

City of Visalia



To: Planning Commission

From: Brandon Smith, Principal Planner
Paul Bernal, Director/City Planner

Date: April 25, 2022

Re: 2021 Housing Element Annual Progress Report (APR) and Program Reporting

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. (Currently staff is finalizing a Request For Proposals to seek professional services for the preparation of a 6th Cycle Housing Element, which is due to the State by December 31, 2023.)

Background Discussion

The 2021 APR forms and tables are largely unchanged from the previous year's format. The APR continues to require listing and affordability determination of all "considered" housing projects (i.e., potential projects submitted to the Site Plan Review Committee), completed entitlements, and individual building permits for every individual housing unit. 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 the State Government Code 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 issuance of a building permit 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 2021.
Table A2	Annual building activity report summary	Lists all issued building permits, certificates of occupancy, and completed entitlements (i.e. Tentative Subdivision and Parcel Maps, CUPs) in 2021.
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 5th 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	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	Reports the City's progress on its LEAP grant, which was approved in 2021. The City did not complete any tasks associated with its application in 2021.

Comparative data sets between the 2019, 2020, and 2021 APR submittals are shown in the tables below:

Residential Permit Category	2019	2020	2021
Issued building permits: Accessory Dwelling Units	4	2	5
Single-Family Units	633	599	632
Multi-Family Units	61	6	204
Granted occupancy: Accessory Dwelling Units	1	3	4
Single-Family Units	529	571	590
Multi-Family Units	72	38	2

Affordability by Income (issued permits)	2019	2020	2021
Above Moderate	169	92	76
Moderate	463	504	548
Low	46	10	170
Very Low	20	1	40
Extremely Low	0	0	7
TOTAL	698	607	841

- **Multi-Family Residential.** The two hundred and four (204) multi-family units that were issued permits and are all classified as affordable to the Extremely Low, Very Low, or Low Income categories based on the density of the units' underlying zone district. The largest contributing projects are located at Shirk & Doe, Demaree & Visalia Pkwy., Burke & Caldwell, and Myrtle Ave.
- **Deed Restricted Affordability.** Of the total multi-family residential units, sixty-five (65) multi-family units, all affiliated with the Myrtle Avenue Senior Apartments to be managed by Tulare County Housing Authority, will be deed restricted units. This project consists of 7 units affordable to Extremely Low Income, 36 units affordable to Very Low Income, 22 units affordable to Low Income, and one (1) non-deed restricted managers' unit.
- **Low Income Affordability to Single-Family Residential.** A total of five (5) accessory dwelling units (ADUs) and zero (0) single-family residences were issued permits classified as affordable to the Low Income category based on historical affordability of issued permits for ADUs, inclusion of two or less bedrooms per unit, and their known usage as rental units.
- **Moderate & Above Moderate Affordability.** A total of 548 single-family residences are classified as affordable to the Moderate Income category, and 76 single-family residences are classified as affordable to the Above Moderate Income category, based on total valuation of the permit and number of bedrooms.
- **Affordability Determination.** Like the 2019 and 2020 reporting years, affordability in the 2021 reporting year was determined based on an affordability calculator made available by State HCD through their website.
- **Entitlement Applications.** Entitlement applications reflecting a total of 399 units were submitted, deemed complete, and approved in 2021, which includes two conditional use permit applications for duplexes and an ADU totaling 11 units, four subdivision maps totaling 383 units, and two parcel maps yielding 5 developable lots (refer to Table A).
- **Site Plan Review by-right uses.** Units tallied through Site Plan Review applications for by-right uses receiving a "Revise & Proceed" are approximately 138 units over six projects, including one new ADU associated with a parcel developed with an existing multi-family unit.

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 2021 was the approval of two Zoning Text Amendments (ZTA) on November 15, 2021, that implemented two different implementation programs to help overcome constraints to housing development - these were the update of the City's Density Bonus laws (Program 3.19) and mixed-use residential by-right in existing buildings (Program 2.6). Staff also completed substantial work on an implementation program pertaining to emergency shelters (Program 5.3) and anticipates approval of a Zoning Text Amendment in April 2022.

Also, in 2021, the City provided financial assistance in the form of forgivable loans and operating assistance in CDBG, PLHA, and SAH funds for the development and operation of a low-barrier navigation center in Visalia (Visalia Navigation Center) and HOME funds towards a 50-unit motel being converted towards Permanent Supportive Housing (Sequoia Village) (Programs 3.11, 5.2 and 6.2). The City is continuing to work with a non-profit agency (C-SET) to establish the low-barrier navigation center.

The City has also initialed work on two implementation programs intended to promote the production of ADUs - preparation of pre-approved ADU building plans for use by the public (Program 3.23) and preparation of an ADU impact fee study to justify reduction of development fees (Program 3.12). Staff anticipates these programs to be implemented before the end of 2022.

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 2021 calendar year, the Planning Commission did not consider any 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.

The Planning Commission did consider the following CUPs for multi-family projects containing less than 80 units:

- CUP No. 2021-03: A request by Corvina Partners, LLC. to construct four duplexes, totaling eight units, on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) Zone district. The site is located at the southeast corner of N. Mooney Blvd. and E. Corvina Ave. The Planning Commission considered and approved this CUP on March 8, 2021.
- CUP No. 2021-09: A request to establish a duplex on a vacant corner lot within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project is located at the southwest corner of South Lovers Lane and East Paradise Avenue. The Planning Commission considered and approved this CUP on September 13, 2021.

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 2021, there were no projects that were issued building permits and took advantage of this Program. In 2022, the City did issue a building permit for the 80-unit Lofts project by Self-Help Enterprises that did utilize the infill incentive program, however this will be reported on next year's Annual Progress Report.

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 did not process any CUPs on RHNA land inventory sites. The two CUPs described above for multi-family residential projects were for sites that were neither inventoried for lower income housing sites nor zoned for multi-family residential uses (zoning designations were Commercial Mixed Use and Single-Family Residential).

Attachments

- 2021 Annual Progress Report (Electronic)

Please Start Here

General Information	
Jurisdiction Name	Visalia
Reporting Calendar Year	2021
Contact Information	
First Name	Brandon
Last Name	Smith
Title	Principal Planner
Email	brandon.smith@visalia.city
Phone	5597134636
Mailing Address	
Street Address	315 E. Acequia Avenue
City	Visalia
Zipcode	93291

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 1_13_2022

Jurisdiction	Visalia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes		
1				2	3	4	5							6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	0				
	126020061	4204 S. Demaree Street	Tentative Parcel Map #2021-01	SPR19125	SFD	O	03/16/2021							1	1	1	0	N	N	N/A	Approved	
	77070048	2780 N. Akers Street	Sycamore Heights TSM #5577	SPR19151	SFD	O	04/01/2021						91		91	91	0	N	N	N/A	Approved	
	100200003	2835 E. Paradise Avenue	Conditional Use Permit #2021-09	SPR20162	2 to 4	R	08/18/2021				3				3	3	0	N	N	N/A	Approved	
	101370006	4108 E. Kaweah Avenue	Emerald Creek MFR	SPR20180	2 to 4	R	07/15/2021				19				19	19	0	N	N	N/A	Approved	
	78120034	3010 N. Mooney Blvd.	Conditional Use Permit #2021-03	SPR20182	2 to 4	R	01/20/2021				8				8	8	0	N	N	N/A	Approved	
	101050043	Lovers Lane & Tulare Avenue	Candelas II TSM #5579	SPR20194	SFD	O	06/01/2021						59		59	59	0	N	N	N/A	Approved	101050044
	126920007	K Avenue & Pinkham Street	Vista Del Sol TSM #5578	SPR21002	SFD	O	04/15/2021						95		95	95	0	N	N	N/A	Approved	
	93011004	745 N. Leslie Street	Tentative Parcel Map #2021-05	SPR21008	2 to 4	O	07/09/2021				4				4	4	0	N	N	N/A	Approved	
	100050012	Pinkham Street & Myrtle Court	Pinkham St Multifamily Complex	SPR21013	2 to 4	R	07/22/2021				28				28	28	0	N	N	N/A	Approved	
	97072012	622 S. Church Street	Rodriguez Apartments	SPR21040	ADU	R	03/18/2021				1				1	1	0	N	N	N/A	Approved	
	101041015	440 S. Velle Street	Velle Street Multifamily Complex	SPR21058	5+	R	04/22/2021				5				5	5	0	N	N	N/A	Approved	
	77100105	Akers Street & Riggan Avenue	Carlton Acres Multifamily Complex	SPR21104	2 to 4	R	06/10/2021		69						69	69	0	N	N	N/A	Approved	
	98142057	2103 E. Goshen Avereet	Sequoia Bend Estates TSM #5584	SPR21109	SFD	O	11/01/2021						138		138	138	0	N	N	N/A	Approved	
	87060007	4320 W. Myrtle Avenue	Myrtle Avenue Senior Apartments	SPR21120	2 to 4	R	07/01/2021	43		22	1				66	66	0	N	N	N/A	Approved	
	101050013	Noble Avenue & McAuliff Street	Sequoia Gardens Apartments	SPR21188	5+	R	10/07/2021				16				16	12	0	N	N	N/A	Approved	
															0							

Reporting Year	2021	Unit 1 (Doc 31)
Reporting Period	01/01/2021 - 12/31/2021	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
CIP (10-20-2020)

Note: "*" indicates an optional field
Cells in grey represent calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier	Unit Types										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Dead Restrictions	Housing without Financial Assistance or Dead Restrictions	Type of Affordability or Dead Restriction	Demolished/Destroyed Units	Density Bonus	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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0	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426

Reporting Year	2021	(Date 1-Dec-21)
Reporting Period	01-01-2021	31-03-2022

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey color cannot calculate formulas

Element ID	Element Name	Element Type	Element Status	Element Location	Element Description	Element Start Date	Element End Date	Element Progress	Element Notes	Element Status	Element Location	Element Description	Element Start Date	Element End Date	Element Progress	Element Notes	Element Status	Element Location	Element Description	Element Start Date	Element End Date	Element Progress	Element Notes	
07610001	1550 W LINDSEY CT	Shannon Ranch 1	07610001	SHR	0																			
07610002	1600 W LINDSEY CT	Shannon Ranch 1	07610002	SHR	0																			
07610003	1650 W LINDSEY CT	Shannon Ranch 1	07610003	SHR	0																			
07610004	1700 W LINDSEY CT	Shannon Ranch 1	07610004	SHR	0																			
07610005	1750 W LINDSEY CT	Shannon Ranch 1	07610005	SHR	0																			
07610006	1800 W LINDSEY CT	Shannon Ranch 1	07610006	SHR	0																			
07610007	1850 W LINDSEY CT	Shannon Ranch 1	07610007	SHR	0																			
07610008	1900 W LINDSEY CT	Shannon Ranch 1	07610008	SHR	0																			
07610009	1950 W LINDSEY CT	Shannon Ranch 1	07610009	SHR	0																			
07610010	2000 W LINDSEY CT	Shannon Ranch 1	07610010	SHR	0																			
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07610013	2150 W LINDSEY CT	Shannon Ranch 1	07610013	SHR	0																			
07610014	2200 W LINDSEY CT	Shannon Ranch 1	07610014	SHR	0																			
07610015	2250 W LINDSEY CT	Shannon Ranch 1	07610015	SHR	0																			
07610016	2300 W LINDSEY CT	Shannon Ranch 1	07610016	SHR	0																			
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07610053	4150 W LINDSEY CT	Shannon Ranch 1	07610053	SHR	0																			
07610054	4200 W LINDSEY CT	Shannon Ranch 1	07610054	SHR	0																			
07610055	4250 W LINDSEY CT	Shannon Ranch 1	07610055	SHR	0																			
07610056	4300 W LINDSEY CT	Shannon Ranch 1	07610056	SHR	0																			
07610057	4350 W LINDSEY CT	Shannon Ranch 1	07610057	SHR	0																			
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07610069	4950 W LINDSEY CT	Shannon Ranch 1	07610069	SHR	0																			
07610070	5000 W LINDSEY CT																							

Jurisdiction	Visalia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,616	9	36	2	-	-	-	43	-	-	157	2,459
	Non-Deed Restricted		-	42	-	-	20	1	4	-	-		
Low	Deed Restricted	1,931	106	-	72	-	-	-	22	-	-	608	1,323
	Non-Deed Restricted		-	118	-	86	46	10	148	-	-		
Moderate	Deed Restricted	1,802	-	-	-	-	-	-	-	-	-	2,057	-
	Non-Deed Restricted		132	279	29	102	463	504	548	-	-		
Above Moderate		3,672	367	246	403	391	169	92	76	-	-	1,744	1,928
Total RHNA		10,021											
Total Units			614	721	506	579	698	607	841	-	-	4,566	5,710

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Visalia
Reporting Year	2021 (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 2021. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2021 resulting in a reduction of land designations for these income categories.
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 2021: on June 24 and October 14. 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	Completed. The Ordinance Amendment (Zoning Text Amendment No. 2020-02 / Ordinance No. 2020-09) was completed on September 8, 2020. The revision to the downtown mixed use zone (Zoning Text Amendment No. 2021-08 / Ordinance No. 2021-09) was completed as part of Program 2.6 on November 15, 2021.
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 2021, the Planning Commission considered two multi-family residential development projects, both of which were under 80 units. A report for the 2021 year is anticipated to be presented to the Commission in April 2022.
HE Program 1.5 HOUSING EDUCATION	Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year	Annually	The Housing Authority of Tulare County conducted a public hearing to explain their Moving to Work Program Plan, Section 8, and Public Housing Programs. In 2021, the City held 3 public hearing and 2 community meetings discussing CDBG and HOME funds which included affordable housing programs.
HE Program 1.6 PROJECT STATUS REPORT	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.	Daily, Ongoing	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 the latter half of 2021, the Community Development Department made an aggressive and coordinated effort to bring its permit processing timelines back to meeting standards. This resulted in the City having 0 over-target permits on December 23, down from 227 over-target permits on February 8.
HE Program 2.1 INFILL SITE INVENTORY	Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.	Annually	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 .
HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING	Five units of residential converted from commercial space, or one new multi-family residential project per year.	Ongoing	In 2021 one building permit was applied for (B214985) involving the creation of 80 new affordable dwelling units in the downtown. The City provided support in the applicant's pursuit of funding towards this project, and granted off-site development standard concessions affiliated with a density bonus request.

HE Program 2.3 INFRASTRUCTURE FUNDING PROGRAM	Apply for at least one qualifying grant	Annually	In 2021 the City received an award from the Congestion Mitigation and Air Quality (CMAQ) Program for 6 projects. The award was applied for in 2020 and awarded in March 2021. Two projects pertain to traffic light installation; two pertain to traffic light interconnection, one pertains to a new industrial park transit route, and one pertains to a Class IV protected bike lane going through downtown and connecting the north and south sides of town. Also in 2021, applications were submitted to Economic Development Administration for a road widening project and to the Statewide Park Program for an inclusive playground and water feature located near downtown.
HE Program 2.4 MIXED USE DEVELOPMENT	At least one qualifying project per year	Ongoing	In 2021 one building permit was applied for (B214985) involving the creation of 80 new affordable dwelling units in the downtown. This is a mixed use development that includes live/work lofts and 3,090 sq. ft. of office space.
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 2021, 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	Completed. Following commencing study in July 2020, the City revised its Zoning Ordinance to allow residential uses by right within existing buildings, subject to performance standards, by Zoning Text Amendment No. 2021-08 (Ordinance No. 2021-09) on November 15, 2021.
HE Program 3.1 LEGISLATIVE RELIEF	The City shall pursue housing legislation that establishes a permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.	Ongoing	The City Council has adopted positions related to State legislation (May 6, 2019) and Federal legislation (April 5, 2021), 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 2021 the City issued permits for 204 multi-family units for a total of 210 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 2021, no first-time homebuyer loans were provided. However, Self-Help Enterprises and CSET provided homeownership education workshops.
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 2021, the Lofts Project, which includes the development of a 80-unit multi-family complex, was submitted and awarded tax exempt revenue bonds and low-income tax credits.
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 2021.
HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM	Assist 550 lower income families with rental housing assistance annually.	Ongoing	In 2021, the City provided 324 rental assistance to extremely low, very low, low, and moderate-income households with the use of CDBG entitlement and CDBG CARES Act funds. TCHA also receives Section 8 vouchers for the City of Visalia.
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 includes available affordable housing programs. The City conducted two public hearings and two community meetings explaining current and upcoming affordable housing programs with the use of CDBG and HOME funds.

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	The City did not facilitate any home buyer educational meetings as funding was not available in 2021. However, Self-Help Enterprises did provide homeowner education workshops.
HE Program 3.9 AGENCY COORDINATION	Provide information on a recurring basis.	Ongoing	The City extended a Community Needs Assessment and Gap Analysis survey to the Tulare County Association of Realtors to identify low-income housing needs 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 received annual CDBG and HOME funding from HUD. In 2021, the City also received HOME-ARP funds. See 2021 Action Plan and 2021 Action Plan Amendment.
HE Program 3.11 CITY INCENTIVE FOR AFFORDABLE HOUSING	Identify non-governmental organization affordable housing providers and explore opportunities for land purchases.	Ongoing	On June 21, 2021, the City provided financial assistance in the form of forgivable loans and operating assistance in CDBG, PLHA, and SAH funds for the development and operation of a low-barrier navigation center in Visalia (Visalia Navigation Center). The City is continuing to work with a non-profit agency (C-SET of Visalia, California) to establish the navigation center. On August 16, 2021, the City provided financial assistance in the form of a forgivable loan of HOME funds towards a 50-unit motel being converted towards Permanent Supportive Housing (Sequoia Village).
HE Program 3.12 DEVELOPMENT FEE REDUCTION/DEFERMENT	Complete the review and present to City Council for final consideration.	2020	In progress. The City entered into a contract with professional consultant for preparation of an Impact Fee Study pertaining to Accessory Dwelling Units on July 16, 2021. Work has since been progressing, and approximately 80% of a draft study was complete by December 2021. The study is intended to be complete and new fees are intended to be adopted by June 2022.
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 or programs were available in 2021.
HE Program 3.14 LAND BANKING	Participate in at least one land banking project during the current reporting period.	Ongoing	The City currently does not provide funding for land banking.
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 five permits for accessory dwelling units in 2021. In total the City had seven permits for accessory dwelling units applied for in 2021.
HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION	Achieve 100% contact with all subject at-risk property owners one year before contract expiration.	Annually	The City has continued to monitor properties on an annual basis and has not found any properties at-risk of converting to market rate in 2021.
HE Program 3.17 PLANNING FOR LARGE SITES	Entitle a minimum of one master planned project on a RHNA listed site per year.	Ongoing	In 2021 the City has received two applications for development of specific planned areas, on 95 acres (Pratt Family Ranch) and on 500 acres, that include single- and multi-family components. One site (Carleton Acres) is RHNA listed. Expected approval dates are in 2022.
HE Program 3.18 TARGETING EXTREMELY-LOW INCOME DEVELOPMENTS	Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households.	Ongoing	In 2021 the City was awarded \$1,840,059 in HOME-ARP funds that can be used for development of affordable housing projects.
HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW	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.	2020 and ongoing	Consistent at this time. The City revised its Zoning Ordinance to be fully consistent with state law, by Zoning Text Amendment No. 2021-07 (Ordinance No. 2021-08) on November 15, 2021.

HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS	Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.	Ongoing	Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.
HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed. This Implementation Program was completed in 2020 through the adoption of Ordinance No. 2020-09 by the Visalia City Council on September 8, 2020.
HE Program 3.23 ACCESSORY DWELLING UNITS STANDARD BUILDING PLANS	Prepare standard building plans within two years of Housing Element certification.	2021	In progress. The City entered into a contract with a professional consultant for preparation of pre-approved plans for Accessory Dwelling Units on August 6, 2021. Work has since been progressing, and approximately 60% of work towards preparation of three plans was complete by December 2021. The plans are intended to be complete and plan checked by June 2022.
HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH	Participate in at least one education seminar per year.	Ongoing	The City continued to support non-profit organizations, such as Self-Help Enterprises and CSET, in providing homebuyer education programs by promoting their services on the City website in 2021.
HE Program 4.2 FORECLOSURE PREVENTION RESOURCES	Verify that the correct and up to date information is posted to City website, and updated on at least an annual basis.	Ongoing	Fair housing information continues to be posted on the City website, including HUD certified counselors within the City of Visalia. Website: https://www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp
HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS	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.	Ongoing	In 2021 the City boarded 20 unsecured properties. Three of those properties required boarding multiple times throughout the year. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective.
HE Program 4.4 FORECLOSURE ACQUISITION	Annually pursue State and Federal funds when available.	Ongoing	In 2021 the City did not acquire any foreclosed properties since it did not have NSP program funding for this program.
HE Program 5.1 LEGISLATIVE AWARENESS	Participate in at least two legislative initiatives per year.	Ongoing	The City Council has adopted positions related to State legislation (May 6, 2019) and Federal legislation (April 5, 2021), related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.
HE Program 5.2 HOMELESS SHELTER PROGRAM	Annually allocate funding to provide assistance and supportive services.	Ongoing	The City contributes funding for rental assistance, Transitional Housing Program, 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. On June 21, 2021, the City provided financial assistance in the form of forgivable loans and operating assistance in CDBG, PLHA, and SAH funds for the development and operation of a low-barrier navigation center in Visalia (Visalia Navigation Center). The City is continuing to work with a non-profit agency (C-SET of Visalia, California) to establish the navigation center. On August 16, 2021, the City provided financial assistance in the form of a forgivable loan of HOME funds towards a 50-unit motel being converted towards Permanent Supportive Housing (Sequoia Village).
HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE	Complete Ordinance Amendment and study within one year of Housing Element certification.	2020	In progress. The City commenced study of expanding allowed zoning districts and performance standards in September 2020. A draft ordinance was completed in December 2020 and informally presented in a study session to the City Council and Planning Commission on March 17, 2021. Staff presented a revised draft ordinance to stakeholders on two occasions, on September 2021 and December 2021. The City scheduled Planning Commission public hearing for a Zoning Ordinance Text Amendment to adopt code revisions on January 24, 2022. Adoption of the Zoning Ordinance Text Amendment and the accompanying Ordinance by the City Council are expected to be complete by June 2022.

HE Program 5.4 REASONABLE ACCOMMODATION	Maintain an updated brochure at City offices and on City website	Ongoing	The brochure is available at the front counter and has been posted 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.
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 2021 the City issued permits for 66 low income deed restricted senior units (at or below 30% to 50% AMI) associated with the Myrtle Avenue Senior Apartments. Because tax credit allocations were utilized for the project, the City provided expedited permit processing and deferred fees related to the project, to ensure that all construction permits could be issued within approximately six months.
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 began a new Senior Mobile Home Repair Program. However, no repairs were completed in 2021.
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	A total of 61 low-income dwelling units and 4 very low-income dwelling units constructed in 2021 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	In 2021, the City committed CDBG funds to a home repair program that provides ADA improvements to qualifying households at no charge to the client. The City also established a new Senior/Disabled Mobile Home Repair Program targeted to seniors and persons with disabilities.
HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed. The Ordinance Amendment (Zoning Text Amendment No. 2020-02 / Ordinance No. 2020-09) was completed 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	Completed. The Ordinance Amendment (Zoning Text Amendment No. 2020-02 / Ordinance No. 2020-09) was completed 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	In 2021, the City committed CDBG funds to a home repair program that provides minor home repairs to eligible owner occupied homes.
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	In 2021, the City committed a forgivable loan with the use of HOME funds toward a rental rehabilitation project that will convert an existing motel to permanent supportive rental housing for very low-income households experiencing or at-risk of homelessness (Sequoia Village).
HE Program 6.3 EMERGENCY REPAIRS PROGRAM	Assist twenty (20) low-income homeowners over the next four years.	Ongoing	In 2021, the City established an emergency minor home repair program and mobile home repair program to address emergency repairs and code violations.
HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES	Complete fifty (50) residential inspections per year in response to substandard building or living condition referrals.	Ongoing	In 2021 Neighborhood Preservation responded to 147 substandard housing complaints.
HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE	Assist with rehabilitating one unit per year.	Ongoing	The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the evaluation period.
HE Program 6.6 HOUSING CONDITIONS SURVEY / REHABILITATION & DEMOLITION STUDY	Complete survey by the end of calendar year 2020.	2020	Completed. 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.

HE Program 7.1 FAIR HOUSING	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.	Ongoing	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 .
HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM	Maintain and update educational materials on the City website.	Ongoing	Educational materials are posted on the City's websites: https://www.visalia.city/depts/administration/water_conservation/cal_water/default.asp https://www.visalia.city/depts/public_works/natural_resource_conservation/renewable_energy_n_conservation/resources_n_incentives.asp
HE Program 9.1 IMPLEMENTATION REPORTING	Provide an Annual Progress Report to State HCD every year during the course of the reporting period.	Annually	The City has prepared and submitted the Annual Housing Report to State HCD, each year between 2015 and 2020, and the State has acknowledged receipt of the report. The 2021 Annual Progress Report will be presented to the City Council on March 21, 2022 and sent to HCD by March 31, 2022.
HE Program 9.2 PROGRESS MEETING	Convene annual meeting to review the Housing Element implementation progress.	Annually	Meetings to review and assess Housing Element Implementation Progress were done sporadically through 2021.
HE Program 9.3 MONITOR THE RHNA LAND INVENTORY	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.	On a project basis as needed, and annually	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 all income categories continues to exist. There was no loss of land designated for these categories in 2021. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2021 resulting in a reduction of land designations for these income categories.
HE Program 9.4 MONITOR CONDITIONAL USE PERMIT (CUP) REQUIREMENT IMPACTS ON AFFORDABLE HOUSING	Report annually to the Planning Commission on the effect of CUP requirements compared with comparable "permitted by right" projects, and ensure that CUP processing and conditions do not adversely impact the project's affordability.	On a project basis as needed, and annually	A report for the 2020 year is anticipated to be presented to the Commission in April 2022.
HE Program 9.5 COMPREHENSIVE ANNUAL MONITORING PROGRAM	Include documentation of annual sales and rental rates in the Annual Progress Report.	Annually	The City uses the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER) to annually evaluate the efficiency of the City's Housing programs. In addition the City conducts annual evaluations of existing home sales prices and rent market analysis to compare the established analysis by HUD.
HE Program 9.6 SUCCESSOR HOUSING AGENCY REPORTING PROGRAM	Provide a report on housing and financial activity information in the Annual Progress Report.	Annually	The City has provided required Annual Reports that specify housing and activity information pertaining to the successor housing agency.
HE Program 9.7 DISADVANTAGED UNINCORPORATED COMMUNITIES (DUC)	Complete the City-initiated annexation of the K Road County Island by June 30, 2020, and continue to adhere to any current requirements of Senate Bill 244 following the completion of the annexation.	2020 and ongoing	Completed. The City-initiated annexation of the K Road County Island was completed on January 30, 2020.
HE Program 9.8 Link Transit Facilities and Services with RHNA Land Inventory Sites	Continually maintain map exhibits and policies in transportation related plans, as needed, to ensure optimal linkages with current high density residential nodes and RHNA land inventory sites to jobs, commerce, and services hubs.	Ongoing	Map exhibits have been placed in the City's Active Transportation Plan and the Long Range Transit Plan that illustrate optimal linkages, defined by the locations of current high density residential nodes and RHNA land inventory sites to jobs, commerce, and service hubs.

Jurisdiction	Visalia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Visalia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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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 ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Visalia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Visalia	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

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						
94100022	701 E. Race Avenue	Public Facilities		Surplus Land	3.26	None.
94250020	700 E. Murray Avenue	Public Facilities		Surplus Land	1.48	None.
94221010	Acequia & Santa Fe, SE corner	Public Facilities		Surplus Land	0.57	None.
97241003	Tulare & Santa Fe, SE corner	Vacant		Surplus Land	0.71	None.
94095001	606 N. Bridge Street & 410 E. Race Avenue	Public Facilities		Surplus Land	3.03	None.
103120085	Houston & McAuliff, SE corner	Vacant		Surplus Land	1.43	None.

Jurisdiction	Visalia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	43
	Non-Deed Restricted	4
Low	Deed Restricted	22
	Non-Deed Restricted	148
Moderate	Deed Restricted	0
	Non-Deed Restricted	548
Above Moderate		76
Total Units		841

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	388	8	1
2 to 4	193	128	2
5+	21	76	0
ADU	1	5	4
MH	0	0	0
Total	603	217	7

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

