

## 2019 VISALIA HOUSING ELEMENT UPDATE TECHNICAL ADVISORY COMMITTEE

Tuesday, July 16, 2019, 3:00 p.m. - 5:00 p.m.  
City Hall East, 315 E. Acequia Avenue, Conference Room 1

### Committee Members:

Dirk Holkeboer, Habitat for Humanity – *Chair*  
Betsy McGovern-Garcia, Self-Help Enterprises – *Vice Chair*  
Brian Todd, Building Industry Assoc. of Tulare/Kings Counties  
Deanna Miller, Christian Church Homes  
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  
Sarrah Peariso, Planning Commission



*Hyde House, 500 S. Court Street*

### Support Staff:

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

## MEETING AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Adoption of April 30, 2019 Meeting Minutes**  
*(Draft minutes attached.)*
4. **Provide Overview of Completed Public Workshops & On-line Surveys**  
*(Presentation will be made at meeting.)*
5. **Review of Existing Housing Element Goals & Policies, and Review of New Programs for Draft Housing Element**  
*(Presentation / discussion will occur at meeting.)*
6. **Closing Comments / Next Steps**
7. **Adjourn**

**Next Meeting Date and Time (if needed):** \_\_\_\_\_

## **2019 VISALIA HOUSING ELEMENT UPDATE TECHNICAL ADVISORY COMMITTEE**

Tuesday, April 30, 2019, 1:00 p.m. - 3:00 p.m.  
City Hall East, 315 E. Acequia Avenue, Conference Room 1

### DRAFT MEETING MINUTES FROM APRIL 30, 2019

Meeting commenced at 1:07 pm in Conference Room 1.

Committee Members Present: Dirk Holkeboer (chair), Betsy McGovern-Garcia (vice chair), Brian Todd, Mary Alice Escarsega-Fechner, Sarrah Peariso

Committee Members Absent: Deanna Miller, Fran Hipskind, Ken Kugler, Machele Smith, Marvin Hansen

Support Staff Present: Brandon Smith, Paul Bernal, Paul Scheibel, Rhonda Haynes

Guests Present: Cindy Wong, Tamara Kelly, Joshua Yeager

#### 1. Welcome and Introductions

Committee Chair Dirk opened the meeting. Support staff was introduced, and the Technical Advisory Committee members and guests introduced themselves.

#### 2. Public Comment

There were no comments from the public.

#### 3. Adoption of March 11, 2019 Meeting Minutes

Minutes were distributed by email prior to and by printed copy at the meeting. No comments were made. Noting that a majority of members are present but not a quorum, those present voted unanimously to accept the minutes.

#### 4. Continued Discussion of Identified Key Issues

Dirk indicated that the first three topics – Programs for Special Needs, SB 35 Objective Standards, and Emergency Shelters – were previously discussed and asked if committee members wanted to further discuss these items based on new materials distributed by email and printed copy. The following items were discussed:

- **Programs for Special Needs Populations**  
Betsy asked if there was a need to engage in conversation about ways to further support such programs, and staff responded that the programs were better suited or discussed in the City's Action Plan. No further discussion was made.
- **Emergency Housing/Shelter**  
Betsy reiterated the Committee's interest to consider other zoning districts to allow shelters and advocated for being proactive in providing increased opportunities for shelters. Betsy suggested a program where the City looks at performance standards for shelters and allows them by-right in an additional zone such as a multi-family residential zone. Sarrah expressed concerns that churches would still require conditional use permits while hosting shelters as a permitted use. Mary affirmed that other zones are still needed to fulfill the need for Senate Bill 2. Dirk recommended that a program be drafted in the housing element for staff to develop performance standards for shelters in the zoning ordinance and to look at other zoning designations that will allow shelters as by-right uses. There were no comments from the public. Dirk made a motion and all present members voted in favor.

Discussion commenced on the new topic of Inclusionary Housing.

- **Inclusionary Housing / AB 1505**

Dirk took a poll of members to receive viewpoints in favor or against. Betsy spoke in favor, saying that while such a program may not be supported by the City at this time, there may be a nexus found between growth and homelessness and questioned if impacts to city services warranted an impact fee. Brian spoke against saying that the Association of Realtors was also against, citing increased costs for housing production. There was discussion by Mary and Dirk asking if there was more access to building, then would housing costs come down. Betsy mentioned that some communities bond a measure or implement a sales tax to address housing for lower income groups. Out of this, a program was suggested wherein a committee would be formed to review a tax/bond proposal by a certain date and would present its findings to and request further direction from the City Council. Dirk asked for public comments and Cindy agreed with the suggestion, saying the City needs emphasized focus on affordability. The consensus was that inclusionary housing would not be pursued but that the suggested program would pursue an alternate means of looking at funds.

## 5. Review Impacts to Sites Inventory / Map

Dirk introduced the item and explained how the approved Assembly Bill 1379 impacts certain sites that are listed on the 2015 Housing Element's sites inventory for lower-income households. However, based on staff's determination, if all sites affected by AB 1379 were removed from the inventory, the City would still have a slight surplus of sites available. Brandon presented a table distributed by email and made available at the meeting which illustrated how there would still be a surplus in the sites inventory. Dirk asked the committee if any sites should be re-examined or should City staff move forward with the changes to the site inventory. Betsy, noting that zoning drives tax credits, noted an area near County Center Drive & Visalia Parkway that would score well for tax credits. Sarah asked if there could be a method for "streamlined" rezone of ideal sites. Dirk asked for public comment and Cindy asked if the City had locations of opportunity zones. Dirk asked the committee and the consensus was for staff to allow proceeding with removing sites affected by AB 1379 as noted by staff.

## 6. Coordinate Public Outreach

Brandon explained that the public outreach component of the Housing Element Update was anticipated to occur in May and June, and that the City's planned public outreach effort for the Analysis of Impediments (AI) and 5-year Consolidated Plan (Con Plan) documents occurring at the same time presented an opportunity for collaborative outreach with the Housing Element Update. A consultant hired to prepare the AI and Con Plan is developing two online surveys with housing questions for the public and facilitating four public workshops – one in each city quadrant. The workshops will be held on the evenings of June 12, 13, 19, and 26. Staff will be providing more details to the Committee regarding the forthcoming outreach events, including the locations and flyers that can be shared with the public. City staff and the consultant will also be appearing at the farmers market to advertise these events and take the online survey, and staff will be presenting at the Chamber of Commerce on May 14. Dirk asked for public comment and Cindy asked for the surveys to be available in Spanish.

## 7. Closing Comments / Next Steps

The next meeting date was tentatively set for July 23, at 10:00 a.m., following the City conducting the public outreach. A poll will be sent to the Committee to determine and finalize the next meeting date.

## 8. Adjourn

Meeting adjourned at 2:44p.m.