

2019 VISALIA HOUSING ELEMENT UPDATE TECHNICAL ADVISORY COMMITTEE

Monday, April 1, 2019, 1:00 p.m. - 2:30 p.m.
City Hall East, 315 E. Acequia Avenue, Conference Room 1

Committee Members:

Betsy McGovern-Garcia, Self-Help Enterprises
Brian Todd, Building Industry Assoc. of Tulare/Kings Counties
Deanna Miller, Christian Church Homes
Dirk Holkeboer, Habitat for Humanity
Fran Hipskind, Tulare County Association of Realtors
Ken Kugler, Housing Authority of Tulare County
Machele Smith, Kings Tulare Homeless Alliance
Mary Alice Escarsega-Fechner, Community Services & Employment Training
Marvin Hansen, Planning Commission
Sarraah Peariso, Planning Commission



Hyde House, 500 S. Court Street

Support Staff:

Brandon Smith, Senior Planner. (559) 713-4636, brandon.smith@visalia.city
Paul Bernal, City Planner. (559) 713-4025, paul.bernal@visalia.city
Paul Scheibel, Principal Planner. (559) 713-4369, paul.scheibel@visalia.city
Rhonda Haynes, Housing Specialist. (559) 713-4460, rhonda.haynes@visalia.city

MEETING AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Adoption of March 11, 2019 Meeting Minutes** (*minutes provided at meeting*)
4. **Discussion of Identified Key Issues** (*materials attached*)
 - Senior housing – conditional use to by-right use
 - Mixed Use zones – conditional use to by-right use
 - Programs for Special Needs Populations
 - Emergency Housing/Shelter
 - Supportive Housing / AB 2162
 - By-Right Multi-Family Housing / SB 35
 - Inclusionary Housing / AB 1505
5. **Review Impacts to Sites Inventory / Map** (*materials provided at meeting*)
6. **Coordinate Public Outreach**
7. **Closing Comments / Next Steps**
8. **Adjourn. Next Meeting Date and Time:** _____

Senior housing as “by-right” use in Multi-family Zones

Overview

The Zoning Ordinance currently allows “senior citizen residential developments” as a conditionally-allowed use in the City’s multi-family residential zones and “residential development specifically designed for senior housing” as a conditionally-allowed use in the City’s single-family residential zones. A key issue raised at the March 11, 2019 TAC meeting was to explore allowing such uses as permitted “by-right” in the multi-family residential zones, and perhaps likewise in the single-family residential zones.

Background

The Housing Element is required to analyze the special housing needs of, among other groups, people who are elderly, and to identify potential housing challenges faced by the elderly.

The City’s Zoning Ordinance, as described above, calls out senior housing developments as conditionally-allowed uses in the Residential zoning designations, requiring a Conditional Use Permit (CUP). The Zoning Ordinance does not provide any definition or development criteria pertaining to senior housing. The Planning Division processes on average one to two CUPs per year (either new or amendment to an existing permit) pertaining to independent or assisted-living developments for seniors.

The Housing Element states that seniors are defined as persons 65 years and older and that senior households are those households headed by a person 65 years and older. According to the Housing Element, it is suggested that senior households may prefer smaller housing units compared with that of the general population. The Housing Element does not utilize or discuss the term “assisted living” in association with senior housing.

When single or multi-family housing developments are seeking to develop in the City, there is no requirement that the development specify its intended age group. However, a senior residential development that desires to place such limitations would do so by deed restriction, creation of a homeowners association, or by condition of approval, any of which would be facilitated through a conditional use permit. While not explicitly stated, City staff has recognized that certain amenities for senior citizen developments could be availed through the conditional use permit process such as a waiver to the zone’s underlying density range.

Staff Comments

The requirement of obtaining a CUP could be seen as a potential deterrent towards allowing senior housing, adding additional time, costs, and the uncertainty of a clear and predictable outcome.

The TAC may consider establishing a Housing Element program that would explore and pursue amending the Zoning Ordinance text to allow senior residences as a by-right use in the residential zones with certain qualifications. These qualifications could include the optional use of deed restriction for the purpose of placing age restriction on units and meeting the specified density requirements for the underlying zoning. The TAC may further consider if the by-right use should extend to assisted-living units or only to independent-living units.

Residential as “by-right” use in Mixed Use Zones

Overview

The Zoning Ordinance currently allows new or expansion of residential uses as a conditionally-allowed use in all of the City’s commercial, office, and industrial ones, including the Downtown Mixed Use (D-MU) and Commercial Mixed Use (C-MU) zones. A key issue raised at the March 11, 2019 TAC meeting was finding creative ways to allow residential uses as permitted “by-right” in these zones.

Background

Past updates of the Housing Elements have identified underutilized commercial-zoned sites that are suitable for redevelopment or new construction as residential uses and would help fulfill the City’s Regional Housing Needs Allocation (RHNA). In the 2015 Housing Element Update, the Sites Inventory called out 309 units in the Downtown area and 633 units in the East Downtown area, most of which would fulfill housing for low-income households. Approval of a conditional use permit would be necessary in order to develop any of these residential uses.

The City’s Zoning Ordinance Update, adopted in March 2017, included the creation of two new zoning designations – Downtown Mixed Use and Commercial Mixed Use. These zones largely replaced the Central Business District Retail Zone and, the Service Commercial zone predominately in the east downtown area. One of the stated purposes of these zones is to “encourage a wide mix of commercial, service, office and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors”. In both zones, residential uses are only allowed with a conditional use permit.

Staff Comments

The requirement of obtaining a CUP could be seen as a potential deterrent towards allowing housing, adding additional time, costs, and potential pushback from owners and tenants surrounding the site. On the other hand, allowing the uses as a “by right” use could lead to a form and character of housing that is not in keeping with the purpose and intent of the zoning designations. Although these zones are characterized as mixed use, it is not representative of the majority of the developed portions of these zones. For example, many developed C-MU-zoned sites are constructed with retail-based shopping centers. Allowing unrestricted housing in these areas may result in land use incompatibilities and not achieving the highest and best use for these sites.

The TAC may consider establishing a Housing Element program that would explore and pursue amending the Zoning Ordinance text to allow residences as a by-right use in the D-MU and/or C-MU zone, subject to certain restrictions and standards. These limitations could include geographic limitations that apply exclusively to the downtown and East Downtown, the requirement of one or more additional land use types within a site, minimum or maximum density requirements, and certain “objective performance standards.”

Programs for Special Needs Populations

Overview

During public comment at the March 11, 2019 TAC meeting, Jesse Avila from Central California Legal Services, Inc. (CCLS) made reference to a response letter sent to the City in response to outreach on the 2019 Action Plan needs, and asked if the programs included in the letter could be addressed in the Housing Element Update.

Background

California Government Code Section 65583(a)(7) requires that housing elements include an analysis of any special housing needs, such as those of the elderly and those with disabilities. This listing also includes families and persons in need of emergency shelter.

Being that the public is invited to participate in the planning of a housing element as described in Section 65583(c)(8), CCLS has made a request to suggest certain programs that Visalia could adopt to address the needs of these groups. CCLS originally sent a letter to the City of Visalia dated January 18, 2019 providing feedback on the City's 2019 Action Plan and asking for uncommitted Community Development Block Grant (CDBG) funds to be considered towards suggested programs and activities. Based on public comments made at the March 11, 2019 TAC meeting, CCLS asked if the programs included in the letter could be addressed in the Housing Element Update. The letter describes the following three funds:

- **Relocation Assistance Fund.** This would help vulnerable populations such as the elderly living inside senior living complexes, who cannot obtain relocation assistance from their landlord when faced with an emergency or disaster.
- **Rental Assistance Fund.** This would be a need-based fund to assist those persons who are experiencing an unforeseen event that could lead to eviction. It would allow the persons to overcome the temporary financial hardship without obtaining an eviction on their record, which could lead to increased difficulty in finding affordable housing.
- **Expansion of Landlord Mitigation Plan (LMP).** The LMP was established by the Kings/Tulare Homeless Alliance to incentivize landlords to rent to "high risk" tenants, including those subject to unlawful detainer actions.

Visalia's current Housing Element programs do not address the specialized funds as described above. The Element does explain how it is able to leverage federal and local funds towards established programs providing various forms of rental assistance, such as the Section 202 Program and Housing Choice Vouchers Program. Visalia also supports the Tenant Based Rental Assistance program though it does not assist persons who are under threat of eviction.

Other Jurisdictions

The Alameda County Rental Assistance Program was cited by CCLS as a resource for finding model program guidelines for a rental assistance fund.

Staff Comments

The TAC may further discuss any type of specific funds and programs that would assist certain special needs groups. Consideration needs to be given toward available funding within the City and what special needs are considered to be high priority. In addition to the City, there are non-profit organizations such as C-SET and the Homeless Alliance that also receive grants funds and devote them towards various forms of rental assistance. Consideration should also be given to the length of any proposed program to best accommodate the most pressing needs within the timeframe of the Housing Element.

Emergency Shelters

Overview

Among the key issues identified at the March 11, 2019 TAC meeting was a need to develop policies for the long-term establishment and the by-right use of emergency shelters. Currently, emergency shelters are only permitted by-right in one zoning designation - the Light Industrial zone. The topic of warming centers was also raised; however the Housing Element does not address these facilities since they do not constitute housing or provide sleeping facilities.

Background

California Govt. Code Section 65582(d) and Health and Safety Code Section 50801(e), since 2001, 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.”

Senate Bill 2, passed in 2007, amended State housing law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation required 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.

In response to SB 2, the City of Visalia revised its Zoning Ordinance in approximately 2011 to allow emergency shelters as a permitted use in the Light Industrial (I-L) zone (ref. Table 17.25.030 Line R30). 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.

Other Cities

In the City of Gilroy, cold weather shelters have been established in the National Guard Armory. These are open by referral only; no drop-ins. (ref. <https://www.homefirstsc.org/cold-weather-shelters>). The City and the shelter’s Non-Profit Operator stated that no land use permits were obtained for the cold weather shelter. The City allows emergency shelters as a by-right use subject to performance standards in their Industrial zone and as a conditional use in all other zones.

Staff Comments

Formal discussions of starting a low barrier emergency shelter in Visalia have been ongoing since late 2018, when a small working group convened to explore options for developing and funding a shelter. The group plans to bring their findings to the City Council. To date, a location for an emergency shelter has not been identified, though in the short term during the winter season a warming center was established at St. Paul’s Church by obtaining a Temporary Conditional Use Permit. The City Council has also voiced interest in expanding opportunities for additional warming centers and/or shelters to open in other underserved areas of the city in future years.

The TAC may consider establishing a Housing Element program that would expand the number of zoning designations where emergency shelters can establish, either by-right or as a conditional use. At this time the TAC could initiate discussion on the specific land use or zoning designations that should allow for emergency shelters as a permitted or conditional use.

Related Topics

Emergency / Temporary Housing:

Separately from “emergency shelter”, the City’s Zoning Ordinance states that “emergency / temporary housing” is allowed as a conditional use in the Downtown Mixed Use Zone (D-MU), Light Industrial zone (I-L), and Industrial (I-H) zone (ref. Table 17.25.030 Line R31). No further discussion is contained in the Zoning Ordinance or Housing Element regarding such use.

The phrases “emergency housing” and temporary housing” are not defined in the City’s Zoning Ordinance nor are defined or given focused discussion in State Code. In the State Code it can be associated with housing for disaster victims (Govt. Code 8654) or for displaced residents (Govt. Code 62119).

Transitional Housing

California Govt. 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.

AB 2162 Supportive Housing

Overview

A question was raised at the March 11, 2019 TAC meeting about the applicability of Assembly Bill (AB) 2162 “supportive housing”.

Supportive Housing is defined in Section 50675.15 of the Health and Safety Code as follows:

Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist 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.

AB 2162 identifies “Supportive Housing” to be a use by right in zones where multifamily and mixed uses are permitted, including in non-residential zones permitting multifamily uses, if the proposed housing development satisfies requirements identified in SB 2162 (see below).

Supportive Housing City Visalia Update.

Housing Element Program 9.10 identified Zoning Text Amendments to be enacted bringing consistency between the City’s Housing Element and Zoning Ordinance based on State mandated legislation. As a result, the Zoning Ordinance was revised and Zone Text Amendments were adopted in late 2017 codifying the State’s definition for Supportive Housing. In addition, Supportive Housing was identified as a “Permitted” use in the R-1 (Single-family) and R-M (Multi-family) zones.

Potential Considerations

The TAC may consider establishing a Housing Element program that would explore and pursue amending the Zoning Ordinance text to allow Supportive Housing as a by-right use in the D-MU and/or C-MU zone, subject to certain restrictions and standards. These limitations could include geographic limitations that apply exclusively to the downtown and East Downtown, and certain “objective performance standards.”

AB 2162

1. Requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including in non-residential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:
 - a. Units within the development are subject to a recorded affordability restriction for 55 years;
 - b. One hundred percent of the units, excluding manager's units, within the development are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
 - c. At least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing. Requires, if the development consists of fewer than 15 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing;
 - d. The developer provides the planning agency with the information required in 4), below;
 - e. Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - i. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services;
 - ii. For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens;
 - f. The developer replaces any dwelling units on the site of the supportive housing development, as provided; and,
 - g. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
2. Provides that in a city or the unincorporated area of the county where the population is 200,000 or less and the homeless population based on the annual point-in-time count (PIT) is 1,500 or less, by right applies to developments of 50 units or less. A city or county meeting this description may adopt a policy to approve developments by right above 50 units.
3. Allows a local government to require a supportive housing development to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.
4. Requires the local government to, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
 - a. The owner demonstrates that it has made good faith efforts to find other sources of financial support;
 - b. Any change in the number of supportive units is restricted to the minimum necessary to maintain project's financial feasibility; and,
 - c. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.
5. Requires a developer of supportive housing to provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services

will be provided onsite to residents in the project, and describing those services, which shall include the following:

- a. The name of the proposed entity or entities that will provide supportive services;
 - b. The proposed funding source or sources for the provided onsite supportive services; and,
 - c. Proposed staffing levels.
6. Requires the local government to approve a supportive housing development that complies with the requirements of this bill.
 7. Requires the local government to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing. Requires the local government to complete its review of the application within 60 days after the application is complete, for a project with 50 or fewer units, or within 120 days after the application is complete, for a project with more than 50 units.
 8. Prohibits the local government from imposing any minimum parking requirements for the units occupied by supportive housing residents, if the supportive housing development is located within 0.5 miles of a public transit stop.
 9. States that the bill's provisions shall not be construed to do either of the following:
 - a. Preclude or limit the ability of a developer to seek a density bonus from the local government; or,
 - b. Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.
 10. Adds provisions to housing element law to specify that supportive housing, as defined in this bill, shall be a use by right in all zones where multifamily and mixed uses are permitted.
 11. Finds and declares that the provisions of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state is a matter of statewide concern and is not a municipal affair, thereby applying the bill's provisions to all cities, including charter cities.
 12. States that no reimbursement is required by this act because a local agency has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act.
 13. Defines the following terms:
 - a. "Target population" to mean persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by Government Code Section 11139.3(e)(2).
 - b. "Supportive housing" to mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist 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.
 - c. "Supportive services" to include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.
 - d. "Use by right" to mean the local government's review of the owner-occupied or multifamily residential use that may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of the California Environmental Quality Act (CEQA), as specified.

SB 35 Streamlined Affordable Housing Process

Overview

A question was raised at the March 11, 2019 TAC meeting about the applicability of Senate Bill (SB) 35 to Visalia's development review process and what impacts does SB 35 pose to our community.

SB 35 is applied to jurisdictions within that state that have failed to issue building permits for its share of regional housing need by income category. The City of Visalia, based on the 2017 Annual Housing Report, is subject to SB 35 due to insufficient progress toward Lower Income RHNA (Regional Housing Needs Assessment) for the Very Low and Low income categories. The City of Visalia is subject to the streamlined ministerial approval process as defined in SB 35 for proposed developments with at least 50% affordability.

With California's 2017 Housing Package, which included the adoption of SB 35, and Visalia being listed as an SB 35 qualifying jurisdiction, approval of qualifying multi-family housing developments on qualifying sites is a ministerial action (i.e., no public hearings), regardless of the number of units, and without CEQA (California Environmental Quality Act) review.

SB 35 related to the City of Visalia

As a result of the lack of housing developments that qualify towards Visalia's Lower Income RHNA needs, a development proponent may submit an application for a development that is subject to the streamlined approval process, and is not subject to a conditional use permit, if the development satisfies all of the following objective planning standards:

1. The development is a multifamily housing development that contains two or more residential units.
2. The development is located on a site that satisfies all of the following:
 - A. A site that is a legal parcel or parcels located in a city.
 - B. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
 - C. A site that is zoned for residential use or residential mixed-use, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.
3. If the development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction for the following applicable minimum durations:
 - A. 55 years for units that are rented.
 - B. 45 years for units that are owned
4. Abide by certain inclusionary requirements (10% must be affordable to households earning 80% or less of area median income or 50% must be affordable to households earning 80 or less of area median income, depending upon the city's past approval of above-moderate income and lower-income housing, respectively).
5. Pay prevailing wages and use a "skilled and trained workforce."

Conversely, no parking requirements can be imposed on SB 35 housing development projects where one of the following apply:

- Within a ½ mile of public transit.
- Within an architecturally & historically significant historic district.
- In an area where on-street parking permits are required but not offered to occupants of the development.
- Where there is a car-share vehicle located within one block of the development.

For SB 35 qualifying projects where none of the above apply, then one parking space per unit can be required.

Sites not eligible to SB 35 streamlining include sites that are within one of the following areas:

- Coastal zone
- Wetlands
- Delineated earthquake fault zone
- Floodplain or floodway
- Prime farmland or farmland of statewide importance
- Very high or high fire hazard severity zone
- Hazardous waste site
- Lands under conservation easement

In addition, development sites are excluded if they would demolish one of the following:

- A historic structure
- Housing that is subject to rent or price control
- Any housing occupied by tenants in the past 10 years

What Control Does Visalia Have

If a project is submitted, and is in compliance with the parameters of SB 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.

However, if a jurisdiction determines that the development is in conflict with the City's "objective planning standards and objective design review standards," then the jurisdiction must provide written documentation to the development proponent identifying which standard(s) the development conflicts with, and an explanation for the reason(s). This must be done within 60 days of submittal if the development contains 150 or fewer housing units and within 90 days of submittal if the development contains more than 150 housing units.

Although SB 35 makes significant changes to existing law, all proposed projects seeking streamlining must be consistent with a jurisdiction's "objective zoning standards" and "objective design review standards."

Examples of "Objective" vs. "Subjective"

- Objective: Zoning standards such as height, density, floor area, setbacks, parking, lot coverages, minimum open space/recreation area meet definitions of "Objective" standards.
- Subjective: Statements such as, "be in character with the neighborhood", "avoid obstructing view sheds," "produce high quality authentic designs," "reflect the look of the community," etc.

Potential Considerations

The TAC may consider establishing a Housing Element program that would explore or study the feasibility of the City of Visalia adopting codified "objective zoning standards" and "objective design review standards."

Inclusionary Housing Ordinance

Overview

A question was raised at the March 11, 2019 TAC meeting whether the Visalia City Council or Planning Commission have contemplated the adoption of an Inclusionary Housing Ordinance.

Inclusionary Housing Ordinances can be applied to jurisdictions to require that a development include a certain percentage of residential *for-sale* units that are affordable to and occupied by households with income that do not exceed the limits for lower income households. California's 2017 Housing Package included the adoption of Assembly Bill 1505, which provided clarification on inclusionary ordinances wherein jurisdictions can require a certain amount of low-income housing as a condition of development of residential units intended *for rental*.

Background

Since the 1970s, over 170 cities and counties in the state of California have enacted inclusionary housing ordinances to meet their affordable housing needs. Inclusionary housing ordinances are not required by state law but can be adopted in a jurisdiction by a legislative body or by voter initiative as a means to ensure that developments with residential units assist in providing housing units to lower income households. While ordinances will vary in their scope and content, the most basic form of ordinance may require placing deed restrictions on a percentage (i.e. 10 to 30%) of dwelling units in a new development to ensure affordability to a lower income group. Alternative measures could be incorporated to ensure that the affordable units are fulfilled off-site instead of on-site or be accommodated through paying in-lieu fees.

Visalia's current planning documents do not contain or discuss the possibility of an inclusionary housing program for the City.

Other Jurisdictions

Inclusionary housing programs are typically adopted in jurisdictions with high-cost housing markets. The Inclusionary Housing Database Map (<http://inclusionaryhousing.org/map/>) reveals that that most jurisdictions with such programs are in the metropolitan portions of California and that there were no known jurisdictions with such programs in the San Joaquin Valley south of Stanislaus County.

The City of Kingsburg's adopted 2015 Housing Element has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households, however an ordinance has yet to be adopted.

Related Topics

The Visalia General Plan Update, adopted in 2014, included a new Policy LU-P-58 that would establish an Affordable Housing Overlay Zoning District to promote the development of affordable housing on multi-family zoned infill land within the City limits. However, such development would not be tied to the approvals of new market rate housing. This action has not been implemented yet.

The Visalia Zoning Ordinance, updated in 2017, includes an update of the Density Bonus program in order to comply with California Government Code 65915. This program, found in ZO Chapter 17.32 Article 2, offers the option of a 25% or greater density increase if affordable units are included in a new housing development.

Staff Comments

The TAC may consider establishing a Housing Element program that would explore or study the feasibility of the City of Visalia adopting an inclusionary housing program, or direct staff to further research and present the pros and cons of an inclusionary ordinance.