Please Start Here

General Information		
Jurisidiction Name	Visalia	
Reporting Calendar Year	2024	
	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.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_12_25

Jurisdiction	Visalia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
VoruLow	Deed Restricted	143
Very Low	Non-Deed Restricted	15
Low	Deed Restricted	156
Low	Non-Deed Restricted	41
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	61
Above Moderate		184
Total Units		600

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	536	236	297
2 to 4 units per structure	14	21	30
5+ units per structure	376	307	140
Accessory Dwelling Unit	0	36	24
Mobile/Manufactured Home	0	0	0
Total	926	600	491

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	926
Total Housing Units Approved:	926
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	1	1
AB 2011 (2022)	2	80
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	8	120
Discretionary	12	806

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	65
Sites Rezoned to Accommodate the RHNA	11

Jurisdiction	Visalia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Housing Element Implementation

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

Table A
Housing Development Applications Submitted

		Project Identifier			Unit Ty	pes 3	Date Application Submitted					ability by Hous			6	Total Approved Units by Project 7	Total Disapproved Units by Project 8	Streamlining 9	Density Bo
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 <u>APPROVED</u> Units by project	Total <u>DISAPPROVE</u> <u>D</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: S	Start Data Entry I	Below						85	18	0	346	0	38	439	926	926	0		
		WALNUT & LINWOOD, SEC	Linwood Apartment Complex	SPR23164-1	5+	R	01/03/2024				8	3			8	8	0	None	No
	124010007	BEN MADDOX & CALDWELL, SEC	Cameron Ranch Estates TSM	TSM 5598	SFD	0	01/24/2024							178	178	178	0	None	No
	079071030	3525 N COURT ST	Rancho Colegio	SPR24016	5+	R	01/31/2024	79					1		80	80	0	None	No
	09402219	200 NW 1ST AVE	Marquez Development	SPR24027	2 to 4	R	05/01/2024		4						4	4	0	None	No
	077190015	4324 W FERGUSON AVE	Oldfield TPM	TPM 2024-07	SFD	0	03/20/2024							2	2	2	0	None	No
	123110026	2641 S BURKE ST	2641 S Burke TPM	TPM 2024-06	SFD	0	04/03/2024						2		2	2	0	None	No
	094130025	702 E ROOSEVELT AVE	Herrea 4-Plex	SPR24092	2 to 4	R	05/08/2024				4				4	4	0	None	No
	087100043	914 S FULGHAM ST	Singh Fulgham Apartments	SPR24103	5+	R	05/22/2024		12						12	12	0	None	No
	101041002	NOBLE, S SIDE BTWN VELIE & VISTA	Montelongo Multi-family	SPR24121	2 to 4	R	06/12/2024				4	ļ.			4	4	0	None	No
	094053022	103 NW 5TH AVE	NW 5th Ave Units	SPR24144	2 to 4	R	07/17/2024		2						2	2	0	None	No
97241003		1206 S SANTA FE ST	Habitat for Humanity Roundabout	SPR24157	SFD		08/07/2024	6							6	6		None	No
		SEDONA & SIDNEY, SEC ST	Carleton Acres Medium Density	TSM 5601	SFD	,	08/21/2024				50)			50			None	No
		1716 N CAIN ST	Jennings TSM	TSM 5603	SFD		09/18/2024						22		22	22		None	No
		2825 W CALDWELL AVE	Caldwell-County Center	LLA 2025-03	01 D	0	10/09/2024				4				4	4		SB 9 (2021) - Duplex in SF Zone	No
		1716 N CAIN ST	Jennings TPM	TPM 2024-11	0. 5	0	10/09/2024						1		1	1		None	No
		CAMERON & STONEBROOK, NWC	Packwood Creek Mixed Use	CUP 2024-02	5+	R	01/03/2024				276	5			276	276		None	No
		ENCINA, W SIDE BTWN SWEET & VINE	Harder TSM	TSM 5596		0	01/02/2024						8		8	8		None	No
		3436 E DOUGLAS AVE	Teakwood Estates TSM	TSM 5599	O. B		04/05/2024							35	35	35		None	No
		SHIRK & TULARE, SEC	Elliot TSM	TSM 5597	J	0	01/31/2024							224	224	224		None	No
	103330104	ROOSEVELT, 350' W OF SIMON	Roosevelt 4-lot map	TPM 2024-09	SFD	0	07/16/2024						4		4	4	0	None	No
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 Jurisdiction
 Visalia

 Reporting
 Year
 2024
 (Jan. 1 - Dec. 31)

 Planning
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Planning Period 6th Cycle 12/31/2023 - 12	12/31/2031			Table A2																				
	Project Identifier	-		Table A2 Annual Building Activity Report Summary - New Construction, Entitl t Types Affordability by Household	led, Permits and Completed Units I Incomes - Completed Entitlement			Affordability by Housel	nold Incomes - Buildi	ing Permits			Affordability by Household In	comes - Certificat	tes of Occupancy		Streamlining	Infill	Housing with Financial Assistanc and/or Deed Restrictions	Housing without Financial Assistance	Term of or Affordability or Dem	olished/Destroyed Units		Density Bonus Notes
	1 reet Address		Local Category risdiction acking ID (SFA,SFD,2 4,5+,ADU,N	Very Low- locome Deed Restricted Restricted Restricted Restricted Restricted	Moderate- d	9	Very Low- Income Deed Restricted Rest	y Low- Income lead Deed Restricted Restricted R	Low- Income Income Income Income Extricted Restricted	- Moderate- Income Non Deed Restricted 0 61 18	Building Permits Date Issued # of Units Issue Building Permit	Very Low- Income Deed Restricted	Very Low- Income Income Income Income Non Deed Deed Non Deed Searciced Restricted Restricted Searciced Restricted Searciced Searciced Restricted	- Moderate- Income Non Deed d Restricted	Above Moderate-Income Certification Date is	# of Units issued or other criticates of Occupanism or other titions) or other forms of readiness	91 7			Deed Restrictions 18 For units affordable without financial assistance or deed restrictions, explain he the locality determined units were affordable (see instructions)	Deed Restriction 19 Term of Affordability or O Deed Restriction operate (in preparat) of affordable in preparaty of affordable in preparaty or the complete of the complete	Demolished/ Applie of Demolished Destroyed (Percen	Density Bonus d to the Project tage Increase in lowable Units or ximum Allowable tital Gross Floor Area)	Number of Other Concessions. Concessions. Raivers, or Other Modifications receive a reduction receive a reduction receive a reduction receive a reduction of the receive a reduction of the receive a reduction of the receive a reduction receive a reduction receive a reduction of the receive a reduction of the receive a reduction of the receive a reduction receive a reduction of the receive a reduction of the receive a reduction receive a reduction of the receive a reduction receive a reduction of the receive a reduction of the receive a reduction of the receive a reduction receive a reduction of the receive a reduction receive a reduction of the receive a reduction receive receive a reduction receive rece
Summary Row. Start Data Entry Below 1190-9021 WALNUT & LINW 124010007 BEN MADDOX & 6 079071030 3525 N COURT S	WOOD, SEC Line & CALDWELL, SEC Care FST Ran	wood Apartment Complex SPR: neron Ranch Estates TSM TSM ncho Colegio SPR:	3164-1 5+ 8598 SFD 4016 5+	R 8 0	178	01/03/2024 01/24/2024 1	8 78 0 80					0					0 None 0 None 0 AB 2011 (2022)	Y	AHSC Other		55			55-year dead no for illinoidally credit credits, HDME, a
09402219 200 NW 1ST AVE 077190015 4324 W FERGUS			4027 2 to 4	R 4		05/01/2024	4 0 2					0					0 None 0 None							credix, HOME, a
123110026 2641 S BURKE S' 094130025 702 E ROOSEVEI 087100043 914 S FULGHAM	ST 284 VELT AVE Herr UM ST Sing	11 S Burke TPM TPM tea 4-Plex SPR: gh Fulghern Apartments SPR:	1024-06 SFD 4092 2 to 4 4103 5+	O R 4 R 12	2	04/03/2024 05/08/2024 05/22/2024	0 2 4 12					0 0 0					0 None 0 None None None							
101041002 NOBLE, S SIDE 8 094053022 103 NW 5THAVE 27241003 097241047 1206 S SANTA FE	VE NW		4121 2 to 4 4144 2 to 4 4157 SFD	R 4 R 2 R 6		08/12/2024 07/17/2024 08/07/2024	4 0 2 6					0 0 0					0 None 0 None 0 None 0 None	Y	AHSC Other		55			55-year dead red
077100088 SEDCNA & SIDN 098470001 1716 N CAIN ST 121451013 2825 W CALDWE	T Jens	leton Acres Medium Density TSM nings TSM TSM		0 50	22	0821/2024 0918/2024 1009/2024	0 50 22 0					0					0 None 0 None 0 SB 9 (2021) - Dunker							
1214-01013 325 W CALDWS 0984-10003 1716 N CAM ST 122230200 0 M NON W ST 0901101063 0 M NON W ST 102200001 3 M S D D D D D D D D D D D D D D D D D D	T Jens STONEBROOK, NWC Paci DE BTWN SWEET & VINE Here	rinos TPM TPM TPM CUP CUP der TSM TSM TSM	025-03 SFD 1024-11 SFD 1024-02 5+ 1596 SFD	O 9 276 O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1	10/09/2024	1 776 8					0 0					SB 9 (2011) - Duplex in SF 7-nee							
103260691 3436 E DOUGAS. 087010006 SHRK & TULARE 103330104 ROOSEVELT, 36 077660022 3730 HOUSTO 077660022 3837 W HOUSTO	RE	to TSM	1597 SFD 1024-09 SFD 171 5+ 172 5+	0 0 0 R	8 35 1 224 1 4	36727024 2 36727024 2 36267024	30 24 4 0 24 0 24				02/21/2024 02/21/2024	0 0 0 24 24					0 None 0 None 0 None 0 None 0 None							
977660222 3837 W HOUSTO 977660224 3741 W HOUSTO 977660222 3823 W HOUSTO 977660222 3723 W HOUSTO 977660224 3705 W HOUSTO 977660224 3705 W HOUSTO	TON AVE Dan TON AVE Dan TON AVE Dan	maree & Houston Apartments B240	125 5+ 127 5+ 128 5+	R R R R R R R R R R R R R R R R R R R			0 16 0 0	30 30 30 30 30	2		02/21/2024 02/21/2024 02/21/2024 02/21/2024	24 30 30 30 30 30					0 None 0 None 0 None 0 None 0 None 0 None							
077680024 3709 W HOUSTO 077680024 3747 W HOUSTO 101041015 440 S VELIE ST, 094041006 235 PEARL ST 094041006 231 PEARL ST	Pea	manes & Houston Apartments 8240 manes & Houston Apartments 8260 se Five-plax 8220 all Duplices 8220 scho Colegio 8241 scho Colegio 8241 scho Colegio 8241 scho Colegio 8241	511 2 to 4	R R R			0 0	30 30 2 2	5		02/21/2024 02/21/2024 04/22/2024 05/30/2024	30 5 2 2					0 None 0 None 0 None 0 None							
079071030 3510 N COURT S' 079071030 3530 N COURT S' 077241041 1402 S SANTA FE 027241041 1404 S SANTA FE 027241041 1406 S SANTA FE	FE ST, UNIT 101 Sant	incho Colegio 82.41 incho Colegio 82.24 incho Colegio 82.20 inchi Fe Duplex 82.20 ità Fe Duplex 82.20 ità Fe Duplex 82.20 ità Fe Duplex 82.20 ità Fe Duplex 82.20	N9 5+ 382 2 to 4	R R R R R R R R R R R R R R R R R R R			0 39 0 40 0 0		2 2 2		08/07/2024 08/07/2024 08/20/2024 08/20/2024 08/20/2024	40 40 2 2 2					0 AB 2011 (2022) 0 AB 2011 (2022) 0 None 0 None 0 None							
097241042 1412 S SANTA FE 097241042 1414 S SANTA FE	TE ST, OFFT TOT	ta Fe Duplex B226 at Four-plax B232	2 to 4 24 2 to 4	R R R R R R R R R R R R R R R R R R R			0 0		2 2 2 4		08/20/2024 08/20/2024 08/20/2024 09/17/2024	2 2 4 0	8		010420	24	0 None 0 None 0 None 0 None None 8 None							
907741042 1416 5 SAVIA.F.H. 308450508 2 1508 N.CO.M.F.S. 1508 N.CO.M.F.S. 3077750001 6864 V D.CE AVE 10130003 414.9 SUMMIT 31 707750001 44.9 SUMMIT 31 707750001 40.9 SUMMIT 31 707750001 40.9 SUMMIT 31 70735001 40.9 SUMMIT 31 70750002 40.9 SUMMIT 31 70750001 50.9 SUMMIT 31 70750001 50.9 SUMMIT 30 70750001 50.9 SUMMIT 31 70750001 50.9 SUMMIT 30 7075001 50.9	NE	& & Doe Apartments B198 & & Doe Apartments B198 od Ranch No. 3 B195 & & Doe Apartments B198 od Ranch No. 3 B195	127 5+ 1775 2 to 4 169 5+ 1773 2 to 4	R R R			0					0 0	8 8 4 12 12 4		01/04/20 01/03/20 01/18/20 01/19/20	24 24 24 24 24	8 None 4 None None None None None							
101360060 405 S SUMMIT ST 101360022 519 S SUMMIT ST	ST, UNIT 104 Wos	50 Nation No. 3 5135 51 at Fort Visalia 5214 od Ranch No. 3 5195 od Ranch No. 3 5195 od Ranch No. 3 5193	777 2 to 4 771 2 to 4	R R R R R R R R R R R R R R R R R R R			0 0 0					0 50 0 0	29 1 4 4 4 4 2 2		02/08/20 02/21/20 04/26/20 04/29/20 05/09/20	24	4 None None 4 None 4 None 2 None							
100140052 1257 S PINNCHAM 100140052 1253 S PINNCHAM 100140050 1227 S PINNCHAM 100140050 1227 S PINNCHAM 077080033 5202 W SEDONA	AM ST Fee	t Haven 8211 t Haven 8211 t Haven 8211 t Haven 8211 t Haven 8221	2 to 4 256 2 to 4 126 2 to 4 127 2 to 4	R R R R R R R R R R R R R R R R R R R			0					0 0 0	2 2 2 2 2 8		05/23/20 05/23/20 05/28/20 05/28/20 12/27/20	24 24 24	2 None 2 None 2 None 3 None 5 None							
077060033 5206 W SEDONA 077060033 5234 W SEDONA 077060033 5230 W SEDONA 077060033 5230 W SEDONA 080201003 1919 N GIDDING 093292004 1613 W BURREL	NA AVE Res NA AVE Res NA AVE Res	serve at Ritchie Ranch B223 serve at Ritchie Ranch B223 serve at Ritchie Ranch B223	132 5+ 133 5+ 134 5+ 546 ADU	R R			0 0 0	1			01/16/2024	0 0 0 1	5 5 5		12/27/20 12/27/20 12/27/20 05/28/20	24 24 24	8 None 8 None 8 None 1 0 None							
094160006 1029 E DOUGLAS 093262030 211 N PARK ST 094160005 1047 E DOUGLAS	T LAS AVE	B233 B234 B234 B240 B250	203 ADU 220 ADU 235 ADU	R R R R R R R R R R R R R R R R R R R			0 0 0	1	1 1	1	01/22/2024 01/25/2024 02/13/2024 03/13/2024 03/18/2024	1 1 1 1	1 1		09/06/20	24	1 0 None 1 None None 0 None 0 None 0 None							
097241036 1205 S LIBERTY: 094081011 111 GRAPE ST 097182002 1222 E FERMSTE 091182020 1616 N ENCINS A 073356030 3704 N CLAY ST	ST	8234 8240 8234 8240 8241	337 ADU	R R R			0	1	1		03/22/2024 04/12/2024 04/16/2024 05/01/2024	1 1 1 1	1 1 2		04/30/20 06/19/20 05/17/20 10/31/20	24 24 24 24	1 1 None 1 None 1 0 None 1 0 None 1 None							
100134005 2006 E FEEMSTE 087170077 4231 W JUDY AVI 087260033 1003 S NOYES C' 122022016 2814 S DAYTON 087300014 1921 S TEDDY SI	AVE CCT NNST FST	8241 8233 8240 8240 8240	884 ADU 889 ADU	R R R			0 0 0	1		1	05/03/2024 05/08/2024 05/13/2024 05/13/2024 06/13/2024	1 1 1 1	4	i	11/13/20 11/18/20	24 24	1 None 1 None 1 None 0 None 0 None							
087300014 1921 S TEDDY S1 087141034 3735 W PARADIS 097088015 505 S CHURCH S 090114003 1638 N OAK PAR 077270055 3749 W PROSPE 090040028 1379 N IRMA S1	PECT AVE. UNIT 102	8240 8241 8238 8240 8241 8241	210 ADU	R R R R R R R R R R R R R R R R R R R			0 0 0	1	1		06/19/2024 06/21/2024 06/25/2024 06/25/2024 06/25/2024 06/25/2024	1 1 1 1 1	1		10/17/20 10/10/20 11/108/20	24 24 24	1 None 0 None 0 O None 1 O None 1 O None							
098040028 1307 NIRAL ST 093123016 910 W ROOSEVE 129033055 2447 S LOCUST 1 093291011 20 N IMAL ST, 094973017 410 R ZND AVE 12215015 505 W ASHAMO 093291029 505 POLLARS		8240	314 ADU	R R R			0	1	1		07/29/2024 09/17/2024 09/18/2024 09/29/2024 09/24/2024 09/24/2024 09/27/2024	1 1 1					0 0 None 0 None 0 None 0 None							
093293008 321 SOULNER: 093293008 321 SOULNER: 123071011 2316 S COURT S 097024011 179 S COURT S 100710025 2612 E PASEO A'	r ST ST	8243	191 ADU	R R R			0 0 0		1 1	1	11/13/2024 11/14/2024 11/19/2024 11/21/2024	1 1 1					0 None 0 None 0 None 0 None 0 None							
093022005 829 N RIVISADE 121271004 2510 W MSSEN 071670036 4450 W LARK CT 127200033 3847 E COUNTRY 1003180089 1319 N VELIE CT	ON CT CT FRY AVE, UNIT 101	8243 8243 8243 8244 8244 8243	705 ADU 129 ADU 165 ADU 503 ADU ADU ADU	R R R R R R R R R R R R R R R R R R R			0 0 0	1	1	1	11/27/2024 12/03/2024 12/03/2024 12/10/2024 12/23/2024	1 1 1 1					0 None 0 None 0 None 0 None 0 None 0 None							
090043003 1233 W ROBIN AI 122163006 2708 S STEVENS 122072001 2350 S DOLLINES 097261012 1440 S GARDEN 093022006 825 N DIVISADES		8241 8223 8225 8230 8230	972 ADU 903 ADU 948 ADU 920 ADU	R R			0		1		12/23/2024 12/26/2024	0 0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		01/24/20 01/30/20 02/26/20	24 24 24	0 None 1 None 1 None 1 None 1 None 1 None							
121082007 2120 S SALLEE 5 09834008 2947 E GOSHEN 121382017 2546 W VICTOR I	E ST, UNIT 102 EN AVE IR CT, UNIT 101	8233 8225 8226 8233	191 ADU 113 ADU 171 ADU 185 ADU	R R R			0 0 0					0 0 0	1 1 1	1	03/18/20 03/20/20 03/25/20 04/17/20	24 24 24 24 24	1 None 1 None 1 None 1 None 1 None 1 None							
098115002 905 W MYRTLE A 132274007 3224 S COURT 023053001 1208 N PARK ST 094073017 414 NE 2MD AVE 089530034 3524 W ORIOLE .	ST VE LE AVE	8234 8220 8226 8221 8231	155 ADU 138 ADU 129 ADU 133 SFD 171 SFD	R R O O O O O O O O O O O O O O O O O O			0				01/12/2024 1 01/19/2024	0 0 1	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		04/26/20 05/13/20 07/17/20 1 09/11/20	24	1 0 None 1 1 None 0 None 0 None 1 None							
089540023 3627 W ORIOLE, 100 100 100 100 100 100 100 100 100 10	E AVE ER ST THEA AVE	8233 8226 8235	993 SFD 914 SFD 956 SFD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0			1	1 01/19/2024 1 02/20/2024	1 1 1		1	1 09/11/20 12/13/20 1 10/08/20	24	1 None 0 None 1 None 1 None 1 None 0 SB 9 (2021) - Reside	mial Lot Selie						
077470011 4611 W CECIL A	AVE	8240 8240 8231 8240	277 SFD 254 2 to 4 148 SFD 50 SFD 378 SFD 384 SFD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0				64:00044 64:00044 64:00044 65:00044 65:000044 65:000044 65:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044 66:000044	1 1 1					0 None 0 None 0 None 0 None							
101170031 3544 E HARVARD 101170031 1054106 1024 N RONO CT 10550006 1024 N RONO CT 1055006 1024 N RONO CT 10700009 4333 W OELAWA 127170009 3136 E BECH CT 10714005 11416 N BRIDGE 5 10714 N BRIDGE 5 1071	HCT F ST	82.22 82.41 82.41 82.41 82.41	129 SFD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0			1	1 07/11/2024 1 07/2024 1 08/08/2024 1 08/16/2024 08/22/2024	1 1 1			1 12/26/20	24	0 None None 1 None 0 None 0 None 0 None							
127410022 4303 S CHATHAN 127750097 3138 E BECHC' 101170014 1705 S CRIMAU 001133023 426 E SWEET CT 121410017 4301 S UNIVERSI 101390018 1031 N CTIPUIS C	MAMST HCT ALST CT RRITYST	8241 8242 8241 8242 8241	126 SFD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0				1 08/27/2024 1 09/17/2024 1 09/19/2024 1 09/25/2024 10/10/2024	1 1 1 1					0 None 0 None 0 None 0 None 0 None							
103380018 1041 N CITRUS C 121410019 4248 S CHATHAN 088170077 2032 E PERSHIN 077900003 4410 W DELAWIN 122133049 537 W WALNUT / 090700003 4410 W DELAWIN	S CT MAM ST MNG AVE WARE AVE	8243 8243 8243 8244 8214	886 SFD 382 SFD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0			1	11/04/2024 1 11/26/2024 1 12/09/2024	1 1 1					0 None 0 None 0 None 0 None 0 None							
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 Jurisdiction
 Visalia

 Reporting
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 2024
 (Jan. 1 - Dec. 31)

 Planning
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 6th Cycle
 12/31/2023 - 12/31/2031
 ANNUAL ELEMENT PROGRESS REPORT 2024 (Jan. 1 - Dec. 31) Housing Element Implementation | 1 | 00/20024 |
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 Jurisdiction
 Visalia

 Reporting
 2024
 (Jan. 1 - Dec. 31)

 Planning
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 12/31/2023 - 12/31/2031
 ANNUAL ELEMENT PROGRESS REPORT 2024 (Jan. 1 - Dec. 31) Housing Element Implementation Sequoia Bend Vista Del Sol Vista Del Sol Highland Park Estates Candelate II
Highland Park
Highland Park
Candelate II
River Island Ranch
Highland Park

Jurisdiction	Visalia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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

						Tab	Ia D							
					Pagional		ds Allocation	Drogross						
							ued by Afford							
			Burtanian .		remin	ieu Oilits iss	ded by Alloid	lability					1	
		1	Projection Period					2					3	4
	Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2023- 12/30/2023	ction od - 2023 2024 2025 2026 2027 2028 2029 2030 2031										Total Remaining RHNA by Income Level
	Deed Restricted	3,741	-	-	143	-	-	-	-	-	-	-	162	3,579
Very Low	Non-Deed Restricted Deed Restricted		4		15 156		-	-	-	-	-	-		
Low	Non-Deed Restricted	2,306	- 2		41		-	-	-	-	-	-	199	2,107
LOW	Deed Restricted		-	_	-	_	_	_	_	_	-	-		
Moderate	Non-Deed Restricted	1,321	63	-	61	-	-	-	-	-	-	-	124	1,197
Above Modera	ate	3,423	77	-	184	-	-	-	-	-	-	-	261	3,162
Total RHNA		10,791												
Total Units			146		600		-	-		-	-		746	10,045
	Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6	7
		Extremely low- Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low	v-Income Units*	1,871		-	2	-	-	-	-	-	-	-	2	1,869

^{*}Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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 only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

VLI Deed Restricted

VLI Non Deed Restricted

Jurisdiction	Visalia	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

								Table C									
					Sites Ide	ntified or Rezo	oned to Accom	modate Shor	fall Housing	Need and No I	Net-Loss Law						
	Project Iden	tifier		Date of Rezone	RHNA S	hortfall by Hous	sehold Income (Category	Rezone Type				Si	tes Description	ı		
	1			2		;	3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low- Income	Low-Income	Moderate- Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: S	Start Data Entry Below				157	157	304	1344							1913		
78-010-025-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024			12	50	Shortfall of Sites	17.65	RLD	R-1-5		35	50	Vacant	Vac
78-010-028-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024			12	50	Shortfall of Sites	20.87	RLD/RMD	R-1-5/R-M-2		35	50	Vacant	Vac
78-010-029-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024			15	50	Shortfall of Sites	38.66	RMD	R-M-2		35	50	Vacant	Va
78-110-022-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024			12	17	Shortfall of Sites	7.96	PR/RMD	QP/R-M-2		35	49	Vacant	Va
78-110-023-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024			12	17	Shortfall of Sites	7.86	RLD/RMD	R-1-5/R-M-2		35	48	Vacant	Va
77-050-019-000	N Demaree Rd & W River way	Crandell / Belissa		12/16/2024	42	42	75	159	Shortfall of Sites	41.87	RLD/RMD	R-1-5/R-M-2		35	239	Non-Vacant	Agricultural/open so
77-050-018-000	N Demaree Rd & W River way	Crandell / Belissa		12/16/2024	42	42	75		Shortfall of Sites	16.48	RHD	R-M-3		35	239	Non-Vacant	Agricultural/open sp
19-022-041-000	S Shirk Rd & W Wagner Ave	Barr & Wood		12/16/2024				139	Shortfall of Sites	69.35	RVLD	R-1-20		35	139	Non-Vacant	Agricultural/open sp
81-030-036-000	Road 88 & Goshen Ave	Shepherds Ranch II		12/16/2024				200	Shortfall of Sites	40.77	PR/RLD	QP/R-1-5		35	150	Non-Vacant	Agricultural/open sp
77-100-108-000	W Riggin Rd & Road 92	Carleton Acres		12/16/2024	73	73	91	388	Shortfall of Sites	156	RLD/RMD/RHD	R-1-5/R-M-2/R-M-		35	625	Vacant	Va
27-030-038-000	Cherry Ave & S McAuliff St	Pearl Woods		12/16/2024				274	Shortfall of Sites	67.49	PR/RLD	QP/R-1-5		35	274	Non-Vacant	Agricultural/open sp

Jurisdiction	Visalia	
Reporting Year	2024	(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	Very low income: 3,741 units Low income: 2,306 units Moderate income 1,321 units	Amend zoning: within two years of the adoption deadline Monitor: annually	A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2024. While there were General Plan Amendment and Change of Zone entitlements processed in 2024, none resulted in a reduction of land designations for these income categories. The City passed Zoning Text Amendment No. 2024-05 on December 16, 2024 per City Council Ordinance No. 2024-17, to allow affordable residential development by-right on sites specified in Table 63 in accordance with Government Code Section 65583.2, subdivision (c).
HE Program 1.2 Contact with City	No net loss of land designated for moderate, low-, very low-, and extremely low-income categories.		
HE Program 1.2 Contact with City Officials	Conduct one discussion session by the Building Advisory Committee (BAC)	Annually	There were no meetings of the Building Advisory Committee held in 2024. Members have termed out and the committee will need to be rebuilt. A meeting is anticipated in
	Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission; in 2027, complete a mid-term evaluation of the cumulative impacts of the CUP process on multi-family development and revise the Zoning Ordinance to remove constraints. Adopt objective design standards for multi- family residential development by 2026	Report to PC: Annually Mid-term Evaluation: 2028 Adopt objective standards and ministerial review for large lot multi-family projects: by 2026	During 2024, the Planning Commission considered one multi-family residential development project (Conditional Use Permit or CUP) that exceeded 80 units and was part of a mixed use development. These units would be market rate units. The CUP considered by the Commission within three months of being filed. A report for the 2024 year is anticipated to be presented to the Commission in April 2025. Objective design standards for multi-family development have not yet been initiated; however, objective design standards for single-family residential have been in progress and have had one public hearing, with expected completion date in April 2025. Zoning Ordinance Amendment for large multi-family developments has not yet been initiated.

HE Program 1.4 Housing Education	one subject public meeting or stakeholder group seminar per year, targeting higher resource areas with a goal of engaging 100 households annually. Identify and engage local community organizations to discuss opportunities to increase engagement and education by 2025 with a goal of completing two engagement events/projects in partnership with these groups by 2027. Develop an outreach strategy based on community feedback by 2026 with a goal of engaging 10 percent of households in the city during the planning period. Following implementation of the strategy, complete an annual review the City's outreach methods. Engage stakeholders and conduct a citywide resident survey in 2027 to obtain feedback about City outreach methods, prioritizing feedback from underrepresented residents. Revise the outreach strategy to respond to prove apportunities and to remove ineffective.	objectives	
HE Program 1.5 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 the 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.	Establish tracking system: 2024 Monitoring: continuously Reporting: Annually	The City continues to utilize its electronic permitting software (Accela) to track the progress and length of time for building permit processing against established goals, striving to establish industry leading review times, while continuing to monitor the efficiency for various permit types to improve further. In 2024, the Community Development Department maintained its annual efforts of meeting timelines, resulting in the City having 0 over-target permits for the year. The City also uses an Excel spreadsheet to maintain a listing of all open entitlements, which tracks date submitted, date of public hearing / approval, and the resulting time to process entitlement requests

HE Program 1.6: City-owned Sites/Surplus Land Act	immediately to identify opportunities and potential incentives. Assess City-owned sites to determine most efficient use for affordable housing development within the first year following adoption. By 2026, implement an action plan to sell, or release an RFP to develop, City-owned land for affordable housing development based on the findings of the sites assessments and engagement with developers. By 2026, adopt incentives for affordable housing on City-owned sites based on engagement with the development community. Target Exclusive Negotiating Agreement in 2026. Target land use entitlements issuance in 2027 or 2028 and building permits in 2029. Through this program, encourage the		In 2024, the City assessed the viability of housing on its six sites currently listed as surplus. All sites are designated for commercial or quasi-public use. Three sites are planned for use as City corp yard, public parking, and future city hall. Three other sites have commercial and some housing potential. The City will explore declaring other city-owned sites as surplus with the goal to be repurposed as housing. No work on action plan initiated yet.
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HE Program 1.7 Annexations to Accommodate Future Housing Needs	Annex area associated with annexation sites 1-6 listed on Table 69 into the city to facilitate the development of 314 lower-, 304 moderate-, and 1,344 above moderate-income units. Adopt additional incentives to promote affordability on annexation sites with potential lower-income capacity, including annexation sites 2 (Crandell/Belissa) and 5 (Carleton Acres). In 2027, evaluate progress toward completion in the planning period, and in the event that the annexations are not complete or parcels have been deemed infeasible, identify and rezone alternative sites to accommodate the RHNA by 2029.	a) Complete b) Complete c) 2024 d) 2024 e) 2024-2027 Amend zoning code: within three years of the adoption deadline. Study infrastructure needs: 2024-2025 Pursue funding for infrastructure improvements: annually	a) The City Council approved the initiation of site 2 (Crandell / Belissa) on December 18, 2023, Per City Council Resolution 2023-60. b) LAFCO approved the annexation of site 1 (Pratt Family Ranch) and site 5 (Carleton Acres) both on December 6, 2023, both of which had their certificates of completion recorded on January 26, 2024. LAFCO approved the annexation of site 2 (Crandell / Belissa) on March 6, 2024, which had its certificate of completion recorded on June 11, 2024. c) For site 1, a Lot Line Adjustment has not been filed to date; however, a Lot Line Adjustment will not be necessary for this site since the recordation of final parcel maps for multiple phases of this project will result in the creation of lots that can immediately facilitate development in accordance with approved entitlements. For site 2, a Lot Line Adjustment has not been filed to date; however, a Lot Line Adjustment will not be necessary for this site since the recordation of final parcel maps for multiple phases of this project will result in the creation of lots that can immediately facilitate development in accordance with approved entitlements. See item e for additional details. d) For site 4, the review of a final parcel map for Shepherds Ranch (re. Tentative Parcel Map 2022-03) is currently on file and in progress; Recordation is anticipated by end of 2024 or early 2025. For site 5, the review of a final parcel map for Carleton Acres (re. Tentative Parcel Map 2023-04) was competed and approved by the City Council on October 7, 2024. For site 6, the review of a final parcel map for Pearl Woods (re. Tentative Parcel Map 2023-07) is currently on file and in progress; Recordation is anticipated by end of 2024 or early 2025. e) At the end of 2024, all sites had one or more final subdivision maps submitted to the City for review. No final subdivision maps recorded in 2024.
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.	Inventory: 2024 Updated: Annually	The infill site inventory is maintained (updated in January 2024) 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	40 units of residential converted from commercial space, or two new multi-family residential project per year targeting downtown Visalia.	20 units by 2027 20 units by 2031	In 2024 there were no projects involving new or conversion of existing space toward residential uses in the downtown.
HE Program 2.3 Infrastructure Funding Program	Identify funding opportunities annually. Engage local non-profit agencies to explore opportunities annually. Apply for at least one qualifying grant during the planning period.	Apply for funding: as	In 2024 the City applied for five grants related to infrastructure projects through the Congestion Management Program and the Active Transportation Program. Four projects were awarded. Two of the grants will assist with installing bike lane and traffic calming measures surrounding the Highland Elementary School (located in Tract 11) and a Class IV lane, gap completion, and beautification improvements along the Santa Fe Street corridor (located within and connecting all three Tracts).
HE Program 2.4 Mixed Use Development	At least one qualifying project per year with a goal of facilitating the development of 40 units on mixed use sites. Facilitate mixed use development in walkable areas of central and downtown Visalia including census tracts 10.04, 11, 12, 17.01, 18, 20.02, and 20.08.	One project annually	In 2024 the City reviewed one conceptual development as SPR24041-1 for mixed use development with one dwelling unit on a 0.34 acre parcel in Census Tract 11. The project was granted a Variance for setbacks on 7/22/2024 and may proceed to building permit. Outside of the census tracts, the City approved a Conditional Use Permit for a 15.55-acre site with commercial uses and a 276-unit multi-family development.

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. Complete a mid-term evaluation of the Affordable Housing Infill Incentive Program in 2026; establish additional incentives based on the conclusions of this evaluation in 2027.	Report: annually Monitor progress: annually Implement additional incentives, if needed: 2028	In 2024, there have been no developments that have met the requirements and/or utilized the incentive of the fee reduction.
HE Program 2.6 Nonvacant Sites	Continue to implement the Affordable Housing Infill Incentive Program with a goal Adopt incentives to encourage the development of new or more intense uses on nonvacant sites identified as lower-income capacity to meet the RHNA. Encourage the construction of 2,682 new lower-income units on 65 sites, as identified in Tables 65, 66, 67, and 68.	Adopt incentives: 2026 Engage property owners: within six months of adoption	Adoption of incentives has not yet been initiated.
HE Program 2.7 Missing Middle	in Tables 65, 66, 67, and 68. Evaluate development standards within the zoning code in 2025. To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of ten missing middle housing developments between two and 8 units annually. Identify vacant sites with potential for missing middle housing development by 2025; engage property owners annually, with a goal of engaging 25 property owners each year. To enhance housing mobility, encourage the development of 200 moderate-income	Evaluate and revise zoning: 2024-2025	In 2024 the City developed and circulated a public review draft set of objective design standards for single-family residential. One public hearing was held in 2025, with expected completion date in April 2025. The process has involved meeting with local developers to identify and define streamlined design standards for residential development. City will continue in 2025 to meet with local developers and other stakeholders to specifically identify incentives that can result in increased density on infill sites. The following five APNs were issued permits in 2024 for missing middle housing types in infill locations: 097241041 (6 units); 097241042 (6 units); 101041015 (5 units); 094041006 (4 units);
HE Program 3.1 Legislative Relief	N/A	Annually, as needed	The City Council has adopted positions related to State legislation and Federal legislation, related to the promotion of the development of affordable, sustainable, an accessible housing, and the promotion of funding towards grants and housing.

HE Program 3.2 Multiple Family Developments	objective design standards for multi-family residential development by 2026 and amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026. Identify and adopt incentives for multifamily development in higher resource areas, potentially including additional lot coverage or an expedited process or reduced fees related to rezoning by 2027. Facilitate the development of 800 multi-family units (40 extremely low, 80 very low, 120 low, and 160 moderate, and 400 above moderate) over the planning period, targeting 50 percent in higher resource areas. Publish a Housing Development Toolkit on City's website by December 2026.	Publicize incentives: 2024 Adopt objective design standards: by 2026 Identify and evaluate additional incentives: 2026 Adopt new incentives, as necessary: 2027	The City has created and posted an updated statement describing existing incentives for multiple family developments. The statement is available as a published document at City Hall and maintained on the website https://www.visalia.city/depts/community_development/planning/planning_information/d efault.asp (link titled "Incentives for Developing Affordable Dwelling Units"). In 2024, building permits were issued for two separate multi-family developments Demaree-Houston Apartments and Rancho Colegio Apartments) totaling 302 deed-restricted affordable units in extremely/very low and low income categories. Of these, 222 units will be located in a Highest Resource Area tract as identified on Figure 55 of the Housing Element.
HE Program 3.3 First-Time Homebuyer Program		Continuously throughout the planning period Engagement events: every two years	In 2024, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops to assist in securing homeownership. Partner organization Habitat for Humanity offered homebuyer assistance.
HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits	these areas in the planning period. Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low-income tax credit funded project with the goal of assisting 20 low- and moderate-income homebuyers during the planning period. Publicize information on resources and programs for homebuyers on the City's website, with annual updates.	Continuously throughout the planning period Create resource inventory: 2024 Update inventory: annually	In 2024 the City began working together with the San Joaquin Valley Housing Collaborative to prepare materials that include a listing and summary of affordable housing funding programs. A draft deliverable was completed in late 2024. This information is being finalized and is expected to be published on the City's website in early 2025. The two affordable deed-restricted multi family developments issued building permits in 2024 were both awarded 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.	Annually	In 2024, affordable housing borrowers were notified of CDBG funded owner occupied single-family and mobile home repair programs at no cost to the homeowner.

HE Program 3.6 Section 8 Housing Assistance Program	In coordination with the Kings/Tulare Homeless Alliance facilitate at least one workshop and/or education campaign for property owners and managers per year, potentially partnering with non-profit organizations and real estate professionals and organizations to reduce income		In 2024, the city provided 56 emergency on-time rental assistance to low-income families to prevent homelessness. The Housing Authority continues to oversee approximately 2,850 housing choice vouchers, 179 public housing units, and 764 affordable housing units in 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	Annually	The City conducted four public hearings and six 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	At least bi-annually with a goal of annually	In 2024, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops.
HE Program 3.9 Agency Coordination	Solicit information from agencies annually. Provide information on a recurring basis.	Annually	The City works closely with Tulare County Association of Realtors and the Home Building Industry Association (BIA) and regularly informing real estate organizations of the city's need for lower income housing sites and incentive programs available to encourage the creation of such housing.
HE Program 3.10 Availability of Funding	Complete five applications under this program per year, with a target of obtaining/providing \$250,000 in support of affordable housing in high resource areas and \$750,000 for improvement or rehabilitation projects in areas of high	Annually	The City receives annual federal CDBG and HOME funding from HUD and state PLHA annual funding for HCD. In 2024, the city submitted three applications of state Encampment Resolution Funding (ERF), and received two ERF awards.
HE Program 3.11 City Incentive for Affordable Housing	Annually identity and engage non- governmental affordable housing providers to evaluate City-owned parcels and discuss opportunities for land purchases. By 2026, collaborate with providers to identify incentives to encourage 100 percent affordable development in higher resource areas and areas of concentrated affluence; adopt incentives in 2026. Facilitate the development 100 percent affordable multifamily housing projects in high and highest resource areas within a quarter mile of a transit stop in the planning period, with a goal of facilitating at least two such developments with 400 total lower income units		In 2024, the city provided incentives to encourage affordable housing production by offering deferred financing to decrease the total cost of housing production.

	Review fee structure every three years, with		No review of fee structure was completed in 2024.
HE Program 3.12 Development Fee Reduction/Deferment for	a goal of supporting the development of 100 ADUs during the planning period.	Review fee structure: every three years	Permits for 36 ADUs were issued in 2024, which is a 64% increase from the 22 ADUs issued in 2023.
ADUs	Monitor ADU development and adopt additional financial incentives by 2028 if ADU production trends show development	Adopt additional incentives, as necessary: 2028	
	of less than 10 ADUs per year. Identify potential sites and engage local		The City approved the sale of City-owned land at low-cost to Habitat for Humanity for
	agencies annually, with a goal of supporting the completion of 50 units in higher		the development of six homes to be sold to first-time homebuyer veterans.
	resource areas, areas with moderate and high median incomes, and areas of		
HE Program 3.13 Non-Profit Housing Development	concentrated affluence.	Annually	
Corporations	To increase housing mobility, provide assistance through partnerships with non-profit agencies that will benefit 20 first-time lower-income home buyers over the next eight years targeting higher resource areas and areas of concentrated affluence.		
THE Program 3 14 Land Banking	Participate in at least one land banking project during the current reporting period.	Continuously throughout the planning period	The City does not use funding to landbank. However, Council approved the sale of Cityowned land to be purchased by Habitat for Humanity for the development of 6 tiny homes to be sold to low-income veterans.
	Conduct annual (eight total) educational workshops, advertising campaigns, or outreach events to inform and promote		Permits for 36 ADUs were issued in 2024, which is a 64% increase from the 22 ADUs issued in 2023.
	ADU development in the city to residents, with at least six targeted to residents and		In 2024 the City's ADU website was updated to reflect current information, including the benefits of ADUs. The website is located at
	developers in high and highest resource areas by the end of the planning period.	Annually	https://www.visalia.city/depts/community_development/planning/accessory_dwelling_units.asp.
HE Program 3.15 Promoting Accessory Dwelling Units	Engage local developers annually.	Mid-term evaluation: 2027	In 2024 the City participated in two multi-day events (Home Show Expositions in February and October) that promoted ADU development in the City, particularly the
	Complete a mid-term evaluation and adopt additional incentives as necessary.		permit-ready ADUs. The events are open to persons City-wide and tend to draw persons from higher resource areas.
	In combination with Program 3.12, facilitate the development of at least ten accessory dwelling units per year and a total of 100 units over the next eight years		In 2024, three emails were sent out (in August, November, and December) to an email list of interested persons to invite public comment on the City's update of its ADU ordinance, and social media was used in September to encourage comments on the
Projects Fligible for Conversion	Achieve 100 percent contact with all subject	Immediately upon identification	In 2024, the City has continued to monitor properties on an annual basis and has not found any properties at-risk of converting to market rate. It was found no affordable properties were converted to market rate.

	IDu 2005 adopt incontinue to ansering as the	T	T
	By 2025, adopt incentives to encourage the		In 2024 the City approved an entitlement (CUP No. 2024-02) for 276 units on a 15-acre
	development of large RHNA sites (over 10		mixed use site. This site is listed as RHNA site #101.
	acres) potentially including, but not limited		
	to, expedited approval of lot splits or		
	creation of new parcels; waiving of the		
	public hearing requirement related to parcel		
	maps; waiving of the public hearing		
	requirement related to approval of large		
	multifamily uses (provided the project is		
	affordable by deed-restriction), additional		
	density bonus, lot coverage, or allowable		
	height; and fee waivers, reductions, or		
	deferral.		
	deferral.		
	In 2027, complete a mid avala ravious of		
HE Program 3.17 Planning for	In 2027, complete a mid-cycle review of	Annually	
Large Sites	development activity related to large RHNA	Annually	
	sites and revise RHNA calculations,		
	potentially including identifying additional		
	sites with appropriate zoning (by 2029), if		
	the sites are found to be infeasible for		
	development in the planning period.		
	Entitle an average of one project on a		
	RHNA listed large site (10 acres or more)		
	per year.		
	Facilitate the development of 1,964 units on		
	large sites, including 1,120 lower-, 333		
	moderate-, and 511 above moderate-		
	income units with a goal of 75 percent in		
	high and highest resource areas.		
	Annually pursue State and Federal funds to	Dureue funding: enguelly and	In 2024, the City applied and was awarded \$1.5 million towards the development and
HE Program 3.18 Targeting	increase the supply of housing affordable to	Pursue funding: annually and	operation of Majestic Gardens a permanent supportive housing project for extremely-
extremely Low-Income	extreme low-income households with a goal	as opportunities arise	low-income families at or below 30% of the area median income.
Developments	of supporting development of 100 extremely]. , , , , , , , , , , , , , , , , , , ,	
•	low-income units during the planning	Adopt incentives: by 2026	
	Identify all projects meeting the criteria for		Capacity and infrastructure are sufficient for all anticipated growth, including affordable
HE Program 3.19 Provide Priority	affordable housing and ensure their first	Identify projects: As	housing.
Sewer Service for Affordable	priority status to connect to the City sanitary		
lousing Projects	sewer system.		
	In combination with Program 3.3,		In 2024, partner organization Habitat for Humanity provided first-time homebuyer
	participate in at least one education		assistance and homebuyer education with the use of CalHome funds. The City also
	seminar per year, particularly targeting		promoted Self-Help Enterprises and CSET's homebuyer education services on the City
	lower resource areas.		website.
			WODONO.
	Partner with non-profit organizations to		
IE Program 4.1 Homebuyer	increase participation in homeownership		
ducation Program Outreach	education and outreach programs by	Annully	
addation i logiam outleach	minority and/or low and moderate-income		
	1 · · · · · · · · · · · · · · · · · · ·		
	residents by 25 percent. Self-Help		
	Enterprises is a provider of homeownership		
	education and will report on the number of		
	Visalia residents that receive		
	homeownership education. Visalia has an		

HE Program 4.2 Foreclosure	Verify that the correct and up to date	Annually	Foreclosure prevention and services offered by HUD-approved housing counseling
Prevention Resources	information is posted to City website and updated on at least an annual basis.	Annually	agencies are posted on the City website. The City also refers people to CSET and Self Help Enterprises for services.
	Secure properties subject to the emergency		In 2024 the City responded to 162 substandard housing complaints; 132 of those
HE Program 4.3 Nuisance	nuisance abatement within 72 hours of	Annually	complaints have been corrected; the remaining 30 cases are in the process of
Abatement in Impacted	appraisal and establish a tracking system		correction. Of the 162 properties, the City boarded 10 of them. The City's goal has
Neighborhoods	for managing nuisance abatement cases	Secure properties: within 72	been to secure properties within 24 hours of appraisal, well in excess of the 72 hour
	and report activity in the Annual Report.	hours of appraisal	lobiective.
	Annually pursue State and Federal funds		In 2024, the City did not acquire any foreclosed properties since it did not have NSP
	when available.		program funding for this program.
HE Program 4.4 Foreclosure			
Acquisition		Annually	
acquisition	partners annually.		
	Investigate funding sources annually.		
	Participate in at least two legislative		The City Council has adopted positions related to State legislation and Federal
	initiatives per year.		, ,
	I I I I I I I I I I I I I I I I I I I		legislation, related to the promotion of the development of affordable, sustainable, and
HE Program 5.1 Legislative	Engage the League of California Cities to	Twice annually	accessible housing, and the promotion of funding towards grants and housing.
Awareness	discuss emerging legislative proposals,	I wide airidally	
	collective response, and lobbying efforts		
	, , , , , , , , , , , , , , , , , , , ,		
	related to special needs housing. Annually allocate funding to provide		In 2024 the City reviewed the various zone designations and evaluated each of their
	assistance and supportive services with a		l =
	goal of providing \$50,000 each year.		abilities to meet amenities and services identified in state law (AB 2339). The most
	gear or providing quotient years		recent point in time count was also reviewed. Results were discussed among City staf
	Engage non-profit agencies and the		Ordinance to be updated in 2025.
	Continuum of Care to discuss opportunities,	Allocation funding: Annually	Un 2004 the City provided \$440,000 in DLLIA funda for a Concept Empression Law
	constraints, and potential partnerships at	,gg.	In 2024, the City provided \$118,000 in PLHA funds for a Seasonal Emergency Low-
	least twice per year.	Engage agencies: twice per	Barrier Shelter (Warming Center), and \$125,000 in CDBG funds for a transitional
	load moo por your	year	bridge housing project called Eden House for people experiencing homelessness. The
HE Program 5.2 Homeless Shelter	In 2024, identify candidate zones	, ca.	City also provided an additional \$1,950,182 in PLHA funds, \$200,000 in Successor
Program	appropriate for emergency shelters in	lalantifu -anaa annuanuiata fau	Housing funds, and \$3,628,371 in ERF funds for the development of a 100-bed Low-
		naeniny zones annionnaie ior	
		Identify zones appropriate for emergency shelters: 2024	Barrier Navigation Center.
	compliance with AB 2339; complete	emergency shelters: 2024	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure	emergency shelters: 2024	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need	emergency shelters: 2024 Amend Zoning Code: by	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time	emergency shelters: 2024	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need	emergency shelters: 2024 Amend Zoning Code: by	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time	emergency shelters: 2024 Amend Zoning Code: by	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow	emergency shelters: 2024 Amend Zoning Code: by	Barrier Navigation Center.
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow	emergency shelters: 2024 Amend Zoning Code: by	
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025	The City maintains public information on reasonable accommodation for disabled
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City offices and on City website.	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City offices and on City website. Provide information to local non-profit	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and annually thereafter	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The City provided this information to local non-profit developers and agencies and engaged
HE Program 5.3 Reasonable	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City offices and on City website. Provide information to local non-profit developers and agencies and non-profits	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and annually thereafter Disseminate information:	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The
HE Program 5.3 Reasonable Accommodation	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City offices and on City website. Provide information to local non-profit	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and annually thereafter	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The City provided this information to local non-profit developers and agencies and engaged
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AR Maintain an updated brochure at City offices and on City website. Provide information to local non-profit developers and agencies and non-profits immediately.	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and annually thereafter Disseminate information: immediately	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The City provided this information to local non-profit developers and agencies and engaged
	compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB Maintain an updated brochure at City offices and on City website. Provide information to local non-profit developers and agencies and non-profits immediately. Engage local agencies providing special	emergency shelters: 2024 Amend Zoning Code: by December 15, 2025 Update brochure: 2024 and annually thereafter Disseminate information:	The City maintains public information on reasonable accommodation for disabled persons and provides that information on the City's website accessible at https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp. The City provided this information to local non-profit developers and agencies and engaged

HE Program 5.4 Senior Rental Housing	Identify and publicize available incentives in 2024. Engage developers and local non-profit agencies providing housing for seniors to discuss housing needs and identify additional constraints to senior housing in 2026. Facilitate the construction of at least 20 very low-income and 20 low-income senior units		The City has created and posted an updated statement describing existing incentives for senior rental housing units. The statement is available as a published document at City Hall and maintained on the website https://www.visalia.city/depts/community_development/planning/planning_information/d efault.asp (link titled "Incentives for Developing Affordable Dwelling Units"). In 2024 no building permits were issued for senior rental units.
HE Program 5.5 Rehabilitation Assistance for Senior & Disabled Homeowners	low-income and 20 low-income senior units Provide assistance that will benefit 10 households per year over the next eight years. Track assistance accomplishments and include in the Annual Report. Publicize available programs on the City website and disseminate it directly to local churches and agencies providing services to special needs housing populations.	Annually	In 2024, the city assisted two (2) senior and/or disabled low-income owner occupants with necessary mobile home repairs.
HE Program 5.6 Large Families	Develop incentives and mitigations to constraints by the end of 2024. Hold an annual workshop with developers and provide education about technical assistance and incentives for larger rental units, with a goal of supporting the development of an average of 40 large units per year (20 very low- and 20 low-income units [320 total units]) over the	Annually	The City has created and posted an updated statement describing existing incentives for housing units for large families. The statement is available as a published document at City Hall and maintained on the website https://www.visalia.city/depts/community_development/planning/planning_information/d efault.asp (link titled "Incentives for Developing Affordable Dwelling Units"). In 2024, the City awarded \$1.3 million in HOME funds with a deed restriction for the development of Rancho Colegio an 80-unit affordable rental multi-family complex with one, two, and three-bedroom units, for very-low and extremely low-income families.
HE Program 5.7 Housing for Persons with Developmental Disabilities	income units [320 total units]) over the Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities with a goal of obtaining \$1,000,000 over the planning period. Explore and evaluate models in 2025. Adopt a policy to facilitate/incentivize development of housing for persons with developmental disabilities in 2026. Facilitate the construction of 30 units for persons with developmental disabilities in the planning period.	Annually Explore models: 2025 Adopt policy: 2026	In 2024, the City was awarded \$13.8 million in state Homekey funds and \$1.5 million in Encampment Resolution Funds (ERF) towards the development and operation of Majestic Gardens a 42-unit permanent supportive housing project for extremely-low-income families at or below 30% of the area median income. 5 units are fully accessible for those with developmental disabilities. The City approved Rancho Colegio that will include 12 fully accessible units for those with disabilities. The Demaree Apartments will have 35 fully accessible units, 23 sensory units, and 14 ADA adaptable units.
HE Program 5.8 Municipal Code Updates	To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to	Within two years of adoption of the Housing Element ADUs in all zones allowing residential uses: implement immediately; adopt by December 31, 2024.	The City passed Zoning Text Amendment No. 2024-05 on December 16, 2024 per City Council Ordinance No. 2024-17, to clarify in the Zoning Ordinance table of allowed uses that ADUs are allowed by right in all zones allowing residential uses.

	By 2026, prepare a report on potential strategies to encourage development of affordable, accessible housing units for households with special housing needs, including but not limited to cost incentive programs, permit streamlining, and permit		In 2024, the City engaged with qualified housing developers Self-Help Enterprises, Housing Authority, RH Community Builders, and Habitat for Humanity to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities in RCAA's.
	and developer fee waivers and maintain a list of possible sources of funding to support incentive programs. Adopt an incentive program based on the results of the report by August 2026 and implement immediately.		 In 2024, the City awarded two contract agreements in response to RFP's for the use of HOME, HOME-ARP, and Successor Housing funds for the development of affordable housing. The City held an annual meeting with developers to inquire about upcoming projects and identify affordable housing developments that may need local funding or loan/grant preparation assistance. Additionally, the City released a NOFA for CDBG funds to administer housing rehabilitation programs. In 2024, held several workshops to expand awareness and made information available on the City website:
HE Program 5.9 Special Needs Housing Outreach and Incentives	Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually	Various, see specific actions and objectives	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp In 2024, the City monitored and supported the development of housing for farmworkers through coordination with Self-Help Enterprises. In 2024, the City approved HOME funds for the development of a farmworker housing project that will include 20-units of farmworker housing units that include one,
	Conduct eight educational workshops, campaigns, or outreach events to expand awareness of services and programs for persons with disabilities by the end of the planning period.		two, and three bedroom units in a lower-density higher income area.
	Update the City's website by January 2025. Provide technical assistance and/or financial support for the development or rehabilitation of 24 affordable housing units		
	for farmworkers by December 2031. The City is currently partnering with Self-Help		
	Coordinate with regional agencies annually. Provide technical assistance to all applicants proposing farmwork housing.		The City awarded \$1.3 million in HOME funds to Self-Help Enterprises for the development of Rancho Colegio an 80-unit affordable multifamily complex. Rancho Colegio will have a minimum of 20 farmworker units that include one, two, and three bedrooms.
HE Program 5.10	 Create partnerships to pursue funding, as opportunities arise, with a goal of applying for four grants in support of farmworker or lower income employee housing projects in the planning period. 	Various, see specific actions	
Employee/Farmworker Housing	By 2027, establish a program to provide assistance to projects that address substandard farmworker housing, with a goal of assisting 20 households/units in the	and objectives	
	planning period. Through these actions, encourage the development of 200 units of farmworker/employee housing during the planning period; provide assistance to assist in the rehabilitation of 20 farmworker.		

HE Program 5.11 Permit Streamlining Act	Adopt a policy to ensure compliance with State law.	Within one year of adoption of the Housing Element	The City passed Zoning Text Amendment No. 2024-05 on December 16, 2024 per City Council Ordinance No. 2024-17, to adopt a policy ensuring compliance with the Permit Streamlining Act and timing requirements of the California Environmental Quality Act.
HE Program 6.1 Housing Rehabilitation Program	Assist 50 lower-income homeowners during the course of the current reporting period targeting 75 percent in areas of high segregation and poverty. Pursue new funding sources annually. Disseminate information on the Housing Rehabilitation Program to local churches, social organizations, and non-profit	Annually	In 2024, the City provided 3 single-family homes and 2 mobile homes with owner occupied housing rehabilitation.
	agencies with a goal of providing one informational campaign targeted to areas of high segregation and poverty each year. Assist 20 lower-income owners of rental		Colf Holp Enterprise a provide a reptal rababilitation, which the City own arts through
HE Program 6.2 Low-Income Rental Rehabilitation Program	properties with forgivable loans over the next eight years, targeting 75 percent in areas of high segregation and poverty. Adopt a policy to prioritize or provide further support to areas of high segregation and poverty by 2026.	Annually Adopt policy: 2026	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 2024.
HE Program 6.3 Emergency Repairs Program	Assist 40 lower- and moderate-income homeowners over the next eight years targeting 75 percent in areas of high segregation and poverty. Distribute information annually. Hold engagement events annually in areas of high segregation and poverty.	Annually	The City utilized CDBG funds to Habitat for Humanity to administer a Emergency Repair & Accessibility Repair Program (ERAP) and Self-Help Enterprises (SHE) to administer a Senior Mobile Home Repair Program (SMHRP). Habitat assisted 3 single-family homes with emergency minor home repairs including addressing housing code violations. SHE assisted 2 mobile homes with essential mobile home repairs.
HE Program 6.4 Enforcement of Housing and Building Codes	Complete 200 residential inspections per year in response to substandard building or living condition referrals.	Annually	In 2024, Neighborhood Preservation responded to 162 substandard housing complaints, which is up from the prior year's achievement of 155 responses but still short of the 200 inspection goal.
HE Program 6.5 Rehabilitation and Adaptive Reuse		Annually	The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the evaluation period. The City provides \$50,000 in CDBG funds for a minor home repair program through Habitat for Humanity for a maximum of \$5,000 per household. However, none of the ERAP addresses assisted were located in the Historic District.

HE Program 7.1 Fair Housing Enforcement and Outreach	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. Working with Fair Housing Council of Central California, provide one training annually with a goal of reaching at least 30 real estate agents and brokers each year. Working with Fair Housing Council of Central California, provide one training annually with a goal of reaching at least 50 property owners and managers each year. Hold at least eight informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement. Annually, Housing Authority of Tulare County (HATC) provides affordable rental housing counseling services to the public during community events. Distribute materials to at least 2,000 property owners, apartment managers, and tenants during the planning period, with at least half distributed in communities with majority non-White residents, particularly in lower resource areas of Visalia.	Various, see specific objectives	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 www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/defaul t.asp.
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HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas	In 2025 and 2026, work with local developers and non-profit homebuilders to review the General Plan, Specific Plans, and zoning code to identify and prioritize opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households in high and highest resource areas Hold at least three workshops during the planning period in lower resource areas, including census tracts 10.04, 11, and 12 to develop infrastructure and programming plans that support mixed-income housing development As part of the annual CIP program update, provide funding committed to improvements.	Various, see specific objectives	In 2024, the City committed \$1.3 million in HOME funds for the developme Rancho Colegio an 80-unit affordable housing complex that expanded and priori affordable housing development. The site is located within 1,000 feet of a major stop serving three routes, and within 1,000 feet of groceries, commercial service a community park. In 2024, the City developed a low-barrier navigation center that included a parea and amenities for low-income individuals experiencing homelessness. The also entered into contract agreements for the development of Majestic Gardens Rancho Colegio to develop 122 low-income housing units. The city also approve development of Demaree Apartments a 220-unit housing complex for low and mincome households. All projects will include a park space and amenities for residence in Efforts to review the General Plan, applicable Specific Plans, and Zoning Cand Zoning Map will be initiated in 2025 per the Objective. In 2024, the City coordinated with Tulare County Workforce Investment Bothold 4 jobs fairs in the City of Visalia targeting census tracts 10.04, 11, and 12.
Segregation and Concentration of	Hold at least three workshops during the planning period in lower resource areas, including census tracts 10.04, 11, and 12 to develop infrastructure and programming plans that support mixed-income housing development As part of the annual CIP program update, provide funding committed to improvements and community revitalization projects targeted to census tracts 10.04, 11, and 12, with a goal of providing five percent of CIP funding for these efforts. Annually identify CDBG and/or HOME funds to be used for community revitalization efforts in lower resource areas or affordable production in higher resource	Various, see specific objectives	development of Demaree Apartments a 220-unit housing complex for low and mincome households. All projects will include a park space and amenities for residue to review the General Plan, applicable Specific Plans, and Zoning Cland Zoning Map will be initiated in 2025 per the Objective. In 2024, the City coordinated with Tulare County Workforce Investment Bo
	with a goal of providing five percent of CIP funding for these efforts. Annually identify CDBG and/or HOME funds to be used for community revitalization efforts in lower resource areas		
	funding annually in support of such efforts. Hold annual jobs fairs in lower resource		

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HE Program 7.3 Place-based Strategies	a. By 2026, develop and adopt a comprehensive, long-term community development strategy and/or program priority strategy for lower resource areas. b. In 2024, develop a mailing list targeted to lower resource areas and agencies representing lower-income communities/residents; update list annually. c. Seek grant funding to complete placemaking projects d. Conduct four educational workshops, campaigns, or outreach events to expand awareness of home and accessibility rehabilitation programs e. Prepare a transit needs study in 2025 and implement actions in 2026 with a goal of improving ridership by five percent during the planning period. f. Annually evaluate the effectiveness of the long-term development strategy g. Annually work with a consultant to assess and monitor pollution burden in each census tract	Various, see specific objectives	a. Development of a comprehensive, long-term community development strategy and/or program priority strategy for the lower resource areas and areas with lower median incomes will be initiated in 2025. b. In 2024, the City identified addresses and compiled a mailing list and email addresses to focus outreach to neighborhoods in lower resource areas of the city to prioritize services in these areas. c. In 2024, the City completed pedestrian improvements from Transit to Main Street on N. Bridge St. and N. Santa Fe St. Implement small-scale placemaking projects/events such as pedestrian improvements, safe routes to schools, or parklets in lower resource areas of Visalia. d. In 2024, the City worked with local nonprofit organizations, including Self-Help enterprises and Habitat for Humanity of Tulare County, to expand and spread awareness on home and accessibility rehabilitation programs. e. A study on transit needs will be initiated in 2025 in accordance with the Objective. f. In 2024, the City coordinated with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. g. In 2024, a consultant was worked as part of the Environmental Justice Element Update to report on pollution burdens in all parts of Visalia. A reduction strategy will be implemented in later years per the Objective timeline. h. In 2024, the City completed an ADA infrastructure transit pathway upgrades from Transit to Main Street.
HE Program 7.4 Anti-Displacement Strategy	h. By 2026, complete ADA infrastructure upgrades in lower and moderate income Complete targeted engagement in 2024-2025; Adopt Anti-Displacement Strategy in 2026; Encourage the development of 100 lower income units (beyond the RHNA), with a target of 75 percent for lower-income households, seniors, residents with a	Complete targeted engagement: 2024-2025 Adopt Strategy: by 2026 Implement: annually	Targeted engagement will be initiated in 2025 in accordance with the Objectives. In 2024, the City awarded \$1.3 million in HOME funds with a deed restriction for the development of Rancho Colegio an 80-unit affordable rental multi-family complex with one, two, and three-bedroom units, for very-low and extremely low-income families including 20-units for farm working families, and 12-units will be fully accessible for persons with disabilities.
HE Programs 8.1 Energy & Water Conservation Program	Maintain and update educational materials on the City website.	Annually	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_e nergy_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 by April 1	The City has prepared and submitted the Annual Housing Report to State HCD, each year since the 5th Cycle Housing Element, and the State has acknowledged receipt of the report. The 2024 Annual Progress Report will be presented to the City Council on March 17, 2025 and sent to HCD by April 1, 2025.
HE Program 9.2 Progress Meeting	Convene annual meeting to review the Housing Element implementation progress.	Annually by April 1	Meetings to review and assess Housing Element Implementation Progress were done sporadically through 2024.

	Report annually on maintenance and status		The City has provided annual reports on the status of the RHNA sites inventory as part
	of the RHNA Land Inventory, and ensure		of the City's preparation and submittal of the Annual Progress Report. A sufficient
	that no net loss of lower- or moderate-	received/re-zones proposed	balance of all income categories continues to exist. There was no loss of land
	income RHNA capacity.		designated for these categories in 2024. Specifically there were no General Plan
	, ,	Locate additional capacity:	Amendment nor Change of Zone entitlements processed in 2024 resulting in a
IE Program 9.3 Monitor the RHNA	Complete a mid-cycle review of	within 6 months of	reduction of land designations for these income categories.
and Inventory	development trends in zones that allow 100		Treduction of land designations for these income categories.
	•		
	percent nonresidential uses in 2027; adjust		
	assumptions, recalculate RHNA capacity,	Reporting: Annually by April	
	and rezone to meet RHNA shortfall within	[1	
	six months.		
	Report annually to the Planning	Monitoring: as applications	A report for the 2024 year is anticipated to be presented to the Commission in April
	Commission on the effect of CUP	processed	2025.
E Program 9.4 Monitor	requirements compared with comparable	P1000000	
onditional Use Permit (CUP)	"permitted by right" projects, and ensure	Bonorting: annually	
	that CUP processing and conditions do not	Reporting: annually	
equirement impacts on	adversely impact the project's affordability.		
Affordable Housing	, ,	Adopt policies: within six	
	Adopt policies to remove identify constraints	months of identifying	
		constraint	
	within six months of identification Include documentation of annual sales and		The City uses the opportunity accorded by preparation of the Annual Progress Reports
	rental rates in the Annual Progress Report.		and the CAPER to annually evaluate the efficiency of the City's Housing programs. In
IE Program 9.5 Comprehensive		Annually by April 1	
Annual Monitoring Program			addition the City conducts annual evaluations of existing home sales prices to compare
	Evaluate the efficiency of Housing		to the established analysis by HUD.
	Programs in the CAPER annually		The O're have an included a large and the la
	Provide a report on housing and financial	A H . L . A . 11.4	The City has provided required Annual Reports that specify housing and activity
gency Reporting Program	activity information in the Annual Progress	Annually by April 1	information pertaining to the successor housing agency.
	Report.		
	Continually maintain map exhibits and		Map exhibits have been placed in the City's Active Transportation Plan and the Long
JE Drogram Q 7 Link Trancit	policies in transportation related plans, as		Range Transit Plan that illustrate optimal linkages, defined by the locations of current
acilities and Services with PHNA	· · · · · · · · · · · · · · · · · · ·	As transportation plans are	high density residential nodes and RHNA land inventory sites to jobs, commerce, and
	current high density residential nodes and	developed	service hubs.
and Inventory Sites	RHNA land inventory sites to jobs,		
	commerce, and services hubs.		
-			

Jurisdiction	Visalia	
Reporting		(Jan. 1 - Dec.
Period	2024	31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

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 Commercial Date Approved Date Approved									
		dentifier			Units Constructed as Part of Agreement				Commercial Development Bonu Date Approved
	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	4 Commercial Development Bonus Date Approved
Summary Row: S	tart Data Entry Be	low							
<u> </u>							<u> </u>		
							·		
								-	-

Jurisdiction	Visalia	
Reporting Period	2024	31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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	Office that Do Not Count Towards Kring			Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:	
	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income*	TOTAL UNITS*	https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Visalia	
Reporting		
Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formula

Table F2 Above Moderate Income Units Converted to Moderate Income Pursuant to Govern

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted for the unit. Before adding information to this table, please ensure housing developments meet the requirements

	Project Identifier				Unit 1	ypes			Affordability by House	ehold Incomes
		1			2	3				4
Prior APN⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
Summary Row: \$	Start Data Entry Bo	elow					0	0	C) 0
1										

ment Code section 65400.2

d to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions described in Government Code 65400.2(b).

After Conversion			Units credited toward		Notes
			Income RHN	<u>IA</u>	
			5		6
Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	<u>Date</u> <u>Converted</u>	<u>Notes</u>
0	0	0	0		

Jurisdiction	Visalia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	12/31/2023 - 12/31/2031

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 ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Jurisdiction	Visalia	
Reporting		(Jan. 1 - Dec
Period	2024	31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Tulare County jurisdictions, please format the APN's as follows:999-999-999

	Table H Locally Owned Surplus Sites								
		Local	ly Owned Sur	plus Sites	1				
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: S	tart Data Entry Below								
094-190-005-000	1134 E Center	Vacant		Surplus Land	1.34	Designation Date: 03/24/2022			
094-293-004-000	NEC Garden & Main St	Public Facilities		Surplus Land	0.23	Designation Date: 12/09/2019			
094-100-022-000	701 E Race	Public Facilities		Surplus Land	3.26	Designation Date: 09/28/2020			
094-250-020-000	700 Murray St	Public Facilities		Surplus Land	1.47	Designation Date: 09/28/2020			
094-221-010-000	SEC Acequia & Santa Fe	Public Facilities		Surplus Land	0.51	Designation Date: 09/10/2020			
097-241-047-000	SEC East Tulare Ave & Santa Fe	Vacant		Surplus Land	0.51	Designation Date: 05/17/2021. Purchase Agreement signed; escrow opened.			
103-120-085-000	McAuliff, South of Houston	Vacant		Surplus Land	1.4	Designation Date: 10/12/2021			
103-320-060-000	SEC Douglas & McAuliff	Vacant		Surplus Land	5.7	Designation Date: 03/24/2022			
103-320-059-000	SWC Douglas & McAuliff	Vacant		Surplus Land	4.9	Designation Date: 03/24/2022			
094-240-049-000	SWC Burke & School	Vacant		Surplus Land	3.56	Successor Agency Property			
094-190-016-000	Near Ben Maddox on Center	Vacant		Surplus Land	0.54	Successor Agency Property			
094-190-018-000	SWC Goshen & Ben Maddox	Vacant		Surplus Land	0.45	Successor Agency Property			
094-180-012-000	SWC Goshen & Ben Maddox	Vacant		Surplus Land	3.98	Successor Agency Property			
094-055-001-000	SEC Houston & NW 5th	Vacant		Surplus Land	0.09	Successor Agency Property			
094-180-009-000	SEC Goshen & Burke	Vacant		Surplus Land	4.1	Successor Agency Property			
		1			†				

Jurisdiction	Visalia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS
ONLY. This table only needs to be completed if there
were student housing projects WITH a density bonus

were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

Note: "+" indicates an optional field	

Cells in grey contain auto-calculation formulas

							Table J							
	Studen	t housing dev	elopment for l	ower income studer	its for which v	vas granted a	density bonus	pursuant to s	ubparagraph (F) of paragrap	h (1) of subdiv	vision (b) of S		
	Project I	dentifier		Project Type	Date	Units (Beds/Student Capacity) Approved				Units (Beds/Student Capacity) Granted	Notes			
	•	1		2	3				4				5	6
APN	Street Address		Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row:	Start Data Entry Be	elow												
					·									

Jurisdiction	Visalia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

g G		0	·	•
Does the Jurisdiction have a local tenant preference policy?	No			
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.				
Notes				

Jurisdiction	Visalia	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award 246,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26. \$ Amount

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$155,000.00	\$150,416.46	Completed	REAP	100% complete as of September 2024. Visalia's housing element was adopted and submitted to HCD in December 2023. Additional comments were provided to the City in 2024, necessitating further consultation and revisions. The City received a certification letter from HCD in September 2024.
Accessory Dwelling Unit Ordinance	\$28,500.00	\$25,071.06	Completed	None	100% complete as of December 2024. In 2024 staff & consultant reviewed and completed aPublic Review Draft of the ADU Ordinance, which circulated for 30 day review from Aug 30 to Sep 30. On December 16, 2024, the City Council held a public hearing and adopted the ordinance as recommended by staff and the Planning Commission.
Planned Residential Development Ordinance	\$62,500.00	\$57,158.60	In Progress	Local General Fund	LEAP funding was 100% spent as of December 2024, but Ordinance adoption was tabled for four months. On December 16, 2024, the City Council directed staff to table the adoption and was directed to continue meeting with stakeholders to further review the ordinance and address concerns regarding the standards' impact on affordability. A change order was approved utilizing General Fund money. Expected approval date is April 21, 2025.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary					
Incom	ne Level	Current Year			
Vorulow	Deed Restricted	85			
Very Low	Non-Deed Restricted	18			
Low	Deed Restricted	0			
Low	Non-Deed Restricted	347			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	37			
Above Moderate		439			
Total Units		926			

Building Permits Issued by Affordability Summary						
Income	Income Level					
VoryLow	Deed Restricted	143				
Very Low	Non-Deed Restricted	15				
Law	Deed Restricted	156				
Low	Non-Deed Restricted	41				
Modorato	Deed Restricted	0				
Moderate	Non-Deed Restricted	61				
Above Moderate		184				
Total Units		600				

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	50
	Non-Deed Restricted	16
Low	Deed Restricted	29
	Non-Deed Restricted	96
Moderate	Deed Restricted	0
	Non-Deed Restricted	104
Above Moderate		196
Total Units		491