

AGENDA SPECIAL MEETING PLANNING COMMISSION

NOTICE IS HEREBY GIVEN pursuant to Government Code Section 54956 that the Planning Commission will conduct a special meeting at 7:00 p.m. on Tuesday, April 27, 2021 at the Visalia Convention Center located at 303 E. Acequia Avenue, Visalia, California. The purpose of said special meeting is to review the items listed below.

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

TUESDAY, APRIL 27, 2021

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar

6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-08: A request by Walnut-Mooney Center, LLC to establish a dental office in the C-R (Regional Commercial) zone. The site is located at 2040 South Mooney Boulevard, on the southeast corner of S. Mooney Boulevard and W. Walnut Avenue, within the Park Place Promenade Shopping Center (APN: 122-040-048). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-10.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-01: A request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen, and an interior courtyard. The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-01 be adopted.

8. PUBLIC HEARING – Paul Bernal, City Planner

- a. Annexation No. 2021-01: A request by Morgan Enterprises, Inc. to annex one parcel totaling 24.75-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density in the Visalia General Plan Map and will be pre-zoned R-1-5 (Single-family Residential) which is consistent with the Residential Low Density land use designation. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.
- b. Sycamore Heights Tentative Subdivision Map No. 5577: A request by Morgan Enterprises, Inc. to subdivide a 24.75-acre parcel into 91-lots for residential use with additional lots for landscaping and lighting district lots consistent with the R-1-5 (Single-family Residential) zone. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.

9. REGULAR ITEM – Brandon Smith, Senior Planner

Presentation of the 2020 Housing Element Annual Progress Report and Program Reporting

10. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting is Monday, May 10, 2021.
- Planning Commission Recruitment Update.
- Appeal of Conditional Use Permit No. 2021-06.
- Greystone 3 Annexation Approval by LAFCO.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

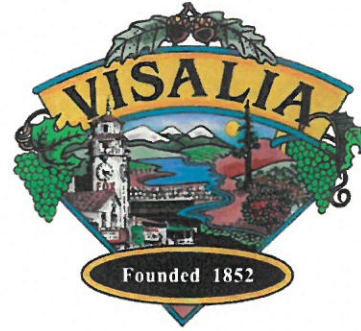
APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS FRIDAY, MAY 7, 2021 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 10, 2021

City of Visalia



To: Planning Commission

From: Brandon Smith, Senior Planner
Paul Bernal, City Planner

Date: April 27, 2021

Re: Presentation of the 2020 Housing Element Annual Progress Report (APR) and Program Reporting

Staff Recommendation

Staff recommends that the Planning Commission receive the 2020 Housing Element Annual Progress Report (APR). The APR was accepted by the City Council on March 15, 2021 and submitted to the State Department of Housing and Community Development (HCD) in accordance with State law, prior to the April 1, 2021 deadline.

Summary

Pursuant to State Housing Law (Government Code Section §65400), cities and counties are required to report their progress on implementing their current Housing Elements. The report includes a summary of the jurisdiction's housing activity, progress in reaching their Regional Housing Needs Assessment (RHNA) by income level, and progress in implementing our Housing Element's goals and programs.

The report is a useful tool for City officials, staff, citizens, and stakeholder groups interested in the City's housing trends, particularly as they relate to affordable housing. The report must be reviewed by the City Council, submitted to HCD by April 1st, and accepted by HCD. Failure to prepare and deliver the report on a timely basis incurs risk of the City losing future housing grant funding opportunities.

The report demonstrates that the City follows all applicable State laws and policies pertaining to housing, and that the City is implementing its housing policies and programs as articulated in its mid-cycle or four-year update to the 5th Cycle Housing Element adopted in December 2019.

Background Discussion

The 2020 APR forms and tables are largely unchanged from the previous year's format. The APR continues to require reporting of all "considered" housing projects (i.e., potential projects submitted to the Site Plan Review Committee) as well as completed entitlements or permits for each individual housing unit, including those within the Above Moderate Income level. Jurisdictions report these units to gain credit against their RHNA housing unit requirements. The expanded reporting is in accordance with the State's enhanced focus on the housing development process. Senate Bill 35 (Wiener, 2017) and Assembly Bill 879 (Beall, 2016) amended Government Code Section §65400 to require more detailed timeline accounting of the overall residential development process.

All residential building permits must be tracked through to their final grant of occupancy. Only units that receive occupancy during the reporting period are counted toward the jurisdiction's RHNA allocation. Notwithstanding the interest in the jurisdiction's performance on providing affordable housing to lower income households, the APR requires detailed permit information on all residential units.

The contents of the APR are described below along with their applicability to the City of Visalia.

	Table Name	Notes
Table A	Housing development applications submitted	Lists all entitlement applications received and deemed complete in 2020.
Table A2	Annual building activity report summary	Lists all issued entitlements (i.e. Tentative Maps, CUP), issued building permits, and certificates of occupancy in 2020.
Table B	RHNA Progress	Summary of permits issued by income level in each year of RHNA allocation.
Table C	Sites identified / rezoned to accommodate shortfall housing need	N/A for Visalia. The City maintains a surplus in all levels.
Table D	Program implementation status	Reports on all mid-cycle update to the 5 th Cycle Housing Element programs.
Table E	Commercial development bonuses approved	N/A for Visalia. No such applications received in reporting period
Table F	Units rehabilitated, preserved and acquired for alternative adequate sites	N/A for Visalia. Optional table.
Table G	Locally owned lands included in Housing Element sites inventory that have been sold, leased, or disposed	N/A for Visalia. No locally owned inventories lands have been sold.
Table H	Locally Owned or Controlled Lands Declared Surplus	New table for 2020 APR. Lists sites designated as surplus. Currently none of these sites contain housing.
Summary	Summary of data from preceding tables	Summary of data from preceding tables
LEAP Reporting	Status of proposed uses listed in LEAP application and the corresponding impact on housing	New table for 2020 APR. No LEAP application was approved during or before 2020.

Comparative data sets between the 2019 and 2020 APR submittals are shown in the tables below:

Residential Permit Category	2019	2020
Accessory Dwelling Units issued building permits	4	2
Single-Family Units issued building permits	633	599
Multi-Family Units issued building permits	61	6
Accessory Dwelling Units granted occupancy	1	3
Single-Family Units granted occupancy	529	571
Multi-Family Units granted occupancy	72	38

Affordability by Income (issued permits)	2019	2020
Above Moderate	169	92
Moderate	463	504
Low	46	10
Very Low	20	1
Extremely Low	0	0
TOTAL	698	607

- The six (6) multi-family units that were issued permits are all classified as affordable to the Low Income category based on the project's underlying zone density. None of these units are deed restricted or benefit from participation in the City's affordable housing incentives and concessions provisions (Zoning Ordinance Section 17.32.170 et. seq.).
- A total of four single-family residences and one accessory dwelling unit were issued permits and are classified as affordable to lower income (Very Low and Low) categories based on total valuation of the permit and number of bedrooms.
- A total of 504 single-family residences are classified as affordable to the Moderate Income category, and 92 single-family residences are classified as affordable to the Above Moderate Income category, based on total valuation of the permit and number of bedrooms.
- Like the 2019 reporting year, affordability in the 2020 reporting year was determined based on an affordability calculator made available by State HCD through their website.
- Entitlement applications reflecting a total of 627 units have been submitted and deemed complete in 2020, which includes two conditional use permit applications for apartments totaling 435 units and three subdivision maps totaling 163 units (refer to Table A). This number is comprised of all entitlements that have been formally submitted and determined complete. In addition to this number, units tallied through Site Plan Review applications for by-right uses receiving a "Revise & Proceed" are approximately 94 units. These numbers are a return to more normal figures compared to last year being that there was more subdivision map and multi-family activity this year.

Regional Housing Needs Assessment (RHNA) Compliance:

There were no discretionary actions that affected the City’s RHNA obligations. Consequently, the RHNA remains in compliance with the Housing Element and State law.

Housing Element Implementation:

The key program accomplishment for 2019 was the approval of one Zoning Text Amendment (ZTA) on September 8, 2020 that implemented six different implementation programs to help bring the City’s ordinances into compliance with State law and to remove or overcome constraints to housing development. The City initiated work on three other implementation programs pertaining to emergency shelters, mixed use housing in the downtown area, and density bonuses, but did not process any Zoning Text Amendments related to these programs in 2020.

Housing Element Annual Report

The Housing Element contains three implementation programs that require an annual report to the Planning Commission on certain topics that help to better facilitate the construction of affordable housing or housing for lower income groups. The programs and the corresponding reports are below.

Program 1.4: Conditional Use Permit Process for Multi-Family Projects. This program requires that the City annually assess the Conditional Use Permit (CUP) process for multi-family residential projects greater than 80 housing units to ensure that the entitlement process does not adversely impact the timing, cost, or supply of multi-family development. Such assessment shall be provided to the Planning Commission.

In the 2020 calendar year, the Planning Commission considered two CUPs that were required for a multi-family project in the R-M-2 and/or R-M-3 zone district in excess of 80 units:

- CUP No. 2020-02: A request by Scott Vincent Company Architects, Inc. to establish a 216-unit, three-story gated apartment complex on 8.86 acres. The site has both R-M-2 and R-M-3 zoning. The project is located on the north side of East Shannon Parkway between North Court and North Santa Fe Streets (APN: 079-071-033). The Planning Commission considered and approved this CUP on October 26, 2020.
- CUP No. 2020-21: A request by Ginder Development to establish a 219-unit two-story gated apartment complex on 15.1 acres in the R-M-2 zone. The project site is located on the northeast and southeast corners of West Sedona Avenue and North Akers Street (APNs: 077-060-031 & 077-060-033). The Planning Commission considered and approved this CUP on December 14, 2020.

With regards to timing, the following dates describe when the project was received, deemed complete, and received a public hearing.

	<u>Project Received</u>	<u>Project Deemed Complete</u>	<u>Public Hearing</u>
CUP 2020-02	1/13/2020	9/29/2020 (8.5 months)	10/26/2020 (1 month)
CUP 2020-21	8/18/2020	11/17/2020 (3 months)	12/14/2020(1 month)

CUP 2020-02 Background: The project site was split-zoned R-M-2 / R-M-3, where the R-M-2 zone provides development ranging 10 to 15 dwelling units per acre and the R-M-3 zone ranging 15 to 35 units per acre. The minimum number of units required for this site based on minimum densities and gross acreage for each zone was 140 units. Therefore, a CUP was necessary for any project occupying the entire site.

As described above, eight months elapsed between the project being submitted and being deemed complete. The delay was directly associated with COVID-19, where the applicant requested a hold on project processing due to a feared risk of an economic collapse affecting the project's financing / funding source. This delay caused the project to exceed the estimated three-month total processing time for this project as indicated in Housing Element Table 1-51, though this delay was not associated with the CUP processing. The CUP process and the associated cost was not considered a deterrent to the number of units associated with the project since the applicant was able to achieve the desired unit count and product type associated with their application. Furthermore, the project did not receive any public opposition that was triggered in association with the CUP's public notification requirements.

CUP 2020-21 Background: The R-M-2 zone provides for multi-family development in the range of 10 to 15 dwelling units per acre. The minimum number of units required for this site based on minimum density and gross acreage was 151 units. Therefore, a CUP was necessary for any project occupying the entire site.

As described above, this project received approval of a CUP in four months from the time of initial submittal, which is close to the estimated three-month total processing time for this project as indicated in Housing Element Table 1-51. The CUP process and the associated cost was not considered a deterrent to the number of units associated with the project since the applicant was able to achieve the desired unit count and product type associated with their application. Furthermore, the project did not receive any public opposition that was triggered in association with the CUP's public notification requirements.

Program 2.5: Incentives for Infill Affordable Housing. This program requires that the City annually report to the Planning Commission projects that meet the threshold criteria and take advantage of the Affordable Housing Infill Incentive Program. This program reduces Transportation Impact Fees up to 60% of the base fee for residential projects in qualifying infill sites. This program became effective November 16, 2017, in fulfillment of a previously established Housing Element Program.

In the calendar year 2020, there were no projects that were issued building permits and took advantage of this Program.

Program 9.4: CUP Requirement Impacts on Affordable Housing. This program requires that the City 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 in a manner that eliminates potential affordability, or affect potential development density. The City must annually report to the Planning Commission the effect of CUP requirements compared with

comparable “permitted by right” projects. This is to ensure that the CUP processing and conditions do not adversely affect the project’s affordability.

In the 2020 calendar year the City processed two CUPs on RHNA land inventory sites, corresponding with the location of the two CUPs described above. As stated in the analysis for Program 1.4, these project’s entitlement timeframe, cost, and density were not adversely affected by the CUP process. No comparable permitted by-right project could be found for these projects. Specifically, the City did not see any building permits issued for any other apartment complexes that were permitted by-right in 2020. In fact, in the year 2020 there were only permits for six multi-family residential units issued, comprised of three duplexes. The two projects subject to the CUP process were conditioned to conform to the applicant’s submitted site plan, elevations, and operational statement, all of which the applicants consented to based on their submittals. Otherwise, the CUPs did not impose any conditions beyond the development standards contained in the Zoning Ordinance.

Attachments

- 2020 Annual Progress Report

ANNUAL CLIENT PROGRESS REPORT
Housing Choice Voucher Program

Client Name: [REDACTED]
Case Number: [REDACTED]

Item	Start Date	End Date	Amount	Balance	Notes
RENT	01/01/2023	01/31/2023	1,200.00	1,200.00	
RENT	02/01/2023	02/28/2023	1,200.00	2,400.00	
RENT	03/01/2023	03/31/2023	1,200.00	3,600.00	
RENT	04/01/2023	04/30/2023	1,200.00	4,800.00	
RENT	05/01/2023	05/31/2023	1,200.00	6,000.00	
RENT	06/01/2023	06/30/2023	1,200.00	7,200.00	
RENT	07/01/2023	07/31/2023	1,200.00	8,400.00	
RENT	08/01/2023	08/31/2023	1,200.00	9,600.00	
RENT	09/01/2023	09/30/2023	1,200.00	10,800.00	
RENT	10/01/2023	10/31/2023	1,200.00	12,000.00	
RENT	11/01/2023	11/30/2023	1,200.00	13,200.00	
RENT	12/01/2023	12/31/2023	1,200.00	14,400.00	
RENT	01/01/2024	01/31/2024	1,200.00	15,600.00	
RENT	02/01/2024	02/28/2024	1,200.00	16,800.00	
RENT	03/01/2024	03/31/2024	1,200.00	18,000.00	
RENT	04/01/2024	04/30/2024	1,200.00	19,200.00	
RENT	05/01/2024	05/31/2024	1,200.00	20,400.00	
RENT	06/01/2024	06/30/2024	1,200.00	21,600.00	
RENT	07/01/2024	07/31/2024	1,200.00	22,800.00	
RENT	08/01/2024	08/31/2024	1,200.00	24,000.00	
RENT	09/01/2024	09/30/2024	1,200.00	25,200.00	
RENT	10/01/2024	10/31/2024	1,200.00	26,400.00	
RENT	11/01/2024	11/30/2024	1,200.00	27,600.00	
RENT	12/01/2024	12/31/2024	1,200.00	28,800.00	
RENT	01/01/2025	01/31/2025	1,200.00	30,000.00	
RENT	02/01/2025	02/28/2025	1,200.00	31,200.00	
RENT	03/01/2025	03/31/2025	1,200.00	32,400.00	
RENT	04/01/2025	04/30/2025	1,200.00	33,600.00	
RENT	05/01/2025	05/31/2025	1,200.00	34,800.00	
RENT	06/01/2025	06/30/2025	1,200.00	36,000.00	
RENT	07/01/2025	07/31/2025	1,200.00	37,200.00	
RENT	08/01/2025	08/31/2025	1,200.00	38,400.00	
RENT	09/01/2025	09/30/2025	1,200.00	39,600.00	
RENT	10/01/2025	10/31/2025	1,200.00	40,800.00	
RENT	11/01/2025	11/30/2025	1,200.00	42,000.00	
RENT	12/01/2025	12/31/2025	1,200.00	43,200.00	
RENT	01/01/2026	01/31/2026	1,200.00	44,400.00	
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RENT	03/01/2026	03/31/2026	1,200.00	46,800.00	
RENT	04/01/2026	04/30/2026	1,200.00	48,000.00	
RENT	05/01/2026	05/31/2026	1,200.00	49,200.00	
RENT	06/01/2026	06/30/2026	1,200.00	50,400.00	
RENT	07/01/2026	07/31/2026	1,200.00	51,600.00	
RENT	08/01/2026	08/31/2026	1,200.00	52,800.00	
RENT	09/01/2026	09/30/2026	1,200.00	54,000.00	
RENT	10/01/2026	10/31/2026	1,200.00	55,200.00	
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RENT	12/01/2026	12/31/2026	1,200.00	57,600.00	
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RENT	04/01/2027	04/30/2027	1,200.00	62,400.00	
RENT	05/01/2027	05/31/2027	1,200.00	63,600.00	
RENT	06/01/2027	06/30/2027	1,200.00	64,800.00	
RENT	07/01/2027	07/31/2027	1,200.00	66,000.00	
RENT	08/01/2027	08/31/2027	1,200.00	67,200.00	
RENT	09/01/2027	09/30/2027	1,200.00	68,400.00	
RENT	10/01/2027	10/31/2027	1,200.00	69,600.00	
RENT	11/01/2027	11/30/2027	1,200.00	70,800.00	
RENT	12/01/2027	12/31/2027	1,200.00	72,000.00	
RENT	01/01/2028	01/31/2028	1,200.00	73,200.00	
RENT	02/01/2028	02/28/2028	1,200.00	74,400.00	
RENT	03/01/2028	03/31/2028	1,200.00	75,600.00	
RENT	04/01/2028	04/30/2028	1,200.00	76,800.00	
RENT	05/01/2028	05/31/2028	1,200.00	78,000.00	
RENT	06/01/2028	06/30/2028	1,200.00	79,200.00	
RENT	07/01/2028	07/31/2028	1,200.00	80,400.00	
RENT	08/01/2028	08/31/2028	1,200.00	81,600.00	
RENT	09/01/2028	09/30/2028	1,200.00	82,800.00	
RENT	10/01/2028	10/31/2028	1,200.00	84,000.00	
RENT	11/01/2028	11/30/2028	1,200.00	85,200.00	
RENT	12/01/2028	12/31/2028	1,200.00	86,400.00	
RENT	01/01/2029	01/31/2029	1,200.00	87,600.00	
RENT	02/01/2029	02/28/2029	1,200.00	88,800.00	
RENT	03/01/2029	03/31/2029	1,200.00	90,000.00	
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RENT	02/01/2031	02/28/2031	1,200.00	117,600.00	
RENT	03/01/2031	03/31/2031	1,200.00	118,800.00	
RENT	04/01/2031	04/30/2031	1,200.00	120,000.00	
RENT	05/01/2031	05/31/2031	1,200.00	121,200.00	
RENT	06/01/2031	06/30/2031	1,200.00	122,400.00	
RENT	07/01/2031	07/31/2031	1,200.00	123,600.00	
RENT	08/01/2031	08/31/2031	1,200.00	124,800.00	
RENT	09/01/2031	09/30/2031	1,200.00	126,000.00	
RENT	10/01/2031	10/31/2031	1,200.00	127,200.00	
RENT	11/01/2031	11/30/2031	1,200.00	128,400.00	
RENT	12/01/2031	12/31/2031	1,200.00	129,600.00	
RENT	01/01/2032	01/31/2032	1,200.00	130,800.00	
RENT	02/01/2032	02/28/2032	1,200.00	132,000.00	
RENT	03/01/2032	03/31/2032	1,200.00	133,200.00	
RENT	04/01/2032	04/30/2032	1,200.00	134,400.00	
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RENT	06/01/2032	06/30/2032	1,200.00	136,800.00	
RENT	07/01/2032	07/31/2032	1,200.00	138,000.00	
RENT	08/01/2032	08/31/2032	1,200.00	139,200.00	
RENT	09/01/2032	09/30/2032	1,200.00	140,400.00	
RENT	10/01/2032	10/31/2032	1,200.00	141,600.00	
RENT	11/01/2032	11/30/2032	1,200.00	142,800.00	
RENT	12/01/2032	12/31/2032	1,200.00	144,000.00	
RENT	01/01/2033	01/31/2033	1,200.00	145,200.00	
RENT	02/01/2033	02/28/2033	1,200.00	146,400.00	
RENT	03/01/2033	03/31/2033	1,200.00	147,600.00	
RENT	04/01/2033	04/30/2033	1,200.00	148,800.00	
RENT	05/01/2033	05/31/2033	1,200.00	150,000.00	
RENT	06/01/2033	06/30/2033	1,200.00	151,200.00	
RENT	07/01/2033	07/31/2033	1,200.00	152,400.00	
RENT	08/01/2033	08/31/2033	1,200.00	153,600.00	
RENT	09/01/2033	09/30/2033	1,200.00	154,800.00	
RENT	10/01/2033	10/31/2033	1,200.00	156,000.00	
RENT	11/01/2033	11/30/2033	1,200.00	157,200.00	
RENT	12/01/2033	12/31/2033	1,200.00	158,400.00	
RENT	01/01/2034	01/31/2034	1,200.00	159,600.00	
RENT	02/01/2034	02/28/2034	1,200.00	160,800.00	
RENT	03/01/2034	03/31/2034	1,200.00	162,000.00	
RENT	04/01/2034	04/30/2034	1,200.00	163,200.00	
RENT	05/01/2034	05/31/2034	1,200.00	164,400.00	
RENT	06/01/2034	06/30/2034	1,200.00	165,600.00	
RENT	07/01/2034	07/31/2034	1,200.00	166,800.00	
RENT	08/01/2034	08/31/2034	1,200.00	168,000.00	
RENT	09/01/2034	09/30/2034	1,200.00	169,200.00	
RENT	10/01/2034	10/31/2034	1,200.00	170,400.00	
RENT	11/01/2034	11/30/2034	1,200.00	171,600.00	
RENT	12/01/2034	12/31/2034	1,200.00	172,800.00	
RENT	01/01/2035	01/31/2035	1,200.00	174,000.00	
RENT	02/01/2035	02/28/2035	1,200.00	175,200.00	
RENT	03/01/2035	03/31/2035	1,200.00	176,400.00	
RENT	04/01/2035	04/30/2035	1,200.00	177,600.00	
RENT	05/01/2035	05/31/2035	1,200.00	178,800.00	
RENT	06/01/2035	06/30/2035	1,200.00	180,000.00	
RENT	07/01/2035	07/31/2035	1,200.00	181,200.00	
RENT	08/01/2035	08/31/2035	1,200.00	182,400.00	
RENT	09/01/2035	09/30/2035	1,200.00	183,600.00	
RENT	10/01/2035	10/31/2035	1,200.00	184,800.00	
RENT	11/01/2035	11/30/2035	1,200.00	186,000.00	
RENT	12/01/2035	12/31/2035	1,200.00	187,200.00	
RENT	01/01/2036	01/31/2036	1,200.00	188,400.00	
RENT	02/01/2036	02/28/2036	1,200.00	189,600.00	
RENT	03/01/2036	03/31/2036	1,200.00	190,800.00	
RENT	04/01/2036	04/30/2036	1,200.00	192,000.00	
RENT	05/01/2036	05/31/2036	1,200.00	193,200.00	
RENT	06/01/2036	06/30/2036	1,200.00	194,400.00	
RENT	07/01/2036	07/31/2036	1,200.00	195,600.00	
RENT	08/01/2036	08/31/2036	1,200.00	196,800.00	
RENT	09/01/2036	09/30/2036	1,200.00	198,000.00	
RENT	10/01/2036	10/31/2036	1,200.00	199,200.00	
RENT	11/01/2036	11/30/2036	1,200.00	200,400.00	
RENT	12/01/2036	12/31/2036	1,200.00	201,600.00	
RENT	01/01/2037	0			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Visalia
Reporting Year	2020

(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE Program 1.1 DESIGNATE FOR SUFFICIENT LAND	No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories	Annually	A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2020.
HE Program 1.2 CONTACT WITH CITY OFFICIALS	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.	Annually	There were two meetings of the Building Advisory Committee held in 2020. No discussion was voiced by members or attendees regarding specific controls or building standards that would discourage affordable or multi-family housing.
HE Program 1.3 SENIOR HOUSING RESIDENTIAL DEVELOPMENT BY RIGHT	Complete Ordinance Amendment within one year of Housing Element certification.	2020	The City adopted the revision to allow as a by-right use in residential zone districts by Zoning Text Amendment No. 2020-02 (Ordinance No. 2020-09) on September 8, 2020. The revision to the downtown mixed use zone district is pending based on completion of Program 2.6.
HE Program 1.4 CONDITIONAL USE PERMIT PROCESS	Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission.	Annually	During 2020, the Planning Commission considered two multi-family residential development projects that exceeded 80 units each. A third project was submitted in 2020 but continued to be deemed incomplete in 2021. A report for the 2020 year is anticipated to be presented to the Commission in April 2021.

<p>HE Program 1.5 HOUSING EDUCATION</p>	<p>Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year</p>	<p>Annually</p>	<p>The City will be having public meetings during the 30-day public comment period of the Program Year 2021 Annual Action Plan. There was a Fair Housing virtual conference in October 2020 that was held. Tulare County Housing Authority annually hosts a public meeting to go over the Moving to Work Program Plan, which incorporates both the Section 8 and Public Housing Program. The public meeting takes place in mid-January of every year. Self-Help Enterprises operates the Gateway program, which educates the public about affordable housing opportunities and provide direct homeownership preparedness and one-on-one counseling including credit counseling, budgeting and general financial fitness.</p>
<p>HE Program 1.6 PROJECT STATUS REPORT</p>	<p>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.</p>	<p>Daily, Ongoing</p>	<p>The City continues to utilize its electronic permitting software (Accela) to track the progress and length of time for development processing against established goals, and continues to monitor the efficiency for various permit types. In 2020, in part due to COVID, the City focused its processing efforts toward creating an online file drop to allow for fully electronic submittal without personal contact, which provides greater convenience for the consumer.</p>
<p>HE Program 2.1 INFILL SITE INVENTORY</p>	<p>Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.</p>	<p>Annually</p>	<p>The infill site inventory is maintained and kept at the Community Development front counter as well as online at https://www.visalia.city/depts/community_development/planning/planning_information/default.asp. The document was last updated January 2020.</p>
<p>HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING</p>	<p>Five units of residential converted from commercial space, or one new multi-family residential project per year.</p>	<p>Ongoing</p>	<p>In 2020 there were no projects involving new or conversion of existing space toward residential uses in the downtown. During this year the City did provide support to Self-Help Enterprises in its pursuit of funding towards its downtown housing project approved by CUP in December 2019, which included the approval of off-site development standard concessions affiliated with a density bonus request.</p>
<p>HE Program 2.3 INFRASTRUCTURE FUNDING PROGRAM</p>	<p>Apply for at least one qualifying grant</p>	<p>Annually</p>	<p>In 2020 the City applied for three infrastructure grants, one of which was an Active Transportation Program grant for improvements to the Class I Goshen Trail, a multi-use trail construction that interconnects the Downtown with the Industrial Park. The request was for reconstruction of the trail, widening the existing trail and extending the trail. The City was not successful in receiving an award of funds.</p>

HE Program 2.4 MIXED USE DEVELOPMENT	At least one qualifying project per year	Ongoing	In 2020 there were no projects involving new or conversion of existing space toward residential uses in the downtown. During this year the City did provide support to Self-Help Enterprises in its pursuit of funding towards its downtown mixed use housing project approved by CUP in December 2019. This site was made available to not-for-profit builders as a City surplus property site.
HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING	Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program.	Annually	In 2020, there have been no developments that have met the requirements and/or utilized the incentive of the fee reduction.
HE Program 2.6 DOWNTOWN AND MIXED USE RESIDENTIAL DEVELOPMENT BY RIGHT	Complete Ordinance Amendment and study within one year of Housing Element certification.	2020	In July 2020, after completing a first phase of Housing Element ordinance amendments, the City initiated work on this program. In July 2020 a presentation was conducted to the Downtown Property Owners Association, and by December 2020 a draft ordinance amendment was written. A study session before the City Council and the adoption of the ordinance through a separate hearing is anticipated in 2021.
HE Program 3.1 LEGISLATIVE RELIEF	N/A	Ongoing	The City Council has adopted positions related to State and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.
HE Program 3.2 MULTIPLE-FAMILY DEVELOPMENTS	Develop 400 multi-family units (20 extremely low, 40 very low, 60 low, and 80 moderate, and 200 above moderate) over the four year period.	Annually	In 2020 the City issued permits for 6 multi-family units for a total of 6 units in the four-year period between 2020 and 2023.
HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM	Assist 50 low- and moderate-income first-time homebuyers over the next five years.	Ongoing	In 2020, no first-time homebuyers loans were provided.
HE Program 3.4 MORTGAGE REVENUE BONDS, MORTGAGE CREDIT CERTIFICATES, LOW INCOME TAX CREDITS	Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low income tax credit funded project.	Ongoing	In 2020, there were no tax credit projects submitted.
HE Program 3.5 FHA/HUD/HCD AND FEDERAL HOUSING TRUST PROGRAMS OR AVAILABLE GOVERNMENT FUNDING	Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.	Ongoing	No seminars conducted. No new programs or grant funds related to affordable housing in 2020.

HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM	Assist 550 lower income families with rental housing assistance annually.	Ongoing	As of February 26, 2021, 155 low-income households have received rental assistance via the CDBG CARES Act (CDBG-CV) funds. The project is expected to end by 6/30/21, thus that number is expected to increase. Also, 6 households have received HOME Tenant Based Rental Assistance (TBRA).
HE Program 3.7 INFORM PUBLIC OF LOCAL, STATE, AND FEDERAL HOUSING PROGRAMS	Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing programs.	Ongoing	The City's website included affordable housing and available housing programs, along with the City's Contracted Service provider information.
HE Program 3.8 LOAN PROGRAM EDUCATION	Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.	Ongoing	In 2020, the City did not facilitate loan program meetings, as funding was not available. CalHome funding was exhausted in 2019. The City did apply for additional 2020CalHome funds, but was not awarded.
HE Program 3.9 AGENCY COORDINATION	Provide information on a recurring basis.	Ongoing	The City works closely with Self-Help Enterprises, a Community Housing Development Organization (CHDO) and the Housing Authority to develop low-income affordable housing within the City.
HE Program 3.10 AVAILABILITY OF FUNDING INCLUDING LAND WRITE-DOWN PROGRAMS	Complete ten applications under this program per year.	Ongoing	City receives annual CDBG and HOME funding from HUD. See 2019 Action Plan. The 2020 Action Plan will be made available in April 2021.
HE Program 3.11 CITY INCENTIVE FOR AFFORDABLE HOUSING	Identify non-governmental organization affordable housing providers and explore opportunities for land purchases.	Ongoing	A forgivable loan was utilized for the sale of land to be developed with deed-restricted affordable housing.
HE Program 3.12 DEVELOPMENT FEE REDUCTION/DEFERMENT	Complete the review and present to City Council for final consideration.	2020	In February 2020 the City was awarded grant money through SB 2 to hire a consultant to conduct a fee study and recommendations. A Request for Proposals was completed in June 2020 and is scheduled for circulation in February 2021. The study is intended to be complete by end of 2021.
HE Program 3.13 NON-PROFIT HOUSING DEVELOPMENT CORPORATIONS	Provide assistance that will benefit 20 first-time lower income home buyers over the next four years.	Ongoing	No funding currently available.
HE Program 3.14 LAND BANKING	Participate in at least one land banking project during the current reporting period.	Ongoing	Not presently applicable. The City does not use funding to landbank. The City however, does have one surplus lot that is in agreement to sell to Self Help Enterprises for the development of a mixed-use affordable housing project.
HE Program 3.15 PROMOTING ACCESSORY DWELLING UNITS	Achieve five accessory dwelling units per year for a total of twenty units over the next four years.	Ongoing	The City issued two permits for accessory dwelling units in 2020. In total the City had five permits for accessory dwelling units applied for in 2020.

<p>HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION</p>	<p>Achieve 100% contact with all subject at-risk property owners one year before contract expiration.</p>	<p>Annually</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>HE Program 3.17 PLANNING FOR LARGE SITES</p>	<p>Entitle a minimum of one master planned project on a RHNA listed site per year.</p>	<p>Ongoing</p>	<p>Two entitlements were approved in 2020 for sites identified by RHNA and exceeding 100 units each.</p>
<p>HE Program 3.18 TARGETING EXTREMELY-LOW INCOME DEVELOPMENTS</p>	<p>Annually pursue State and Federal funds to increase the supply of housing affordable to extremely low-income households.</p>	<p>Ongoing</p>	<p>Projects continue to be researched for opportunities to develop and acquire/rehab rental units. Although no projects were completed in 2020, projects have been identified and are in the planning phase to increase the supply of housing affordable to extremely low-income households.</p>
<p>HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW</p>	<p>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.</p>	<p>2020 and ongoing</p>	<p>In July 2020, after completing a first phase of Housing Element ordinance amendments, the City initiated work on this program. As of December 2020, a draft ordinance amendment was written and was being reviewed. Adoption of the ordinance through a separate hearing, to be considered with amendments in association with HE Programs 2.6 and 5.3, is anticipated in 2021.</p>
<p>HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS</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>Ongoing</p>	<p>Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.</p>
<p>HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT</p>	<p>Complete Ordinance Amendment within one year of Housing Element certification.</p>	<p>2020</p>	<p>The City adopted the revision to allow as a conditional use in the R-M-3 zone district by Zoning Text Amendment No. 2020-02 (Ordinance No. 2020-09) on September 8, 2020.</p>
<p>HE Program 3.23 ACCESSORY DWELLING UNITS STANDARD BUILDING PLANS</p>	<p>Prepare standard building plans within two years of Housing Element certification.</p>	<p>2021</p>	<p>In February 2020 the City was awarded grant money through SB 2 to hire a consultant to prepare permit-ready building plans. A Request for Proposals was completed and finished circulating in August 2020, but no proposals were received. The City has continued discussions with three local architects who have explored the possibility of submitting a proposal.</p>

<p>HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH</p>	<p>Participate in at least one education seminar per year.</p>	<p>Ongoing</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, hosted by Self Help Enterprises HUD certified housing counselors.</p>
<p>HE Program 4.2 FORECLOSURE PREVENTION RESOURCES</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>Ongoing</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>HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS</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>Ongoing</p>	<p>In 2020 the City responds to 26 unsecured 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>HE Program 4.4 FORECLOSURE ACQUISITION</p>	<p>Annually pursue State and Federal funds when available.</p>	<p>Ongoing</p>	<p>In 2020 the City did not acquire any foreclosed properties since it did not have NSP program funding for this program.</p>
<p>HE Program 5.1 LEGISLATIVE AWARENESS</p>	<p>Participate in at least two legislative initiatives per year.</p>	<p>Ongoing</p>	<p>The City Council has adopted positions related to State and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.</p>
<p>HE Program 5.2 HOMELESS SHELTER PROGRAM</p>	<p>Annually allocate funding to provide assistance and supportive services.</p>	<p>Ongoing</p>	<p>The City contributes funding for rental assistance- Transitional Housing Program- (five participants), known as Tenant Based Rental Assistance Program. The City also provides matching funds for Case Management to non-profit agencies, who receive funding directly from U. S. Department of Housing and Urban Development through "The Alliance", Tulare –Kings Counties Continuum of Care. In 2020 the City continued to search for grant opportunities. The city did provide funding toward the acquisition of a 22-bed public facility at 1627 S. Garden Street for bridge housing to address homeless needs.</p>
<p>HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE</p>	<p>Complete Ordinance Amendment and study within one year of Housing Element certification.</p>	<p>2020</p>	<p>In July 2020, after completing a first phase of Housing Element ordinance amendments, the City initiated work on this program. In September 2020 surveys were sent to and received from stakeholders who work with providing shelters to the homeless, and by December 2020 a draft ordinance amendment was written. A study session before the City Council and the adoption of the ordinance through a separate hearing is anticipated in 2021.</p>
<p>HE Program 5.4 REASONABLE ACCOMMODATION</p>	<p>Maintain an updated brochure at City offices and on City website</p>	<p>Ongoing</p>	<p>The brochure is available at the front counter and has been posed on the City website https://www.visalia.city/depts/community_development/planning/gp.asp. To date there have been no known requests by the public for reasonable accommodation.</p>

HE Program 5.5 SENIOR RENTAL HOUSING	Facilitate the construction of at least 10 very low-income and 10 low-income senior units during the reporting period.	Ongoing	In 2020 the City finalized permits for 40 low income non-deed restricted senior units. No permits for deed-restricted senior units were issued in 2020.
HE Program 5.6 REHABILITATION ASSISTANCE FOR SENIOR & DISABLED HOMEOWNERS	Provide assistance that will benefit ten (10) households per year over the next four years. Track assistance accomplishments and include in the Annual Report.	Ongoing	The City assisted with one (1) senior owned mobile home repair in 2020.
HE Program 5.7 LARGE FAMILIES	Facilitate the construction of at least 16 units per year (8 very low- and 8 low-income units)	Ongoing	About two-thirds of the very low- and low-income dwelling units constructed in 2020 were units with three or more bedrooms. These were done without public funding assistance.
HE Program 5.8 HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES	Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities.	Ongoing	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.
HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED	Complete Ordinance Amendment within one year of Housing Element certification.	2020	The City adopted the revision to revise the allowed use of agriculture activities in non-residential zones by Zoning Text Amendment No. 2020-02 (Ordinance No. 2020-09) on September 8, 2020.
HE Program 5.10 ADULT OVERNIGHT RESIDENTIAL CARE FACILITY IN MULTI-FAMILY ZONE DISTRICTS	Complete Ordinance Amendment within one year of Housing Element certification.	2020	The City adopted the revision to conditionally allow large adult overnight residential care facilities in the multi-family residential zone by Zoning Text Amendment No. 2020-02 (Ordinance No. 2020-09) on September 8, 2020.
HE Program 6.1 HOUSING REHABILITATION PROGRAM	Assist 25 low-income homeowners during the course of the current reporting period.	Ongoing	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. No units acquired or rehabilitated during 2020.
HE Program 6.2 LOW-INCOME RENTAL REHABILITATION PROGRAM	Assist twenty (20) low-income owners of rental properties with forgivable loans over the next four years.	Ongoing	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. No units acquired during 2020.
HE Program 6.3 EMERGENCY REPAIRS PROGRAM	Assist twenty (20) low-income homeowners over the next four years.	Ongoing	In 2020, no low-interest loans were made for emergency repairs for addressing housing code violation. An Emergency Repair and Accessibility Program has been identified and is expected to begin implementation in 2021.

<p>HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES</p>	<p>Complete fifty (50) residential inspections per year in response to substandard building or living condition referrals.</p>	<p>Ongoing</p>	<p>In 2020 Neighborhood Preservation inspected 141 properties for substandard complaints.</p>
<p>HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE</p>	<p>Assist with rehabilitating one unit per year.</p>	<p>Ongoing</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>HE Program 6.6 HOUSING CONDITIONS SURVEY / REHABILITATION & DEMOLITION STUDY</p>	<p>Complete survey by the end of calendar year 2020.</p>	<p>2020</p>	<p>The City contracted with a consultant to prepare the survey as part of the 2020 Consolidated Plan update. The survey was completed in mid-2019 and the City Council accepted the survey in August 2019. The survey together with the 5-year ConPlan and Analysis of Impediments was adopted by the City Council on April 18, 2020.</p>
<p>HE Program 7.1 FAIR HOUSING</p>	<p>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.</p>	<p>Ongoing</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>HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM</p>	<p>Maintain and update educational materials on the City website.</p>	<p>Ongoing</p>	<p>In May 2019 the City Council voted to discontinue the City's participation in the HERO Program.</p>
<p>HE Program 9.1 IMPLEMENTATION REPORTING</p>	<p>Provide an Annual Progress Report to State HCD every year during the course of the reporting period.</p>	<p>Annually</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. The 2019 Annual Progress Report will be presented to the City Council on March 16, 2020 and sent to HCD before March 31, 2020.</p>
<p>HE Program 9.2 PROGRESS MEETING</p>	<p>Convene annual meeting to review the Housing Element implementation progress.</p>	<p>Annually</p>	<p>Meetings to review and assess Housing Element Implementation Progress were done sporadically through 2020.</p>
<p>HE Program 9.3 MONITOR THE RHNA LAND INVENTORY</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>On a project basis as needed, and annually</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. A sufficient balance of sites for all income categories continues to exist. There was no loss of land designated for medium and high development density categories in 2020.</p>

Jurisdiction	Visalia
Reporting Period	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "*" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.			The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*	
			TOTAL UNITS*			TOTAL UNITS*	
Rehabilitation Activity							
Preservation of Units At-Risk							
Acquisition of Units							
Mobilehome Park Preservation							
Total Units by Income							

Jurisdiction	Visalia	
Reporting Period	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
94283001	300 E. Oak Avenue	Commercial		Surplus Land	1.53	None.
94100022	701 E. Race Avenue	Public Facilities		Surplus Land	3.26	None.
94250020	700 E. Murray Avenue	Public Facilities		Surplus Land	1.48	None.

Jurisdiction	Visalia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	504
Above Moderate		92
Total Units		607

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	700
Total Housing Units Approved:	700
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

