>Inven-toried</u>	<u># Units Inven-toried</u>	<u>Flood Zone</u>	<u>Entitlement Status</u>	<u>Existing Use</u>
							<u>Max. per Gen Plan</u>	<u>Min. per Gen Plan</u>					
203	77800002	RMD	R-M-2	Riggin & Shirk	LI	4.31	15	10		40	X02	READY TO BUILD	vacant
204	78120028	RMD	R-M-2	Riggin & Giddings	LI	11.72	15	10	12	141	X02	TENTATIVE	vacant
205	78120029	RMD	R-M-2	Riggin & Giddings	LI	14.34	15	10	12	172	X02	TENTATIVE	vacant
206	87060007	RMD	R-M-2	Myrtle & Chinowth	LI	0.94	15	10	12	11	AE X02	TENTATIVE	vacant
207	87060008	RMD	R-M-2	Myrtle & Chinowth	LI	0.48	15	10	12	6	X02	TENTATIVE	vacant
208	87060009	RMD	R-M-2	Myrtle & Chinowth	LI	1.69	15	10	12	20	AE X02	TENTATIVE	vacant
209	87060010	RMD	R-M-2	Myrtle & Chinowth	LI	1.05	15	10	12	13	X02	TENTATIVE	storage shed, vacant land
213	97241001	RMD	R-M-2	Tulare & Santa Fe	LI	0.97	15	10	12	12	X02	TENTATIVE	vacant
214	97241014	RMD	R-M-2	Tulare & Santa Fe	LI	0.62	15	10	12	7	X02	TENTATIVE	vacant
215	97272002	RMD	R-M-2	Paradise & Santa Fe	LI	0.95	15	10	12	11	X02	NONE	five SFDs, vacant
216	98050069	RMD	R-M-2	Douglas & Ben Maddox	LI	5.72	15	10	12	69	AE	NONE	vacant

217	103290029	RMD	R-M-2	Douglas & Lovers	LI	0.93	15	10	12	11	X02	TENTATIVE	vacant
218	126100012	RMD	R-M-2	Caldwell & Ben Maddox	LI	7.89	15	10	12	95	X02	TENTATIVE	vacant
219	77060024	RMD	R-M-2	River Way & Demaree	LI	7.27	15	10	12	87	X X02	NONE	vacant
220	77100100	RMD	R-M-2	Riggin & Roeben	LI	6.25	15	10	12	75	X X02	NONE	vacant
222	77530065	RMD	R-M-2	Doe & Shirk	LI	3.67	15	10	12	44	X02	NONE	vacant
223	77740001	RMD	R-M-2	Doe & Shirk	LI	8.23	15	10	12	99	X02	NONE	vacant
224	77750001	RMD	R-M-2	Doe & Shirk	LI	4.97	15	10	12	60	X02	NONE	vacant
225	78120034	RMD	R-M-2	Riggin & Mooney	LI	1.47	15	10	12	18	X X02	NONE	outdoor storage
227	79071029	RMD	R-M-2	Shannon & Court	LI	6.91	15	10	12	83	X	NONE	vacant
228	79071030	RMD	R-M-2	Shannon & Court	LI	6.65	15	10	12	80	X X02	NONE	vacant
229	87090011	RMD	R-M-2	Campus & Demaree	LI	1.17	15	10	12	14	X02	NONE	vacant
234	90060019	RMD	R-M-2	Ferguson & Dinuba	LI	5.8	15	10	12	70	AE X02	NONE	vacant
235	93021027	RMD	R-M-2	Goshen & Leslie	LI	0.52	15	10	12	6	AE	NONE	vacant
236	93021028	RMD	R-M-2	Goshen & Leslie	LI	0.52	15	10	12	6	AE	NONE	vacant
245	97242017	RMD	R-M-2	Tulare & Santa Fe	LI	1.85	15	10	12	22	X02	NONE	vacant
246	97261010	RMD	R-M-2	Tulare & Garden	LI	0.82	15	10	12	10	X02	NONE	SFD, vacant land

250	98030002	RMD	R-M-2	Houston & Virmargo	LI	5.65	15	10	12	68	AE X02	NONE	vacant
251	98050002	RMD	R-M-2	Douglas & Ben Maddox	LI	5.79	15	10	12	69	AE X02	NONE	vacant
252	98050003	RMD	R-M-2	Douglas & Ben Maddox	LI	5.8	15	10	12	70	AE X02	NONE	vacant
253	98050005	RMD	R-M-2	Douglas & Ben Maddox	LI	9.05	15	10	12	109	AE X02	NONE	vacant
255	98200012	RMD	R-M-2	Houston & Cain	LI	0.94	15	10	12	11	X02	NONE	four SFDs, vacant land
256	98200052	RMD	R-M-2	Houston & Cain	LI	1.46	15	10	12	18	X02	NONE	vacant
257	98200070	RMD	R-M-2	Houston & Ben Maddox	LI	6.95	15	10	12	83	X02	NONE	row crops, vacant land
258	98330007	RMD	R-M-2	Goshen & Virmargo	LI	2.37	15	10	12	28	X02	NONE	vacant
259	98480005	RMD	R-M-2	Houston & Cain	LI	2.35	15	10	12	28	AE X02	NONE	SFD, vacant land
260	100050012	RMD	R-M-2	College & Pinkham	LI	1.9	15	10	12	23	AE	NONE	vacant
261	100070047	RMD	R-M-2	Noble & Lovers	LI	1	15	10	12	12	X02	NONE	vacant
262	100080003	RMD	R-M-2	Noble & Lovers	LI	9.06	15	10	12	109	X02	NONE	vacant
264	100360032	RMD	R-M-2	Walnut & Lovers	LI	6.1	15	10	12	73	AE X02	NONE	vacant
268	101050013	RMD	R-M-2	Noble & McAuliff	LI	0.89	15	10	12	11	AE	NONE	vacant

269	101050019	RMD	R-M-2	Paradise & Lovers	LI	9.48	15	10	12	114	X02	NONE	produce stand, vacant land
270	101050038	RMD	R-M-2	Paradise & Lovers	LI	2.12	15	10	12	25	X02	NONE	barn, vacant land
272	103020068	RMD	R-M-2	Houston & Comstock	LI	2.62	15	10	12	31	X02	NONE	vacant
273	103020069	RMD	R-M-2	Houston & Comstock	LI	3.39	15	10	12	41	X02	NONE	vacant
275	126950013	RMD	R-M-2	Visalia & Demaree	LI	5.05	15	10	12	61	X02	NONE	vacant
277	126470008	RMD	R-M-2	K & Ben Maddox	LI	1.93	15	10	12	23	X02	NONE	vacant
278	126530001	RMD	R-M-2	Walnut & Pinkham	LI	6.44	15	10	12	77	X02	NONE	vacant
279	127140003	RMD	R-M-2	Walnut & Lovers	LI	7.11	15	10	12	85	AE X02	NONE	vacant

Subtotal **205.16** **2450**

Sites More than 10 acres

221	77490018	RMD	R-M-2	Riggin & Roeben	LI	11.57	15	10	12	139	AE X X02	NONE	dairy, vacant land
254	98050051	RMD	R-M-2	Houston & Lovers	LI	18.98	15	10	12	228	AE X02	NONE	SFD, vacant land

Subtotal **30.55** **367**

TOTAL **235.71** **2817**

Sites Less than 0.5 acres, Removed From Inventory

230	87090015	RMD	R-M-2	Myrtle & Chinowth	LI	0.34	15	10	12	4	X02	NONE	vacant
231	87090022	RMD	R-M-2	Myrtle & Chinowth	LI	0.37	15	10	12	4	X02	NONE	vacant

232	87090030	RMD	R-M-2	Myrtle & Chinowth	LI	0.29	15	10	12	3	X02	NONE	vacant
233	87090031	RMD	R-M-2	Myrtle & Chinowth	LI	0.23	15	10	12	3	X02	NONE	vacant
238	96182019	RMD	R-M-2	Tulare & Watson	LI	0.24	15	10	12	3	X02	NONE	vacant
240	97241013	RMD	R-M-2	Tulare & Santa Fe	LI	0.45	15	10	12	5	X02	NONE	storage sheds, vacant land
241	97241016	RMD	R-M-2	Tulare & Santa Fe	LI	0.09	15	10	12	1	X02	NONE	vacant
242	97241028	RMD	R-M-2	Tulare & Santa Fe	LI	0.2	15	10	12	2	X02	NONE	vacant
243	97241041	RMD	R-M-2	Tulare & Santa Fe	LI	0.41	15	10	12	5	X02	NONE	vacant
244	97241042	RMD	R-M-2	Tulare & Santa Fe	LI	0.51	15	10	12	6	X02	NONE	vacant
247	97261045	RMD	R-M-2	Tulare & Garden	LI	0.48	15	10	12	6	X02	NONE	vacant
248	97282017	RMD	R-M-2	Walnut & Garden	LI	0.43	15	10	12	5	X02	NONE	vacant
249	97282018	RMD	R-M-2	Walnut & Garden	LI	0.14	15	10	12	2	X02	NONE	vacant
265	101041001	RMD	R-M-2	Noble & Velie	LI	0.27	15	10	12	3	X02	NONE	vacant
266	101041002	RMD	R-M-2	Noble & Velie	LI	0.26	15	10	12	3	X02	NONE	vacant
267	101041015	RMD	R-M-2	Noble & Velie	LI	0.32	15	10	12	4	X02	NONE	vacant
271	101060011	RMD	R-M-2	Noble & McAuliff	LI	0.47	15	10	12	6	AE	NONE	vacant
274	103020070	RMD	R-M-2	Houston & Comstock	LI	0.44	15	10	12	5	X02	NONE	vacant

276	126300055	RMD	R-M-2	Walnut & Ben Maddox	LI	0.44	15	10	12	5	X02	NONE	parking lot, vacant
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6.38

77

Sites Built Upon Since 2015 Housing Element, Removed From Inventory

201	multiple	RMD	R-M-2	Mineral King & McAuliff	LI	2.31	15	10	N/A		X02	READY FOR PERMIT	vacant
202	multiple	RMD	R-M-2	Caldwell & Lovers	LI	4.02	15	10	N/A		AE & X02	READY FOR PERMIT	vacant
210	90280004	RMD	R-M-2	Ferguson & Conyer	LI	7.89	15	10	12		AE X02	TENTATIVE	vacant
226	78210027	RMD	R-M-2	Flagstaff & Demaree	LI	4.63	15	10	12		X	NONE	vacant
237	96182018	RMD	R-M-2	Tulare & Watson	LI	0.24	15	10	12		X02	NONE	vacant

Other Sites Removed From Inventory

211	90300032	RMD	R-M-2	Ferguson & Giddings	LI	3.66	15	10	12	44	AE	Comment: School-owned vacant site
212	90310001	RMD	R-M-2	Ferguson & Giddings	LI	2.85	15	10	12	34	AE	Comment: School-owned vacant site
239	97241003	RMD	R-M-2	Tulare & Santa Fe	LI	0.62	15	10	12	7	AE X02	Comment: City-owned vacant site
263	100120019	RMD	C-MU	Tulare & Lovers	LI	6.07					AE	Comment: Zoning Ordinance Update rezoned site from Res. to Com. Removed from inventory.

Table B-3: Sites Inventory for Moderate Income Sites (R-1-5 Zone District)

Map ID	APN	Gen Plan	Zoning	Nearest X-Street	Inventory Income Level	Area (acres)	Densities		Inventoried	# Units Inventoried	Flood Zone	Entitlement Status	Existing Use
							Max. per Gen Plan	Min. per Gen Plan					
101	91040025	RLD	R-1-5	St Johns & Burke	MI	1.29	10	2	8	10	AE X02	NONE	vacant
102	91333044	RLD	R-1-5	St Johns & Burke	MI	3.89	10	2	8	31	AE X02	NONE	vacant
103	98050043	RLD	R-1-5	Houston & Goddard	MI	1.76	10	2	N/A	84	X02	TENTATIVE	seven SFDs, vacant land
104	98050044	RLD	R-1-5	Houston & Goddard	MI	18.19	10	2	N/A		AE X02	TENTATIVE	vacant
105	98050058	RLD	R-1-5	Goshen & Virmargo	MI	0.35	10	2	8	3	AE X02	NONE	vacant
106	98050060	RLD	R-1-5	Goshen & Lovers	MI	9.08	10	2	8	73	X02	NONE	vacant
107	98050062	RLD	R-1-5	Goshen & Lovers	MI	1.69	10	2	8	14	X02	NONE	vacant
108	98050064	RLD	R-1-5	Goshen & Virmargo	MI	3.48	10	2	8	28	X02	NONE	wholesale grocer
109	98050067	RLD	R-1-5	Goshen & Virmargo	MI	13.77	10	2	8	110	AE X02	NONE	vacant
110	98050068	RLD	R-1-5	Goshen & Virmargo	MI	16.05	10	2	8	128	AE X02	NONE	vacant
111	98220057	RLD	R-1-5	St Johns & Cain	MI	2.02	10	2	8	16	AE	NONE	vacant
113	103180084	RLD	R-1-5	Roosevelt & Vista	MI	0.21	10	2	8	2	X02	NONE	vacant
114	103210035	RLD	R-1-5	Mill Creek & Lovers	MI	1.07	10	2	8	9	AE X02	NONE	vacant

115	103280016	RLD	R-1-5	Houston & McAuliff	MI	0.23	10	2	8	2	AE X02	NONE	vacant
116	103330084	RLD	R-1-5	Houston & McAuliff	MI	0.14	10	2	8	1	AE	NONE	vacant
117	103330088	RLD	R-1-5	Houston & McAuliff	MI	0.11	10	2	8	1	AE	NONE	vacant
118	103330094	RLD	R-1-5	Houston & McAuliff	MI	0.19	10	2	8	2	X02	NONE	vacant
119	103330098	RLD	R-1-5	Houston & McAuliff	MI	1.51	10	2	8	12	X02	NONE	two SFDs, vacant land
120	103330100	RLD	R-1-5	Houston & McAuliff	MI	2.18	10	2	8	17	X02	NONE	SFD, vacant land
121	103330101	RLD	R-1-5	Houston & McAuliff	MI	1.06	10	2	8	8	AE X02	NONE	SFD, vacant land
122	77180022	RLD	R-1-5 R-M-2	Demaree & Rigglin	MI	4.61	10	2	8	37	X02	NONE	vacant
123	91030038	RLD	R-1-5	Ferguson & Bridge	MI	2.83	10	2	8	23	AE	NONE	vacant
124	91060006	RLD	R-1-5	Ben Maddox & Buena Vista	MI	1.93	10	2	8	15	AE	NONE	SFD, vacant land
125	98142057	RLD	R-1-5	Goshen & Cain	MI	25.31	10	2	8	202	AE X02	NONE	vacant
126	98330006	RLD	R-1-5	Goshen & Cain	MI	4.65	10	2	8	37	AE X02	NONE	vacant
127	98440028	RLD	R-1-5	Cain & Ferguson	MI	2.4	10	2	8	19	AE X02	NONE	SFD, vacant land
128	98440029	RLD	R-1-5	Cain & Ferguson	MI	1.2	10	2	8	10	AE X02	NONE	SFD, vacant land
129	98440030	RLD	R-1-5	Cain & Ferguson	MI	1.2	10	2	8	10	AE X02	NONE	SFD, vacant land
130	98440037	RLD	R-1-5	Ben Maddox & Ferguson	MI	4.53	10	2	8	36	AE	NONE	SFD, vacant land

131	98453027	RLD	R-1-5	Cain & Buena Vista	MI	2.41	10	2	8	19	AE	NONE	SFD, vacant land
132	98453028	RLD	R-1-5	Cain & Buena Vista	MI	2.41	10	2	8	19	AE	NONE	SFD, vacant land
133	98470001	RLD	R-1-5	Cain & Buena Vista	MI	4.89	10	2	8	39	X02	NONE	SFD, vacant land
134	98490029	RLD	R-1-5	Ben Maddox & Ferguson	MI	1.58	10	2	8	13	AE	NONE	SFD, vacant land
135	98510015	RLD	R-1-5	Houston & Goddard	MI	4.79	10	2	8	38	AE X02	NONE	vacant
136	103280032	RLD	R-1-5	McAuliff & Douglas	MI	4.74	10	2	8	38	AE X02	NONE	SFD, vacant land
137	103280081	RLD	R-1-5	McAuliff & Douglas	MI	2.41	10	2	8	19	X02	NONE	SFD, vacant land
138	97160015	RLD	R-1-5	Tulare & Burke	MI	4.79	10	2	8	38	AE X02	NONE	orchard
139	97160018	RLD	R-1-5	Tulare & Burke	MI	2.36	10	2	8	19	AE X02	NONE	SFD, orchard
140	97170001	RLD	R-1-5	Tulare & Burke	MI	4.39	10	2	8	35	X02	NONE	orchard
141	97181017	RLD	R-1-5	Tulare & Burke	MI	0.92	10	2	8	7	X02	NONE	orchard
142	97242001	RLD	R-1-5	Tulare & Liberty	MI	1.85	10	2	8	15	X02	NONE	SFD, vacant land
143	100140011	RLD	R-1-5	Ben Maddox & Tulare	MI	2.91	10	2	8	23	X02	NONE	SFD, vacant land
144	100140025	RLD	R-1-5	Ben Maddoc & Tulare	MI	1.39	10	2	8	11	X02	NONE	SFD, vacant land
145	100140030	RLD	R-1-5	Tulare & Pinkham	MI	1.78	10	2	8	14	X02	NONE	vacant

TOTAL

170.55

1,289

Sites Built Upon Since 2015 Housing Element, Removed From Inventory

112	101060008	RLD	R-1-5	Noble & McAuliff	MI	13.62	10	2	8	109	AE X02	TENTATIVE	vacant
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Table B-4: Sites Inventory for Above Moderate Income Sites

<u>Map ID</u>	<u>APN</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Nearest X-Street</u>	<u>Inventory Income Level</u>	<u>Area (acres)</u>	<u>Densities</u>			<u># Units Inventoried</u>	<u>Flood Zone</u>	<u>Entitlement Status</u>	<u>Existing Use</u>
							<u>Max. per Gen Plan</u>	<u>Min. per Gen Plan</u>	<u>Inventoried</u>				
1	77060006	RLD	R-1-5	Akers & Riggin	AMI	29.4	10	2	4	118	X X02	NONE	vacant
2	77060022	RLD	R-1-5	Demaree & Riggin	AMI	44.89	10	2	4	180	X X02	TENTATIVE	orchard
3	77060024	RLD	R-1-5	Demaree & Riggin	AMI	62.11	10	2	4	248	X X02	TENTATIVE	orchard
4	77060028	RLD	R-1-5	Akers & Riggin	AMI	18.6	10	2	4	74	X X02	NONE	vacant
5	79071001	RLD	R-1-5	Dinuba & Shannon	AMI	10.9	10	2	4	44	AE X	TENTATIVE	vacant
6	79071016	RLD	R-1-5	Dinuba & Shannon	AMI	26.04	10	2	4	104	AE X	TENTATIVE	vacant
7	79080045	RLD	R-1-5	Dinuba & Shannon	AMI	2.13	10	2	4	9	AE X	TENTATIVE	vacant
8	79080053	RLD	R-1-5	Dinuba & Shannon	AMI	16.92	10	2	4	68	AE X	TENTATIVE	vacant
9	79310003	RLD	R-1-5	Dinuba & Shannon	AMI	24.69	10	2	4	99	X	TENTATIVE	vacant
10	103020051	RLD	R-1-5	McAuliff & St. Johns	AMI	9.99	10	2	4	40	AE X02	NONE	vacant
11	103020052	RLD	R-1-5	McAuliff & St. Johns	AMI	7.37	10	2	4	29	X02	NONE	vacant
12	103020057	RLD	R-1-5	McAuliff & St. Johns	AMI	4.66	10	2	4	19	X02	NONE	vacant
13	103020064	RLD	R-1-5	McAuliff & St. Johns	AMI	6.57	10	2	4	26	X02	NONE	vacant

14	103020069	RLD	R-1-5	McAuliff & St. Johns	AMI	3.13	10	2	4	13	X02	TENTATIVE	vacant
15	103020070	RLD	R-1-5	McAuliff & St. Johns	AMI	3.95	10	2	4	16	X02	NONE	vacant
16	103120019	RLD	R-1-5	McAuliff & Douglas	AMI	8.55	10	2	2	17	AE X02	NONE	vacant
17	101050019	RLD	R-1-5	Lovers & Tulare	AMI	12.35	10	2	4	49	X02	NONE	vacant
18	101050038	RLD	R-1-5	Lovers & Tulare	AMI	11.21	10	2	4	45	X02	NONE	vacant
19	101300018	RLD	R-1-5	McAuliff & Tulare	AMI	14.66	10	2	4	59	X02	TENTATIVE	vacant
20	101310010	RLD	R-1-5	McAuliff & Tulare	AMI	17.9	10	2	4	72	X02	TENTATIVE	vacant
21	81030046	RVLD & RLD	R-1-20 R-1-5	Shirk & Pershing	AMI	4.89	10	2	2	10	AE X02	NONE	vacant
22	85010102	RLD	R-1-5	Hillsdale & Preston	AMI	10.69	10	2	4	43	AE X02	TENTATIVE	orchard
23	85570007	RLD	R-1-5	Hurley & Preston	AMI	3.6	10	2	4	14	AE X02	NONE	vacant
24	119070074	RLD	R-1-5	Demaree & Packwood	AMI	19.03	10	2	4	76	X02	NONE	vacant
25	123080015	RLD	R-1-5	Walnut & Santa Fe	AMI	35.36	10	2	4	141	X02	TENTATIVE	vacant
26	123080020	RLD	R-1-5	Walnut & Santa Fe	AMI	1.71	10	2	4	7	X02	TENTATIVE	vacant
27	123080023	RLD	R-1-5	Walnut & Santa Fe	AMI	8.84	10	2	4	35	X02	TENTATIVE	vacant
28	126100012	RLD	R-1-5	Ben Maddox & Caldwell	AMI	42.81	10	2	4	171	X02	TENTATIVE	orchard
29	126120050	RMD	R-M-2	Ben Maddox & K	AMI	2.26	10	2	4	9	X02	TENTATIVE	vacant
30	126120065	RMD	R-M-2	Ben Maddox & K	AMI	6.33	10	2	4	25	X02	TENTATIVE	vacant

31	126020066	RMD	R-M-2	Ben Maddox & K	AMI	4.91	10	2	4	20	X02	TENTATIVE	vacant
32	126560060	RMD	R-M-2	Ben Maddox & K	AMI	2.65	10	2	4	11	X02	TENTATIVE	vacant
33	126640074	RMD	R-M-2	Ben Maddox & K	AMI	2.15	10	2	4	9	X02	TENTATIVE	vacant
34	126920003	RLD	R-1-5	Lovers & K	AMI	5.15	10	2	4	21	X02	NONE	vacant
35	126920004	RLD	R-1-5	Lovers & K	AMI	5.25	10	2	4	21	X02	NONE	vacant
36	127140004 thru 068; 127150003 thru 085; 127160001 thru 095; 127170001 thru 084	RLD	R-1-5	Lovers & Walnut	AMI	59.44	10	2	N/A	323	AE X02	READY TO BUILD	vacant

TOTAL

551.09

2,263

Table B-5: Downtown Visalia Sites. All sites removed from sites inventory.

<u>Map ID</u>	<u>APN</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Nearest X-Street</u>	<u>Inventory Income Level</u>	<u>Area (Acres)</u>	<u>Densities</u>		<u># Units Inven-toried</u>	<u>Existing Use / Comments</u>
							<u>Max. per Gen Plan</u>	<u>Inven-toried</u>		
401	93177007	DMU	DMU	Murray & Johnson	LI	2.7	N/A	22		Most of the site is underutilized. Existing use is a vacated warehouse/distribution building. The site has good frontage and would be ideal for a higher value use.
402	94273003	DMU	DMU	Murray & Bridge	LI	0.4	N/A	22		Vacant.
403	94110013	RHD	CMU	Race & Tipton	LI	2.0	35	22		Existing use is offices and storage used in association with a homeless support services organization. It is not used as a day use or overnight facility. Over half of the site is vacant and parcel containing the building is large underutilized.
404	94100037					1.4				
405	94100041	CMU	CMU	Murray & Tipton	LI	0.5	35	22		Industrial / Warehousing with some vacant land. These sites are currently vacant.
406	94250002					0.8				
407	94250004	CMU	CMU	Murray & Tipton	LI	0.4	35	22		Vacant single-family residence.
408	93201008	DMU	DMU	Mineral King & Conyer	LI	0.2	N/A	40		City-owned surface parking lot.
409	93201009					0.1				
410	93201010					0.1				
411	93201012					0.4				
412	93201013					0.1				
413	93201014					0.2				
414	93201015					0.2				
415	93201016					0.1				
416	93201020					0.3				

417	94283001	DMU	DMU	Oak & Bridge	LI	1.5	N/A	40	Recently vacated service commercial site/lumber yard on full city block. Property is the subject of a City letter of surplus land sale to non-profit builder for mixed use or residential redevelopment.
TOTAL						11.4			

**Table B-6: East Downtown Visalia Sites.
Inventoried sites provide # of units inventoried. All other sites removed from sites inventory.**

Map ID	APN	Gen Plan	Zoning	Inventory Income Level	Area (Acres)	Densities		# Units Inventoried	Existing Use / Comments	Vacant / Non-Vacant
						Max. per Gen Plan	Inventoried			
501	94305003	DMU	DMU	Lower	0.4	N/A	15		One parcel is vacant. Other parcels contain marginal uses.	nonvacant
502	94305008				0.5					nonvacant
503	94305009				0.3					vacant
504	94295008	DMU	DMU	Lower	0.8	N/A	10		Site is mostly occupied by a parking lot and vacant area. Restaurant on small portion of site.	nonvacant
505	94250038	DMU	DMU	Lower	1.6	N/A	20		A quarter of the property is vacant and the rest consists of a sign shop. The property owner has contacted the City and has expressed interest in redeveloping the site as a mixed-use development.	vacant
506	94250039				0.1					vacant
507	94240001	DMU	DMU	Lower	0.3	N/A	21	15	Industrial/warehouse with large parking area. Inventoried site is vacant.	nonvacant
508	94240002				0.5					vacant
509	94240044				1					nonvacant
510	94231001	DMU	DMU	Lower	0.03	N/A	10		Bar on small portion of site, on-site parking lot, off-site parking lot	vacant
511	94231014				0.4					vacant
512	94231021				0.04					vacant
513	94231023				0.4					nonvacant
514	94221010	DMU	DMU	Lower	0.6	N/A	8		Parking lot for adjacent industrial building	vacant
515	94221015	DMU	DMU	Moderate	0.3	N/A	2		Vacant lot	vacant

516	94222030	CMU	CMU	Lower	1.1	35	21		Industrial/warehouse	nonvacant
517	94222029	CMU	CMU	Lower	3.4	35	64		Industrial/warehouse	nonvacant
518	94222001	CMU	CMU	Lower	0.3	35	15		Sites 3 and 4: Vacant land owned by City RDA. Site recently being cleared with federal Brownfields grant. fully developable.	nonvacant
519	94222002				nonvacant					
520	94222003				nonvacant					
521	94222004	CMU	CMU	Lower	2.3	35	43			vacant
522	94222019	CMU	CMU	Lower	1.1	35	21		Industrial/warehouse.	nonvacant
523	94222018	CMU	CMU	Lower	1.3	35	24		Industrial/warehouse.	nonvacant
524	94222015	CMU	CMU	Lower	0.9	35	17	27	Vacant lot.	vacant
525	94222006	CMU	CMU	Lower	0.7	35	21		Industrial/warehouse.	nonvacant
526	94222023				nonvacant					
527	94222024				nonvacant					
528	94211025	CMU	CMU	Lower	0.5	35	13		Industrial/warehouse.	nonvacant
529	94211026				nonvacant					
530	94211021	CMU	CMU	Lower	0.2	35	13		Vacant lot	nonvacant
531	94211024				vacant					
532	94203004	CMU	CMU	Lower	0.3	35	13		Industrial/warehouse.	nonvacant
533	94203005				nonvacant					
534	94203006				nonvacant					
535	94203001	CMU	CMU	Lower	0.1	35	13		Industrial/warehouse.	nonvacant
536	94203002				nonvacant					
537	94203007				nonvacant					
538	94203008				nonvacant					
539	94211009	CMU	CMU	Moderate	0.2	35	2		Industrial/warehouse.	nonvacant
540	94211005	CMU	CMU	Moderate	0.2	35	2		Industrial/warehouse.	nonvacant
541	94204007	CMU	CMU	Moderate	0.3	35	3		Vacant lot	vacant
542	94233014	CMU	CMU	Moderate	0.3	35	3		Parking lot.	nonvacant

543	94234004	CMU	CMU	Lower	0.7	35	24		Industrial/warehouse.	nonvacant
544	94234005				0.1					nonvacant
545	94234014				0.2					nonvacant
546	94234015				0.3					nonvacant
547	94231008	CMU	CMU	Lower	0.3	35	11	Sites 18 and 19: Parking lot and abandoned car sales lot. Site appears clear without constraints. Features thru lots between Main St. and Center St. with useable alleyway.	vacant	
548	94231009	CMU	CMU		0.1				35	vacant
549	94231010	DMU	DMU		0.1				N/A	vacant
550	94231026	CMU	CMU	Lower	0.6	35	11		nonvacant	
551	94232001	CMU	CMU	Lower	0.1	35	17	Sites 20 and 21: Metal building with parking lot on site. Existing car window repair and tinting business on-site. No significant constraints for residential re-development.	vacant	
552	94232003				0.3				vacant	
553	94232005				0.1				nonvacant	
554	94232016				0.3				vacant	
555	94232006	CMU	CMU	Lower	0.4	35	23		vacant	
556	94232007				0.3				nonvacant	
557	94232008				0.5				nonvacant	
558	94201001	CMU	CMU	Lower	0.2	35	26	Sites 22 and 23: Sites have improved alleyway. One warehouse on parcels, and one small car sales office (underutilized). No significant constraints.	vacant	
559	94201019				0.7				nonvacant	
560	94201020				0.2				nonvacant	
561	94201021				0.2				nonvacant	
562	94201005	CMU	CMU	Lower	0.5	35	23		nonvacant	
563	94201026				0.7				nonvacant	
564	94201027	CMU	CMU	Lower	2.2	35	41	66	Vacant lot.	vacant

565	94240029	C CMU	CMU	Lower	0.9	35	17		Sites 25 and 26: Large paved area. One mature oak (species unknown) on east side. One portable building on largest lot. Classic brick building being used for auto repair - great candidate for integration with new residential and reuse. Needs powerline undergrounding which is addressed in EDT Infrastructure Plan.	nonvacant
566	94240005	C CMU	CMU	Lower	0.4	35	15			nonvacant
567	94240039				0.4					nonvacant
568	94190001	C CMU	CMU	Lower	0.4	35	8		Used car lot. No constraints.	nonvacant
569	94250031	CMU	CMU	Lower	0.7	35	13	21	Vacant site	vacant
570	94250015	CMU	CMU	Lower	0.8	35	15		Industrial/warehouse.	nonvacant
TOTAL								129		

Figure B-1: Site Inventory Map - NW Visalia

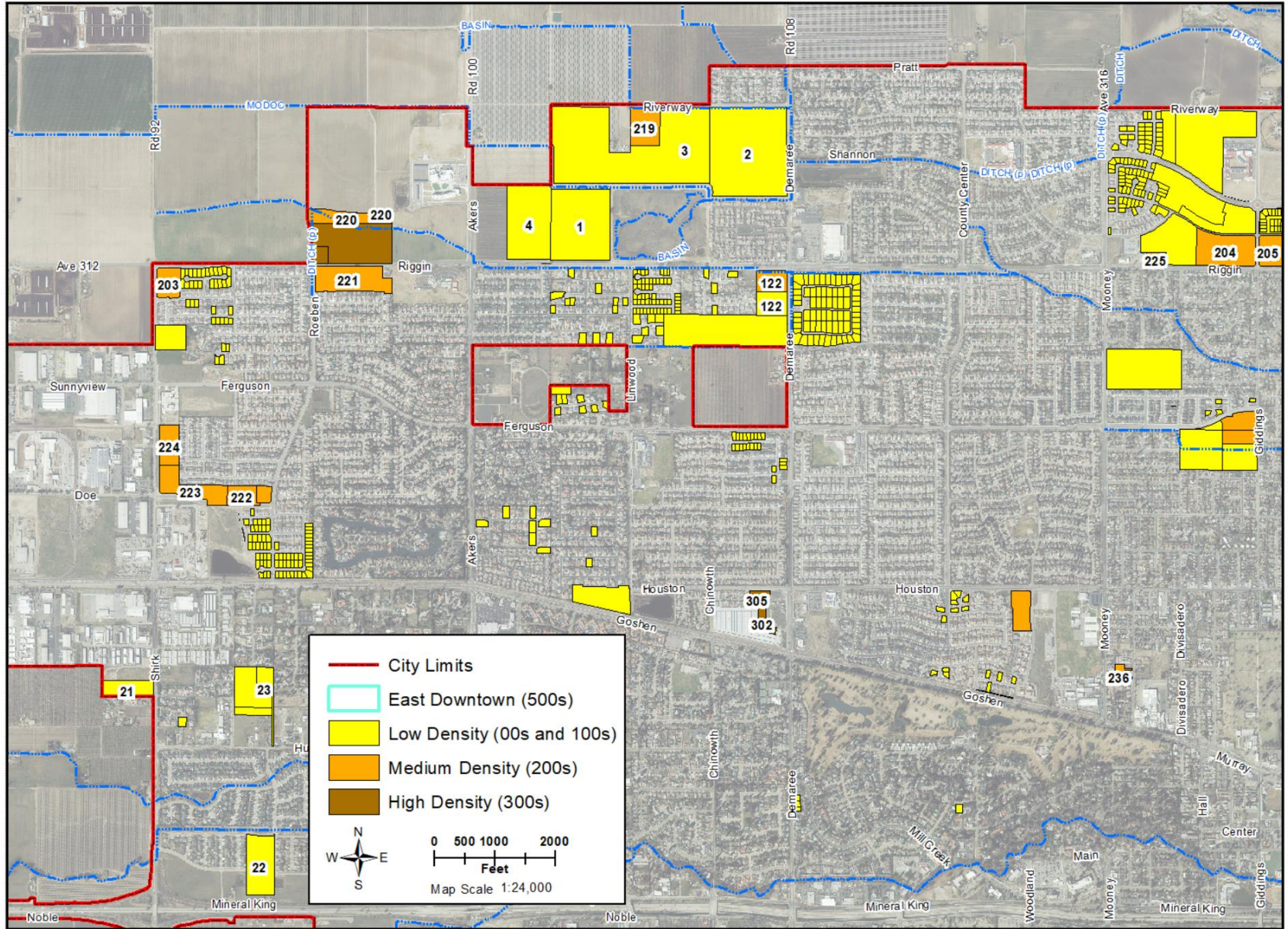


Figure B-2: Site Inventory Map - NE Visalia

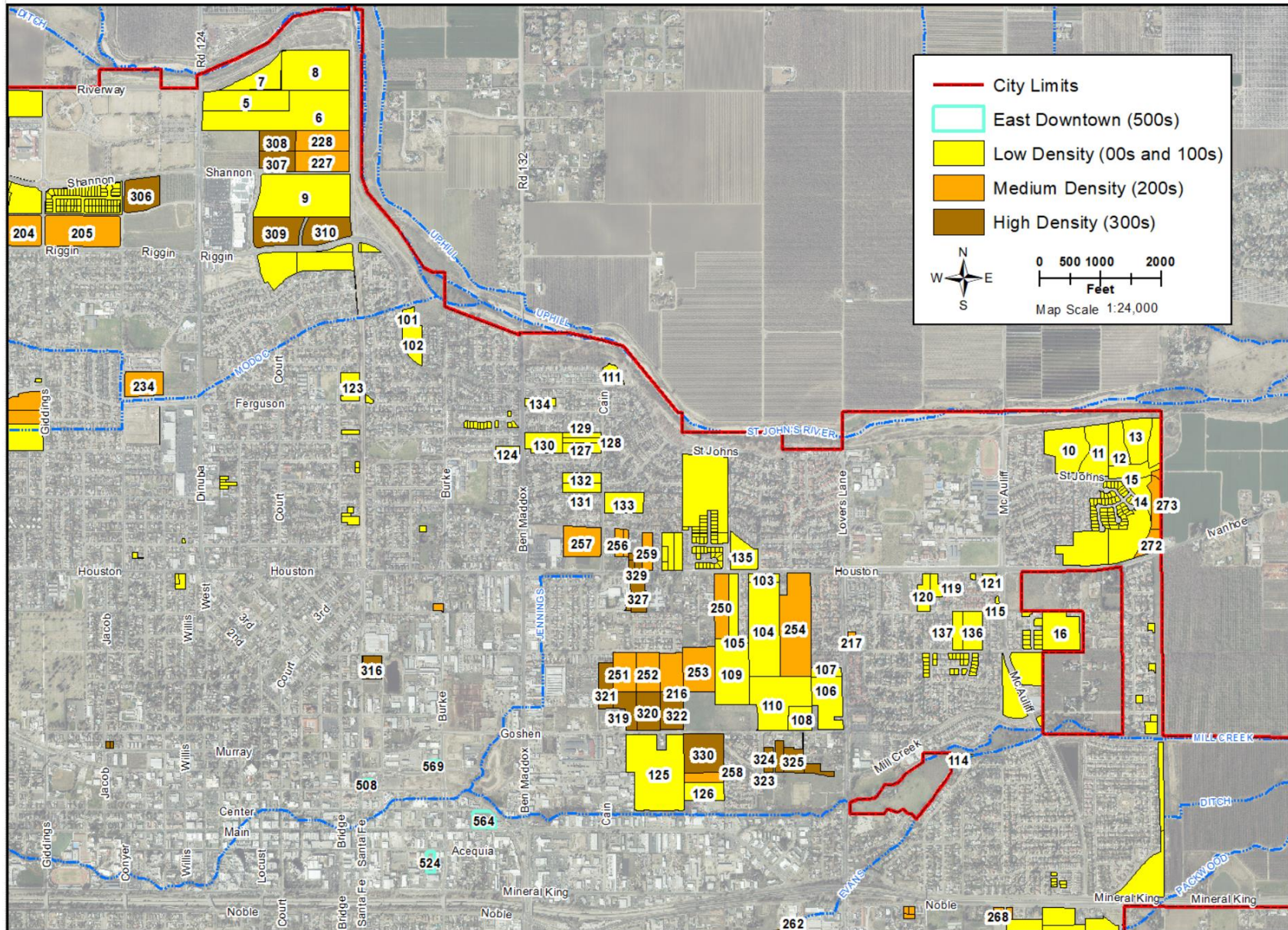


Figure B-3: Site Inventory Map - SW Visalia

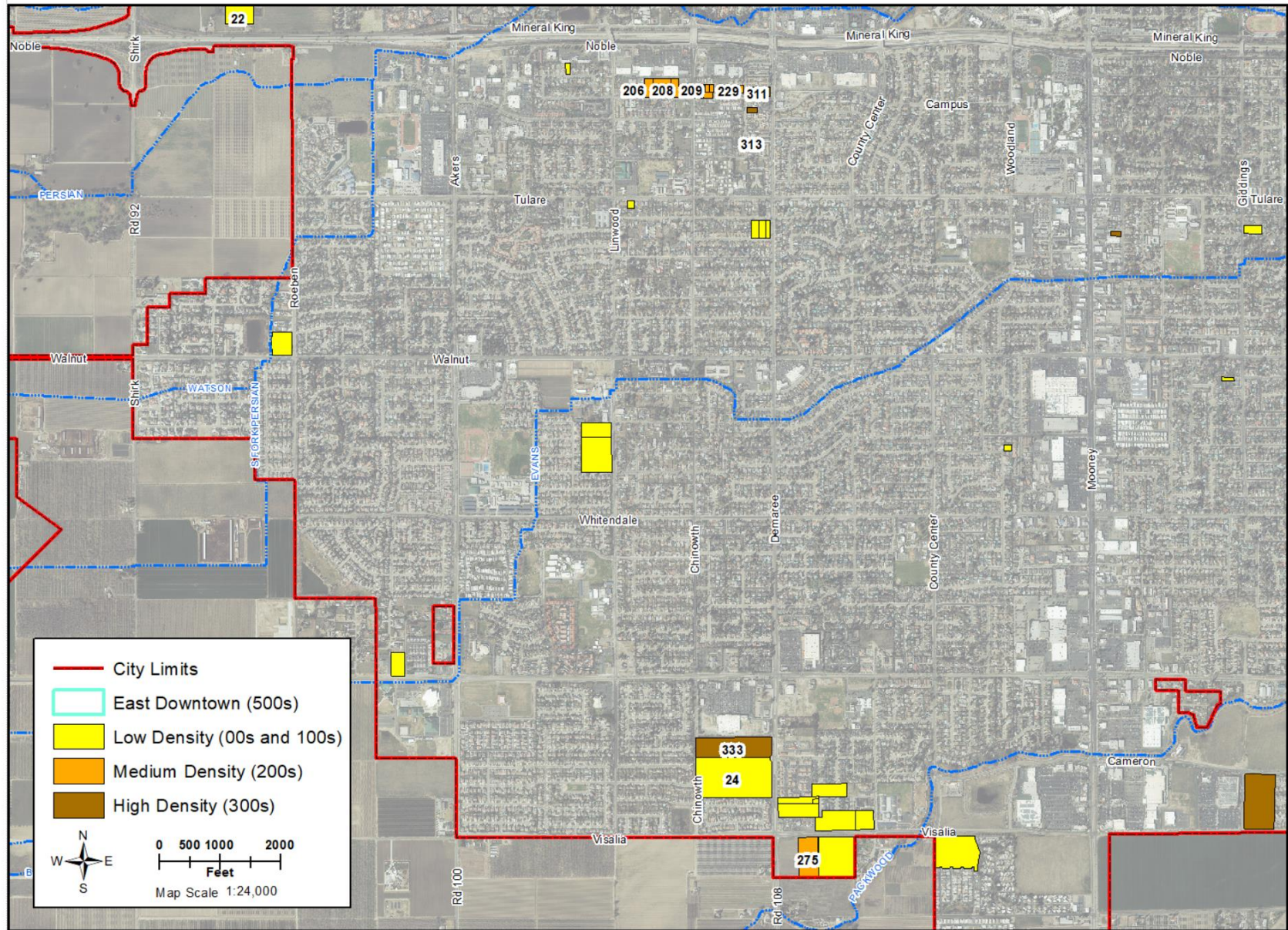
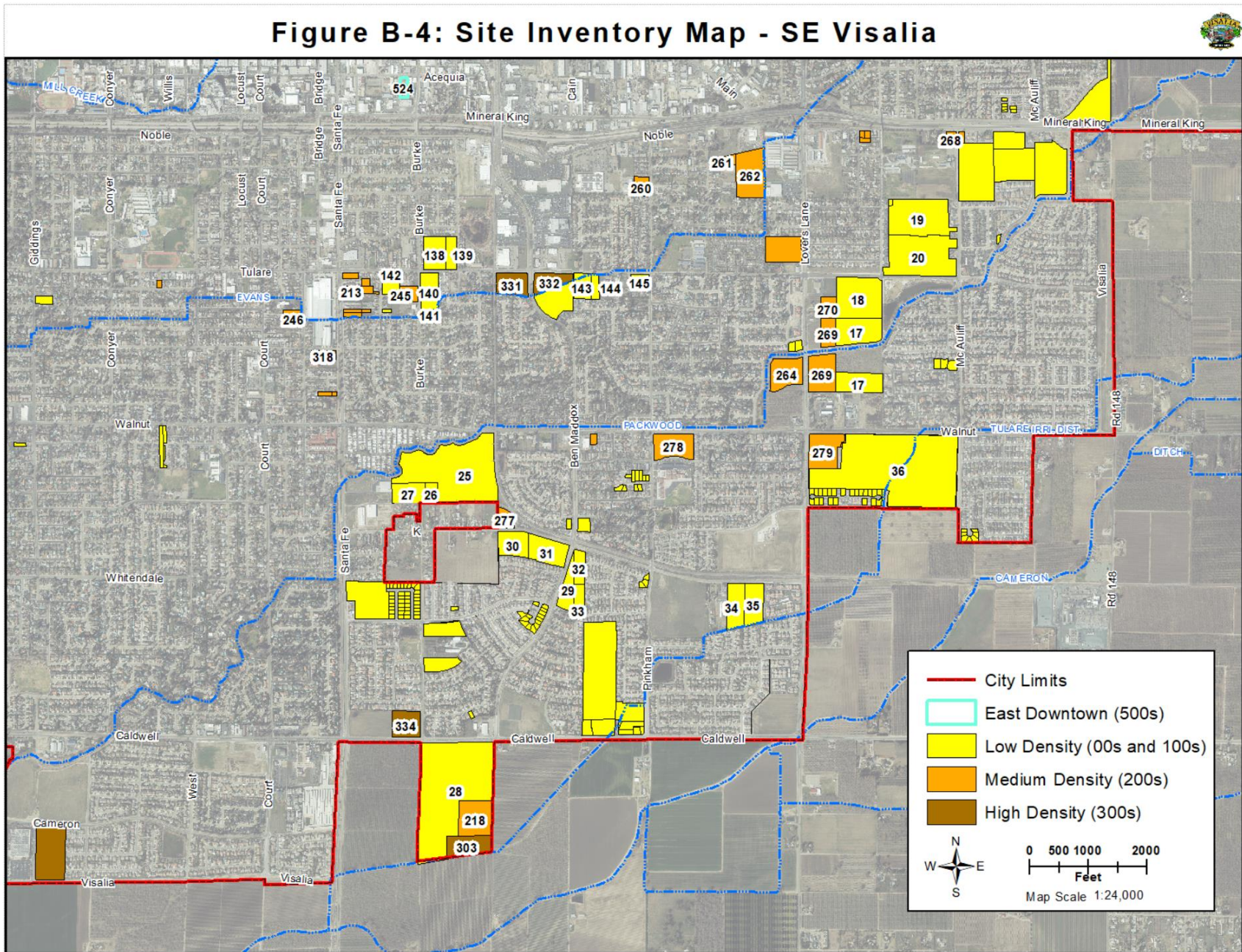


Figure B-4: Site Inventory Map - SE Visalia



APPENDIX C: PUBLIC OUTREACH MATERIALS



CITY OF VISALIA

Public Notice of Community Workshops for Analysis of Impediments to Fair Housing, 2020-2024 Consolidated Plan, and the Housing Element Update

The City of Visalia is seeking public input on three topics: 1) how federal funds could be spent to address community and housing needs, 2) how to further fair housing, and 3) how to address housing needs with the Housing Element.

Addressing housing needs among all economic and social segments ensures the availability of various types of housing and assistance programs available to the community.

Community Wide Dialogue

Public community input workshops are necessary to have dialogue to identify affordable housing, housing needs among all economic and social segments, and homeless and community development priorities. For grants, priorities should align with the objectives of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. For the Housing Element, public outreach through these workshops is an effort to gain input from key stakeholders and members of the public to expand upon existing policies.

Analysis of Impediments to Fair Housing and Consolidated Plan Process

The City of Visalia is updating the Analysis of Impediments to Fair Housing and the fiscal year 2020-2024 Consolidated Plan, requirements to receive Community Development Block Grant (CDBG) funding. Public and stakeholder input is critical to develop goals and strategies used for implementing the plan.

The CDBG Program was established under Title I of the Housing and Community Development Act of 1974, as amended, to assist communities in providing essential community facilities, providing decent housing for residents, promoting economic development and maintaining a suitable living environment. The City of Visalia estimates \$6,000,000

in CDBG funds and \$2,000,000 in HOME funds over the next five years. The City would implement the National objective for the CDBG Program that requires assistance be made available for activities that benefit persons of low and moderate income.

Activities eligible for CDBG funding for low- and moderate-income families and neighborhoods include:

- Community services
- Economic development assistance
- Improvements to public infrastructure and facilities
- Affordable housing
- Homelessness

Housing Element

The Housing Element identifies the housing needs of the City and is a policy document that is meant to ensure that the City adequately plans to meet the housing needs of all people within the community regardless of their income .

Why is this important to you?

The City must identify the housing needs of the community to determine how to use these funds to achieve the most far reaching public benefit. **You are the Public!** When you **Make Your Voice Heard**, you are helping City leaders prioritize spending for you, your family, and your community.

WORKSHOPS WILL BE HELD AT THE FOLLOWING LOCATIONS AND TIMES

Location	Date and Time
Linwood Elementary 3129 S Linwood St. Visalia, CA 93277	June 12, 2019 – 6:00 pm
Anthony Community Center 345 N Jacob St. Visalia, CA 93291	June 13, 2019 – 6:00 pm
Mineral King Elementary 3333 E Kaweah Ave., Visalia, CA 93292	June 19, 2019 – 6:00 pm
Annie R Mitchell Elementary 2121 E Laura Ave., Visalia, CA 93292	June 26, 2019 – 6:00 pm

What if you cannot attend a meeting?

Surveys: If you are unable to attend one of our Community Workshops, please Make Your Voice Heard by taking our quick surveys online:

- Community Outreach: <https://www.surveymonkey.com/jr/CityofVisaliaCommunityOutreach>
- Housing: https://www.surveymonkey.com/jr/CityofVisalia_HousingSurvey

Please Note: The survey ends June 30, 2019

The Public Hearing for the Adoption of the Consolidated Plan will be held in Spring 2020. Information will be made available in alternative formats upon request by contacting: Rhonda Haynes, Housing Specialist at: rhonda.haynes@visalia.city and (559) 713-4460. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five (5) business days. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALD's) are available upon request.

The Draft copy of Housing Element is anticipated to be available for public comment in late Summer 2019 with Public Hearings to be held Fall 2019. Information will be made available in alternative formats upon request by contacting: Brandon Smith, Senior Planner at: brandon.smith@visalia.city and (559) 713-4636. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five (5) business days. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALD's) are available upon request.

Note: The June 19, 2019 workshop was cancelled following the publication of this notice.

CIUDAD DE VISALIA

Aviso Publico de Talleres Comunitarios para Analizar Impedimentos a la Vivienda Justa, El Plan Consolidado 2020-2024, y la Actualización del Elemento de Vivienda

La Ciudad de Visalia está buscando la opinión pública sobre tres temas: 1) cómo se podrían usar los fondos federales para atender las necesidades de la comunidad y la vivienda, 2) cómo promover la vivienda justa y 3) cómo abordar las necesidades de vivienda con el Elemento de Vivienda.

Al abordar las necesidades de vivienda entre todos los segmentos económicos y sociales, nos garantiza que haya programas diversos de vivienda y asistencia disponibles para la comunidad.

Dialogo a Nivel Comunitario

Los talleres públicos son necesarios para identificar viviendas asequibles, las necesidades de vivienda entre todos los segmentos económicos y sociales, y las prioridades de desarrollo comunitario y de personas sin hogar. Para las subvenciones, las prioridades deben alinearse con los objetivos de los programas Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) y las Asociaciones de Inversión HOME (HOME, por sus siglas en inglés). Para el Elemento de Vivienda, estos talleres ofrecen una oportunidad para obtener participación de las partes interesadas y los miembros del público con la meta de mejorar políticas existentes.

La ciudad de Visalia estima \$6,000,000 en fondos CDBG y \$2,000,000 en fondos de HOME durante los próximos cinco años. La ciudad implementaría el objetivo nacional para el programa CDBG que requiere que haya asistencia disponible para actividades que beneficien a personas de ingresos bajos y moderados.

Las actividades con acceso a los fondos de CDBG para familias y vecindarios de ingresos bajos y moderados incluyen:

- Servicios comunitarios
- Asistencia al desarrollo económico
- Mejoras a infraestructura e instalaciones públicas
- Vivienda asequible
- El estar sin hogar

Análisis de Impedimentos a la Vivienda Justa y Proceso del Plan Consolidado

La Ciudad de Visalia está actualizando el Análisis de los Impedimentos a la Vivienda Justa y el Plan Consolidado del año fiscal 2020-2024, requisitos para recibir fondos de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés). El aporte del público y de las partes interesadas es fundamental para desarrollar los objetivos y las estrategias que se utilizarán al implementar el plan.

El Programa CDBG fue establecido bajo el Título I de la Ley de Desarrollo Comunitario y de Viviendas de 1974, según enmendada, para ayudar a las comunidades a proveer infraestructura comunitaria esencial, proporcionar viviendas dignas para los residentes, promover el desarrollo económico y mantener un entorno de vida adecuado.

Elemento de Vivienda

El Elemento de Vivienda identifica necesidades dentro de la Ciudad. Es un documento de política que garantiza que la Ciudad planifique adecuadamente con las necesidades en mente de todas las personas dentro de la comunidad, independientemente de sus ingresos.

Por qué es importante para ti?

La Ciudad debe identificar las necesidades de vivienda dentro de la comunidad para determinar cómo usar estos fondos para lograr el beneficio público de mayor alcance. ¡Tú eres el público! Cuando haces escuchar tu voz, estás ayudando a los líderes de la ciudad a priorizar los gastos para ti, tu familia y tu comunidad.

UBICACIONES Y HORARIOS DE LOS TALLERES COMUNITARIOS

Ubicación	Fecha y Hora
Linwood Elementary 3129 S Linwood St. Visalia, CA 93277	12 de junio de 2019 – 6:00 pm
Anthony Community Center 345 N Jacob St. Visalia, CA 93291	13 de junio de 2019 – 6:00 pm
Mineral King Elementary 3333 E Kaweah Ave., Visalia, CA 93292	19 de junio de 2019 – 6:00 pm
Annie R Mitchell Elementary 2121 E Laura Ave., Visalia, CA 93292	26 de junio de 2019 – 6:00 pm

¿Qué pasa si no puede asistir las juntas?

Encuestas: si no puede asistir uno de los talleres comunitarios, haga oír su voz al completar nuestras encuestas rápidas:
 • Comunicación Pública: https://www.surveymonkey.com/r/CIUDADdeVISALIA_ENCUESTAdeDIVULGACION_COMUNITARIA
 • Vivienda: https://www.surveymonkey.com/r/ENCUESTAdeVIVIENDA_ENLACIUDADdeVISALIA

Nota: La encuesta finalizará el 30 de junio de 2018.

La Asamblea Pública para la adopción del Plan Consolidado se llevará a cabo en la primavera de 2020. La información estará disponible en formatos alternativos a solicitud. Contáctese a Rhonda Haynes, Especialista de Vivienda: Rhonda.haynes@visalia.city y (559) 713-4460. Si tiene una discapacidad y necesita solicitar una modificación razonable para poder participar en un programa, servicio o actividad, por favor avísenos. Las solicitudes de ayudas, servicios o intérpretes auxiliares requieren diferentes plazos de tiempo, con un máximo de cinco (5) días hábiles. Los Sistemas de Esouha Asistida (ALD, por sus siglas en inglés) están disponibles a pedido.

Se anticipa que el borrador de el Elemento de Vivienda estará disponible para comentarios del público a fines del verano de 2019 y las Asambleas Públicas se llevarán a cabo en el otoño de 2019. La información estará disponible en formatos alternativos a solicitud. Contáctese a: Brandon Smith, Planificador: brandon.smith@visalia.city y (559) 713-4636. Si tiene una discapacidad y necesita solicitar una modificación razonable para poder participar en un programa, servicio o actividad, por favor avísenos. Las solicitudes de ayudas, servicios o intérpretes auxiliares requieren diferentes plazos de tiempo, con un máximo de cinco (5) días hábiles. Los Sistemas de Esouha Asistida (ALD, por sus siglas en inglés) están disponibles a pedido.

Note: The June 19, 2019 workshop was cancelled following the publication of this notice.



The City of Visalia

invites you to participate in our

HOUSING SURVEY



The City of Visalia's Finance Division, Housing and CDBG Services Department, and the Planning Division are working on compiling the community's five-year housing plan for FY 2020-2024 and are updating the City's Housing Element. As part of this process, we are reaching out to the community to take a short online survey.

We would like to know what YOU think about affordable housing, housing conditions, senior population needs, and other housing-related hurdles for the City of Visalia.

Your voice matters. Please take the survey today!

Survey ends **June 30, 2019**

You can access the survey online via a SurveyMonkey link on the City's:

- Webpage: www.visalia.city
- Social media: www.facebook.com/cityofvisalia/
- Or for those who choose to take the survey in person or by phone, please contact: Rhonda Haynes, (559) 713-4460, rhonda.haynes@visalia.city

If you have any questions or comments, please contact:

For the Consolidated Plan, Rhonda Haynes, (559) 713-4460, rhonda.haynes@visalia.city.
For the Housing Element, Brandon Smith, (559) 713-4636, brandon.smith@visalia.city.



La Ciudad de Visalia

Los invita a participar en nuestra

Encuesta de Vivienda



La División de Finanzas de la Ciudad de Visalia, el Departamento de Vivienda y Servicios de CDBG, y la División de Planificación están trabajando en la compilación del plan de vivienda de cinco años de la comunidad para el año fiscal 2020-2024 y están actualizando el Elemento de Vivienda de la Ciudad. Como parte de este proceso, nos dirigimos a la comunidad para realizar una breve encuesta en línea

Nos gustaría saber qué piensa USTED sobre la vivienda asequible, las condiciones de vivienda, las necesidades de la población de personas mayores y otros obstáculos relacionados con la vivienda para la Ciudad de Visalia.

Tu voz importa. Por favor, tome la encuesta hoy!

La encuesta termina **el 30 de junio de 2019.**

Puede acceder a la encuesta en línea a través de un enlace de SurveyMonkey en la Ciudad:

- Ir a visalia.city/housing
- O para aquellos que decidan participar en la encuesta en persona o por teléfono, comuníquese con: Rhonda Haynes, (559) 713-4460, rhonda.haynes@visalia.city

Si tiene alguna pregunta o comentario, por favor contacte a:

Para el Plan Consolidado, Rhonda Haynes, (559) 713-4460, rhonda.haynes@visalia.city.

Para el elemento de la vivienda, Brandon Smith, (559) 713-4636, brandon.smith@visalia.city