

## 2019 VISALIA HOUSING ELEMENT UPDATE TECHNICAL ADVISORY COMMITTEE

Monday, March 11, 2019, 3:00 p.m. - 4:30 p.m.  
City Hall East, 315 E. Acequia Avenue, Conference Room 4

### 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  
Sarrah Peariso, Planning Commission



*Hyde House, 500 S. Court Street*

### Support Staff:

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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. **Purpose of Committee**
4. **Housekeeping Items**
  - A. Select Chair and Vice-Chair
  - B. Meeting Days, Times, Location
  - C. Discuss Timeline, to comply with December 31, 2019 deadline
  - D. Discuss Council Direction
5. **Committee Materials and Document Distribution**
  - A. 2015 Housing Element (distributed separately and available at City website)
  - B. New State Legislation & Requirements (refer to attachment)
  - C. Working Data Overview (refer to attachments)
6. **Committee Member Discussion to Identify Key Issues Going Forward**
7. **Closing Comments / Next Steps**
  - A. Coordinate Public Outreach
  - B. Review of Current Housing Element Policies
8. **Adjourn. Next Meeting Date and Time:** \_\_\_\_\_



## Other Measures of Importance

In addition to the notable bills described here, Gov. Brown signed several other measures that provide new inclusionary powers to local governments, require additional General Plan reporting, increase housing element requirements and expand HCD's ability to review actions taken at the local level.

**AB 1505 (Bloom, Chapter 376, Statutes of 2017)** allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (see "AB 1505 Offers Solution to Palmer Decision" below). Such an ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc.

HCD may review any inclusionary rental housing ordinance adopted after Sept. 15, 2017, as follows:

- If the ordinance requires more than 15 percent to be occupied by households earning 80 percent or less of area median income and the jurisdiction failed to either meet at least 75 percent of its share of its above-moderate income RHNA (prorated based on the length of time within the planning period) or submit a General Plan annual report;
- HCD may request an economic feasibility study with evidence that such an ordinance does not unduly constrain the production of housing; and
- Within 90 days of submission of the economic feasibility study, HCD must decide whether the study meets the section's requirements. If not, the city must limit the ordinance to 15 percent low-income.

### AB 1505 Offers Solution to Palmer Decision

The court in *Palmer/Sixth Street Properties L.P. v. City of Los Angeles*, (2009) 175 Cal. App. 4th 1396, invalidated a Los Angeles inclusionary housing requirement contained in a Specific Plan for an area of the city as applied to rental units on the basis that its pricing controls violated the Costa-Hawkins Act, which outlawed traditional rent control in new buildings in California. The court reasoned that the Costa-Hawkins Act pre-empted the application of inclusionary housing ordinances to rental housing. As a result of the decision, many cities with inclusionary housing ordinances suspended or amended their ordinances as applied to rental units; some adopted affordable housing rental impact fees. AB 1505 offers a solution and response to the *Palmer* decision.

**AB 879 (Grayson, Chapter 374, Statutes of 2017)** expands upon existing law that requires, by April 1 of each year, general law cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes information related to the implementation of the General Plan, including:

- The city's progress in meeting its share of RHNA;
- The city's progress in removing governmental constraints to the maintenance, improvement and development of housing; and
- Actions taken by the city toward completion of the programs identified in its housing element and the status of the city's compliance with the deadlines in its housing element.

Under AB 879, all cities including charter cities must submit an annual report containing the above information. In addition, cities must also provide the following new information in the annual report:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the city's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy thus far in the housing element cycle (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications submitted under the new processing provided for by Section 65913.4 (enacted by SB 35), the location and number of developments approved pursuant to this new process, the total number of building permits issued pursuant to this new process and total number of units constructed pursuant to this new process; and
- The number of units approved within a Workforce Housing Opportunity Zone.



AB 879 also requires cities to include additional information when they submit their housing element to HCD, including:

- An analysis of governmental constraints that must include local ordinances that “directly impact the cost and supply of residential development”; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

**AB 1397 (Low, Chapter 375, Statutes of 2017)** makes numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be “available” for residential development and have “realistic and demonstrated” potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

**AB 72 (Santiago, Chapter 370, Statutes of 2017)** provides HCD new broad authority to find a jurisdiction’s housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element and allows HCD to refer violations of law to the attorney general. Specifically, AB 72:

- Requires HCD to review any action or failure to act by a jurisdiction that it determines is “inconsistent” with an adopted housing element or Section 65583, including any failure to implement any program actions included in the housing element;
- Requires HCD to issue written findings to the city as to whether the jurisdiction’s action or failure to act complies with the jurisdiction’s housing element or Section 65583 and provides no more than 30 days for the jurisdiction to respond to such findings. If HCD finds that the jurisdiction does not comply, then HCD can revoke its findings of compliance until the jurisdiction comes into compliance; and
- Provides that HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, Sections 65863, 65915 and 65008.

*continued*

### Related Resources

For additional information and links to related resources, visit [www.cacities.org/housing](http://www.cacities.org/housing).



*The “housing package” bills fall into three main categories: funding, streamlining and local accountability.*





DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Visalia city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>SEX AND AGE</b>				
Total population	130,047	+/-49	130,047	(X)
Male	62,580	+/-1,176	48.1%	+/-0.9
Female	67,467	+/-1,184	51.9%	+/-0.9
Sex ratio (males per 100 females)	92.8	+/-3.4	(X)	(X)
<b>Under 18 years</b>				
Under 5 years	11,731	+/-723	9.0%	+/-0.6
5 to 9 years	10,594	+/-1,023	8.1%	+/-0.8
10 to 14 years	11,040	+/-1,047	8.5%	+/-0.8
15 to 19 years	9,786	+/-819	7.5%	+/-0.6
20 to 24 years	8,789	+/-736	6.8%	+/-0.6
25 to 34 years	18,435	+/-952	14.2%	+/-0.7
35 to 44 years	16,766	+/-721	12.9%	+/-0.6
45 to 54 years	14,776	+/-664	11.4%	+/-0.5
55 to 59 years	6,552	+/-615	5.0%	+/-0.5
60 to 64 years	6,637	+/-588	5.1%	+/-0.5
65 to 74 years	8,936	+/-530	6.9%	+/-0.4
75 to 84 years	3,901	+/-382	3.0%	+/-0.3
85 years and over	2,104	+/-326	1.6%	+/-0.3
Median age (years)	31.9	+/-0.7	(X)	(X)
<b>18 years and over</b>				
Under 18 years	39,455	+/-1,245	30.3%	+/-1.0
16 years and over	94,589	+/-1,263	72.7%	+/-1.0
18 years and over	90,592	+/-1,250	69.7%	+/-1.0
21 years and over	84,317	+/-1,347	64.8%	+/-1.0
62 years and over	18,670	+/-836	14.4%	+/-0.6
65 years and over	14,941	+/-593	11.5%	+/-0.5
18 years and over	90,592	+/-1,250	90,592	(X)
Male	42,834	+/-895	47.3%	+/-0.8
Female	47,758	+/-964	52.7%	+/-0.8
Sex ratio (males per 100 females)	89.7	+/-2.7	(X)	(X)

Subject	Visalia city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
65 years and over	14,941	+/-593	14,941	(X)
Male	6,462	+/-331	43.3%	+/-1.6
Female	8,479	+/-435	56.7%	+/-1.6
Sex ratio (males per 100 females)	76.2	+/-5.0	(X)	(X)
<b>RACE</b>				
Total population	130,047	+/-49	130,047	(X)
One race	124,109	+/-1,076	95.4%	+/-0.8
Two or more races	5,938	+/-1,072	4.6%	+/-0.8
One race	124,109	+/-1,076	95.4%	+/-0.8
White	101,830	+/-2,259	78.3%	+/-1.7
Black or African American	2,600	+/-554	2.0%	+/-0.4
American Indian and Alaska Native	1,575	+/-503	1.2%	+/-0.4
Cherokee tribal grouping	136	+/-83	0.1%	+/-0.1
Chippewa tribal grouping	0	+/-29	0.0%	+/-0.1
Navajo tribal grouping	62	+/-73	0.0%	+/-0.1
Sioux tribal grouping	53	+/-62	0.0%	+/-0.1
Asian	7,433	+/-1,326	5.7%	+/-1.0
Asian Indian	829	+/-579	0.6%	+/-0.4
Chinese	733	+/-429	0.6%	+/-0.3
Filipino	2,681	+/-1,142	2.1%	+/-0.9
Japanese	451	+/-223	0.3%	+/-0.2
Korean	313	+/-274	0.2%	+/-0.2
Vietnamese	108	+/-99	0.1%	+/-0.1
Other Asian	2,318	+/-769	1.8%	+/-0.6
Native Hawaiian and Other Pacific Islander	120	+/-110	0.1%	+/-0.1
Native Hawaiian	39	+/-40	0.0%	+/-0.1
Guamanian or Chamorro	0	+/-29	0.0%	+/-0.1
Samoan	23	+/-39	0.0%	+/-0.1
Other Pacific Islander	58	+/-84	0.0%	+/-0.1
Some other race	10,551	+/-1,751	8.1%	+/-1.3
Two or more races	5,938	+/-1,072	4.6%	+/-0.8
White and Black or African American	841	+/-313	0.6%	+/-0.2
White and American Indian and Alaska Native	811	+/-260	0.6%	+/-0.2
White and Asian	921	+/-395	0.7%	+/-0.3
Black or African American and American Indian and Alaska Native	37	+/-44	0.0%	+/-0.1
<b>Race alone or in combination with one or more other races</b>				
Total population	130,047	+/-49	130,047	(X)
White	106,650	+/-2,179	82.0%	+/-1.7
Black or African American	4,236	+/-630	3.3%	+/-0.5
American Indian and Alaska Native	2,800	+/-619	2.2%	+/-0.5
Asian	9,724	+/-1,220	7.5%	+/-0.9
Native Hawaiian and Other Pacific Islander	697	+/-443	0.5%	+/-0.3
Some other race	12,751	+/-1,803	9.8%	+/-1.4
<b>HISPANIC OR LATINO AND RACE</b>				
Total population	130,047	+/-49	130,047	(X)
Hispanic or Latino (of any race)	65,372	+/-1,818	50.3%	+/-1.4
Mexican	62,054	+/-1,926	47.7%	+/-1.5
Puerto Rican	424	+/-234	0.3%	+/-0.2
Cuban	111	+/-80	0.1%	+/-0.1
Other Hispanic or Latino	2,783	+/-621	2.1%	+/-0.5
Not Hispanic or Latino	64,675	+/-1,818	49.7%	+/-1.4
White alone	52,589	+/-1,749	40.4%	+/-1.3
Black or African American alone	2,076	+/-398	1.6%	+/-0.3
American Indian and Alaska Native alone	618	+/-175	0.5%	+/-0.1

Subject	Visalia city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asian alone	6,391	+/-811	4.9%	+/-0.6
Native Hawaiian and Other Pacific Islander alone	111	+/-108	0.1%	+/-0.1
Some other race alone	82	+/-71	0.1%	+/-0.1
Two or more races	2,808	+/-705	2.2%	+/-0.5
Two races including Some other race	155	+/-128	0.1%	+/-0.1
Two races excluding Some other race, and Three or more races	2,653	+/-677	2.0%	+/-0.5
Total housing units	45,037	+/-748	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	81,501	+/-1,464	81,501	(X)
Male	38,153	+/-1,083	46.8%	+/-0.9
Female	43,348	+/-1,016	53.2%	+/-0.9

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

1. An "\*\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "\*\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "\*\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

2012-2016 American Community Survey (5-year estimates)

Source: State HCD

HOUSING

Geography	Total housing units		Occupied housing units		Vacant housing units		Homeowner vacancy rate		Rental vacancy rate					
	Estimate	Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error				
<b>California</b>	<b>13,911,737</b>	<b>+/-889</b>	<b>12,807,387</b>	<b>+/-18,852</b>	<b>92.1</b>	<b>+/-0.1</b>	<b>1,104,350</b>	<b>+/-18,614</b>	<b>7.9</b>	<b>+/-0.1</b>	<b>1.3</b>	<b>+/-0.1</b>	<b>3.8</b>	<b>+/-0.1</b>
<b>Tulare County</b>	<b>145,661</b>	<b>+/-183</b>	<b>134,153</b>	<b>+/-756</b>	<b>92.1</b>	<b>+/-0.5</b>	<b>11,508</b>	<b>+/-739</b>	<b>7.9</b>	<b>+/-0.5</b>	<b>1.7</b>	<b>+/-0.4</b>	<b>3.2</b>	<b>+/-0.5</b>
Visalia city	44,924	+/-795	41,988	+/-760	93.5	+/-0.9	2,936	+/-419	6.5	+/-0.9	2.0	+/-0.7	4.4	+/-1.4

UNITS IN STRUCTURE

Geography	Total housing units		1-unit, detached		1-unit, attached		2 units		3 or 4 units		5 to 9 units		10 to 19 units		20 or more units		Boat, RV, van, etc.																																	
	Estimate	Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error																																
<b>California</b>	<b>13,911,737</b>	<b>+/-889</b>	<b>8,076,586</b>	<b>+/-11,619</b>	<b>58.1</b>	<b>+/-0.1</b>	<b>962,527</b>	<b>+/-6,755</b>	<b>6.9</b>	<b>+/-0.1</b>	<b>345,952</b>	<b>+/-4,788</b>	<b>2.5</b>	<b>+/-0.1</b>	<b>776,724</b>	<b>+/-6,631</b>	<b>5.6</b>	<b>+/-0.1</b>	<b>859,625</b>	<b>+/-7,014</b>	<b>6.2</b>	<b>+/-0.1</b>	<b>731,910</b>	<b>+/-6,013</b>	<b>5.3</b>	<b>+/-0.1</b>	<b>8,026</b>	<b>+/-782</b>	<b>5.5</b>	<b>+/-0.5</b>	<b>4,077</b>	<b>+/-487</b>	<b>2.8</b>	<b>+/-0.3</b>	<b>1,638</b>	<b>+/-291</b>	<b>1.1</b>	<b>+/-0.2</b>	<b>3,391</b>	<b>+/-464</b>	<b>7.5</b>	<b>+/-1.0</b>	<b>1,267</b>	<b>+/-280</b>	<b>2.8</b>	<b>+/-0.6</b>	<b>629</b>	<b>+/-211</b>	<b>1.4</b>	<b>+/-0.5</b>
<b>Tulare County</b>	<b>145,661</b>	<b>+/-183</b>	<b>110,770</b>	<b>+/-1,103</b>	<b>76.0</b>	<b>+/-0.8</b>	<b>3,515</b>	<b>+/-374</b>	<b>2.4</b>	<b>+/-0.3</b>	<b>3,878</b>	<b>+/-458</b>	<b>2.7</b>	<b>+/-0.3</b>	<b>110,770</b>	<b>+/-1,103</b>	<b>76.0</b>	<b>+/-0.8</b>	<b>3,515</b>	<b>+/-374</b>	<b>2.4</b>	<b>+/-0.3</b>	<b>3,878</b>	<b>+/-458</b>	<b>2.7</b>	<b>+/-0.3</b>	<b>110,770</b>	<b>+/-1,103</b>	<b>76.0</b>	<b>+/-0.8</b>	<b>3,515</b>	<b>+/-374</b>	<b>2.4</b>	<b>+/-0.3</b>	<b>3,878</b>	<b>+/-458</b>	<b>2.7</b>	<b>+/-0.3</b>												
Visalia city	44,924	+/-795	33,603	+/-858	74.8	+/-1.5	1,449	+/-253	3.2	+/-0.6	1,506	+/-307	3.4	+/-0.7	33,603	+/-858	74.8	+/-1.5	1,449	+/-253	3.2	+/-0.6	1,506	+/-307	3.4	+/-0.7	33,603	+/-858	74.8	+/-1.5	1,449	+/-253	3.2	+/-0.6	1,506	+/-307	3.4	+/-0.7												

HOUSING TENURE

Geography	Occupied Housing Units		Owner-occupied		Renter-occupied		Average household size of owner-occupied unit		Average household size of renter-occupied unit					
	Estimate	Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error	Estimate	Percent Margin of Error				
<b>California</b>	<b>12,807,387</b>	<b>+/-18,852</b>	<b>6,929,007</b>	<b>+/-37,726</b>	<b>54.1</b>	<b>+/-0.2</b>	<b>5,878,380</b>	<b>+/-22,644</b>	<b>45.9</b>	<b>+/-0.2</b>	<b>2.99</b>	<b>+/-0.01</b>	<b>2.91</b>	<b>+/-0.01</b>
<b>Tulare County</b>	<b>134,153</b>	<b>+/-756</b>	<b>75,761</b>	<b>+/-1,300</b>	<b>56.5</b>	<b>+/-0.9</b>	<b>58,392</b>	<b>+/-1,269</b>	<b>43.5</b>	<b>+/-0.9</b>	<b>3.24</b>	<b>+/-0.04</b>	<b>3.50</b>	<b>+/-0.05</b>
Visalia city	41,988	+/-760	24,782	+/-834	59.0	+/-1.6	17,206	+/-706	41.0	+/-1.6	2.91	+/-0.08	3.20	+/-0.12

**MORTGAGE STATUS**

Geography	Total Owner-Occupied Units			Housing units with a mortgage			Housing units without a mortgage			
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	
<b>California</b>	<b>6,929,007</b>	<b>+/-37,726</b>	<b>5,000,119</b>	<b>+/-25,158</b>	<b>72.2</b>	<b>+/-0.1</b>	<b>1,928,888</b>	<b>+/-15,364</b>	<b>27.8</b>	<b>+/-0.1</b>
<b>Tulare County</b>	<b>75,761</b>	<b>+/-1,300</b>	<b>53,613</b>	<b>+/-1,202</b>	<b>70.8</b>	<b>+/-1.0</b>	<b>22,148</b>	<b>+/-817</b>	<b>29.2</b>	<b>+/-1.0</b>
Visalia city	24,782	+/-834	18,593	+/-814	75.0	+/-1.9	6,189	+/-514	25.0	+/-1.9

**VALUE OF OWNER-OCCUPIED HOUSING UNITS**

Geography	Total Owner-Occupied Units			Less than \$50,000			\$50,000 to \$99,999			\$100,000 to \$149,999				
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent		
<b>California</b>	<b>6,929,007</b>	<b>+/-37,726</b>	<b>286,863</b>	<b>+/-3,902</b>	<b>4.1</b>	<b>+/-0.1</b>	<b>246,620</b>	<b>+/-3,686</b>	<b>3.6</b>	<b>+/-0.1</b>	<b>331,405</b>	<b>+/-4,554</b>	<b>4.8</b>	<b>+/-0.1</b>
<b>Tulare County</b>	<b>75,761</b>	<b>+/-1,300</b>	<b>4,414</b>	<b>+/-370</b>	<b>5.8</b>	<b>+/-0.5</b>	<b>10,159</b>	<b>+/-617</b>	<b>13.4</b>	<b>+/-0.8</b>	<b>15,603</b>	<b>+/-883</b>	<b>20.6</b>	<b>+/-1.1</b>
Visalia city	24,782	+/-834	1,210	+/-212	4.9	+/-0.9	1,984	+/-290	8.0	+/-1.2	4,349	+/-559	17.5	+/-2.2

  

Geography	\$150,000 to \$199,999			\$200,000 to \$299,999			\$300,000 to \$499,999					
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent			
<b>California</b>	<b>450,300</b>	<b>+/-5,216</b>	<b>6.5</b>	<b>+/-0.1</b>	<b>997,071</b>	<b>+/-8,909</b>	<b>14.4</b>	<b>+/-0.1</b>	<b>1,932,797</b>	<b>+/-11,834</b>	<b>27.9</b>	<b>+/-0.1</b>
<b>Tulare County</b>	<b>16,037</b>	<b>+/-863</b>	<b>21.2</b>	<b>+/-1.1</b>	<b>16,472</b>	<b>+/-815</b>	<b>21.7</b>	<b>+/-1.0</b>	<b>9,259</b>	<b>+/-646</b>	<b>12.2</b>	<b>+/-0.8</b>
Visalia city	5,792	+/-546	23.4	+/-2.0	6,675	+/-581	26.9	+/-2.3	3,363	+/-488	13.6	+/-1.9

  

Geography	\$500,000 to \$999,999			\$1,000,000 or more			Median Value (dollars)			
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	
<b>California</b>	<b>1,989,589</b>	<b>+/-11,538</b>	<b>28.7</b>	<b>+/-0.1</b>	<b>694,362</b>	<b>+/-4,924</b>	<b>10.0</b>	<b>+/-0.1</b>	<b>\$409,300</b>	<b>+/- \$972</b>
<b>Tulare County</b>	<b>3,157</b>	<b>+/-396</b>	<b>4.2</b>	<b>+/-0.5</b>	<b>660</b>	<b>+/-154</b>	<b>0.9</b>	<b>+/-0.2</b>	<b>\$169,600</b>	<b>+/- \$2,344</b>
Visalia city	1,253	+/-274	5.1	+/-1.1	156	+/-99	0.6	+/-0.4	\$190,500	+/- \$5,944



**Owner Occupied Monthly Costs and as a Percentage of Income**

Geography	SELECTED MONTHLY OWNER COSTS (SMOC)									
	Housing units with a mortgage		Units with Mortgage Median SMOC (dollars)		Housing units without a mortgage		Units without Mortgage Median SMOC (dollars)			
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
<b>California</b>	<b>5,000,119</b>	<b>+/-25,158</b>	<b>\$2,157</b>	<b>+/- \$4</b>	<b>1,928,888</b>	<b>+/-15,364</b>	<b>\$517</b>	<b>+/- \$2</b>		
<b>Tulare County</b>	<b>53,613</b>	<b>+/-1,202</b>	<b>\$1,342</b>	<b>+/- \$20</b>	<b>22,148</b>	<b>+/-817</b>	<b>\$361</b>	<b>+/- \$11</b>		
Visalia city	18,593	+/-814	\$1,477	+/- \$45	6,189	+/-514	\$382	+/- \$20		

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOC-API) Units With a Mortgage													
Total Housing Units with Mortgage Computed	Less than 20.0 percent			20.0 to 24.9 percent			25.0 to 29.9 percent			Percent Margin of Error			
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent				
<b>4,969,618</b>	<b>+/-25,434</b>	<b>1,535,333</b>	<b>+/-12,434</b>	<b>30.9</b>	<b>+/-0.1</b>	<b>762,675</b>	<b>+/-7,725</b>	<b>15.3</b>	<b>+/-0.1</b>	<b>623,863</b>	<b>+/-6,486</b>	<b>12.6</b>	<b>+/-0.1</b>
<b>53,085</b>	<b>+/-1,148</b>	<b>18,126</b>	<b>+/-906</b>	<b>34.1</b>	<b>+/-1.4</b>	<b>7,941</b>	<b>+/-706</b>	<b>15.0</b>	<b>+/-1.3</b>	<b>6,064</b>	<b>+/-516</b>	<b>11.4</b>	<b>+/-1.0</b>
18,323	+/-757	6,712	+/-645	36.6	+/-3.3	2,846	+/-478	15.5	+/-2.5	2,283	+/-420	12.5	+/-2.2

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP) Units With a Mortgage									
30.0 to 34.9 percent			35.0 percent or more				Not computed		
Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate
460,422	9.3	+/-0.1	1,587,325	31.9	+/-0.2	30,501			+/-1,169
3,957	7.5	+/-0.8	16,997	32.0	+/-1.6	528			+/-314
1,460	8.0	+/-1.7	5,022	27.4	+/-3.1	270			+/-286

GROSS RENT AND RENTER-OCCUPIED MONTHLY COSTS

Geography	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)											
	GROSS RENT			Occupied units paying rent			Less than 15.0 percent			15.0 to 19.9 percent		
	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error
California	\$1,297	+/- \$2	5,577,046	+/-21,585	519,908	+/-5,619	9.3	+/-0.1	595,774	+/-5,700	10.7	+/-0.1
Tulare County	\$847	+/- \$11	53,920	+/-1,264	5,511	+/-578	10.2	+/-1.0	5,672	+/-554	10.5	+/-1.0
Visalia city	\$939	+/- \$25	16,442	+/-734	1,633	+/-339	9.9	+/-1.9	1,886	+/-343	11.5	+/-2.0

Geography	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)															
	20.0 to 24.9 percent			25.0 to 29.9 percent			30.0 to 34.9 percent			35.0 percent or more			Not computed			
	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	Estimate	Percent	Margin of Error	
673,264	12.1	+/-0.1	639,847	+/-6,396	11.5	+/-0.1	526,518	+/-5,771	9.4	+/-0.1	2,621,735	+/-13,845	47.0	+/-0.2	301,334	+/-3,498
6,871	12.7	+/-1.2	5,704	+/-514	10.6	+/-0.9	4,710	+/-521	8.7	+/-0.9	25,452	+/-1,032	47.2	+/-1.6	4,472	+/-417
2,035	12.4	+/-2.5	1,606	+/-354	9.8	+/-2.1	1,682	+/-353	10.2	+/-2.0	7,600	+/-612	46.2	+/-3.4	764	+/-178



**Tulare County  
2018 Income Limits**

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tulare County 4-Person Area Median Income: <b>\$59,900</b>	Extremely Low	12600	16460	20780	25100	29420	33740	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	<b>Median Income</b>	41950	47900	53900	<b>59900</b>	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Source: State HCD, Memorandum regarding State Income Limits for 2018

**City of Visalia  
Building Permits Issued  
2010 through February 2019**

Year	No. New SFD Attached & Detached	Valuation	Avg. Cost of New Dwelling	New SFD Sq. Ft.	No. Multi Family Permits	No. Multi Family Units	New MFD Sq. Ft.	Valuation
2010	320	64,964,950	\$203,015	609,289	4	11	13,517	\$1,178,785
2011	269	57,717,616	\$214,564	522,941	3	10	11,212	\$1,004,200
2012	252	51,195,580	\$203,157	492,119	0	0	0	\$0
2013	429	106,757,965	\$248,853	921,329	0	0	0	\$0
2014	415	106,006,823	\$255,438	880,951	10	20	19,752	\$2,583,680
2015	509	134,895,644	\$265,021	1,127,142	34	106	103,417	\$11,741,497
2016	575	149,789,622	\$260,504	1,252,683	35	130	138,135	\$12,643,273
2017	483	131,519,465	\$272,297	1,062,813	23	70	72,631	\$8,382,042
2018	504	123,419,496	\$244,880	1,004,933	16	74	79,016	\$9,260,479
2019	91	22,569,165	\$248,013	184,246	0	0	0	\$0
<b>TOTALS</b>	<b>3,847</b>	<b>948,836,325</b>	<b>\$246,643</b>	<b>8,058,446</b>	<b>125</b>	<b>421</b>	<b>437,680</b>	<b>46,793,956</b>

Source: City of Visalia

**City of Visalia  
Regional Housing Needs Allocation (RHNA) Progress**

Income Level		RHNA Allocation by Income Level	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Total Units To Date	Total Remaining RHNA	% of Allocated Units Built
Very Low	Deed Restricted	<b>2,616</b>	9	36	2	0	<b>89</b>	<b>2,527</b>	<b>3%</b>
	Non-Restricted		0	42	0	0			
Low	Deed Restricted	<b>1,931</b>	106	0	72	1	<b>383</b>	<b>1,548</b>	<b>20%</b>
	Non-Restricted		0	118	0	86			
Moderate		<b>1,802</b>	132	279	29	102	<b>542</b>	<b>1,260</b>	<b>30%</b>
Above Moderate		<b>3,672</b>	367	246	403	391	<b>1,407</b>	<b>2,265</b>	<b>38%</b>
<b>TOTAL</b>		<b>10,021</b>	<b>614</b>	<b>721</b>	<b>506</b>	<b>580</b>	<b>2,421</b>	<b>7,600</b>	<b>24%</b>

Source: City of Visalia