

City of Visalia
TRANSPORTATION IMPACT FEES

Resolution No. 2017-77

Effective November 16, 2017

AFFORDABLE HOUSING INFILL INCENTIVE PROGRAM

A reduction in the amount of Transportation Impact Fees will be provided to all Residential and Mixed Use Projects with residential components that meet the following criteria:

Eligible properties: Any property located within the Visalia City limits, regardless of the date of incorporation are eligible for the Program. Properties that are located inside unincorporated county islands also qualify, but large unincorporated areas within the Tier 1 Urban Development Boundary, such as those in the Highway 198 Corridor and south and north of the current City limits do not. Designation of eligible properties will be updated as the City allows development beyond the Tier 1 Boundary so the incentive program will apply in newly annexed areas as infill sites may exist or be created.

Eligible properties will be divided into two "priority zones", based on location and other characteristics that make infill development desirable from the City's perspective, with greater incentives offered for Priority 1 land.

Residential projects that meet the following criteria shall be eligible for Transportation Impact Fee Reduction:

- Adjacent public street travel lanes are paved.
- The project site is 75% surrounded by existing development that has been in place an average of fifteen years or more.
- The project is within the Tier 1 Urban Growth Boundary as of October 2014.

Infill Incentives for Priority Properties

Priority 1 properties are those that:

- Are located in the Tier 1 Growth Boundary
- Have a parcel size of a maximum aggregate site size of five (5) acres;
- Have a development proposal for housing where at least 50% of the units are affordable to households earning 120 percent of Area Median Income (AMI) or below, or 20 percent are affordable to households earning 80 percent of AMI or below.

Priority 2 properties are those that:

- Are located within the City limits in an area not specified under Priority 1, including any annexed unincorporated county islands (except for those in the Highway 198 Corridor).

Priority 1 properties qualify for: Transportation Impact Fee reductions per the City's existing program, not to exceed 60 percent of the base fee, with fee credit based on the prior use of the site.

Priority 2 properties qualify for: Transportation Impact Fee reductions per the City's existing program, not to exceed 42 percent of the base fee.