

Please Start Here

General Information	
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Reporting Calendar Year	2024
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City	Visalia
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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.

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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
Very Low	Deed Restricted	143
	Non-Deed Restricted	15
Low	Deed Restricted	156
	Non-Deed Restricted	41
Moderate	Deed Restricted	0
	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

Table with columns: Reporting Year (2024), Planning Period (8th Cycle), and other administrative details.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Main data table with columns: ID, Address, City, County, Status, and various tracking columns. Includes rows for addresses like 2014 E MESA AVE, 1108 E LAKEMAN AVE, etc.

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Reporting Year	2024	(Jan. 1 - Dec. 31)
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3,741	-	-	143	-	-	-	-	-	-	-	162	3,579
	Non-Deed Restricted		4	-	15	-	-	-	-	-	-	-		
Low	Deed Restricted	2,306	-	-	156	-	-	-	-	-	-	-	199	2,107
	Non-Deed Restricted		2	-	41	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,321	-	-	-	-	-	-	-	-	-	-	124	1,197
	Non-Deed Restricted		63	-	61	-	-	-	-	-	-	-		
Above Moderate		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-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)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
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: Start Data Entry Below					157	157	304	1344							1913		
078-010-025-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024		12	50	Shortfall of Sites	17.65	RLD	R-1-5		35	50		Vacant	Vacant
078-010-028-000	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	Vacant
078-010-029-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024		15	50	Shortfall of Sites	38.66	RMD	R-M-2		35	50		Vacant	Vacant
078-110-022-000	Pratt Rd & Mooney Blvd	Pratt Family Ranch		12/16/2024		12	17	Shortfall of Sites	7.96	PR/RMD	OP/R-M-2		35	49		Vacant	Vacant
078-110-023-000	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	Vacant
077-050-019-000	N Demaree Rd & W River way	Crandell / Belissa		12/16/2024	42	42	75	Shortfall of Sites	41.87	RLD/RMD	R-1-5/R-M-2		35	239		Non-Vacant	Agricultural/open space
077-050-018-000	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 space
119-022-041-000	S Shirk Rd & W Wagner Ave	Barr & Wood		12/16/2024			139	Shortfall of Sites	69.35	RVL/D	R-1-20		35	139		Non-Vacant	Agricultural/open space
081-030-036-000	Road 88 & Goshen Ave	Shepherds Ranch II		12/16/2024			200	Shortfall of Sites	40.77	PR/RLD	OP/R-1-5		35	150		Non-Vacant	Agricultural/open space
077-100-108-000	W Riggin Rd & Road 92	Carleton Acres		12/16/2024	73	73	91	Shortfall of Sites	156	RLD/RMD/RHD	R-1-5/R-M-2/R-M-		35	625		Vacant	Vacant
127-030-038-000	Cherry Ave & S McAuliff St	Pearl Woods		12/16/2024			274	Shortfall of Sites	67.49	PR/RLD	OP/R-1-5		35	274		Non-Vacant	Agricultural/open space

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Housing Element Implementation

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	<p>Adopt text edits to the Zoning Ordinance to allow development by right on lower income sites RHNA sites identified on Table 63 within two years of the adoption deadline.</p> <p>Identify housing sites suitable to accommodate:</p> <ul style="list-style-type: none"> · Very low income: 3,741 units · Low income: 2,306 units · Moderate income 1,321 units · Above Moderate income: 3,423 units · Total: 10,791 units <p>No net loss of land designated for moderate-, low-, very low-, and extremely low-income categories</p>	<p>Amend zoning: within two years of the adoption deadline</p> <p>Monitor: annually</p>	<p>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.</p> <p>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).</p>
HE Program 1.2 Contact with City Officials	<p>Conduct one discussion session by the Building Advisory Committee (BAC)</p>	<p>Annually</p>	<p>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</p>
HE Program 1.3 Conditional Use Permit Process	<p>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.</p> <p>Adopt objective design standards for multi-family residential development by 2026.</p> <p>Amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by</p>	<p>Report to PC: Annually</p> <p>Mid-term Evaluation: 2028</p> <p>Adopt objective standards and ministerial review for large lot multi-family projects: by 2026</p>	<p>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.</p> <p>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.</p> <p>Zoning Ordinance Amendment for large multi-family developments has not yet been initiated.</p>

<p>HE Program 1.4 Housing Education</p>	<p>Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year, targeting higher resource areas with a goal of engaging 100 households annually.</p> <p>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.</p> <p>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.</p> <p>Following implementation of the strategy, complete an annual review the City's outreach methods.</p> <p>Engage stakeholders and conduct a citywide resident survey in 2027 to obtain feedback about City outreach methods, prioritizing feedback from underrepresented residents.</p> <p>Revise the outreach strategy to respond to new opportunities and to remove ineffective</p>	<p>Various, as outline in specific objectives</p>	<p>In 2024 the City held 4 public hearings and 6 community meetings covering CDBG, HOME, and NSP funded programs, which included affordable housing programs. The Housing Authority of Tulare County annually hosts a public meeting to go over the Moving to Work Program Plan, which incorporates both the Section 8 and Public Housing Program. The public meeting takes place in mid-January of every year. Self-Help Enterprises (SHE) operates the Gateway program, which educates the public about affordable housing opportunities and provide direct homeownership preparedness and one-on-one counseling including credit counseling, budgeting, and general financial literacy.</p>
<p>HE Program 1.5 Project Status Report</p>	<p>Meet all prescribed processing timelines as contained in the City's Zoning Ordinance and Community Development Department policies and procedures. Establish a tracking system for 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.</p>	<p>Establish tracking system: 2024</p> <p>Monitoring: continuously</p> <p>Reporting: Annually</p>	<p>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.</p> <p>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</p>

<p>HE Program 1.6: City-owned Sites/Surplus Land Act</p>	<p>Engage local affordable housing developers immediately to identify opportunities and potential incentives.</p> <p>Assess City-owned sites to determine most efficient use for affordable housing development within the first year following adoption.</p> <p>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.</p> <p>By 2026, adopt incentives for affordable housing on City-owned sites based on engagement with the development community.</p> <p>Target Exclusive Negotiating Agreement in 2026.</p> <p>Target land use entitlements issuance in 2027 or 2028 and building permits in 2029.</p> <p>Through this program, encourage the development of 120 lower income units on</p>	<p>Various, see specific actions and objectives</p>	<p>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.</p>
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<p>HE Program 1.7 Annexations to Accommodate Future Housing Needs</p>	<p>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.</p> <p>Adopt additional incentives to promote affordability on annexation sites with potential lower-income capacity, including annexation sites 2 (Crandell/Belissa) and 5 (Carleton Acres).</p> <p>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.</p>	<p>a) Complete b) Complete c) 2024 d) 2024 e) 2024-2027</p> <p>Amend zoning code: within three years of the adoption deadline.</p> <p>Study infrastructure needs: 2024-2025</p> <p>Pursue funding for infrastructure improvements: annually</p>	<p>a) The City Council approved the initiation of site 2 (Crandell / Belissa) on December 18, 2023, Per City Council Resolution 2023-60.</p> <p>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.</p> <p>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.</p> <p>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 completed 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.</p> <p>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.</p> <p>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</p>
<p>HE Program 2.1 Infill Site Inventory</p>	<p>Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.</p>	<p>Inventory: 2024</p> <p>Updated: Annually</p>	<p>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.</p>
<p>HE Program 2.2 Incentives for Downtown Housing</p>	<p>40 units of residential converted from commercial space, or two new multi-family residential project per year targeting downtown Visalia.</p>	<p>20 units by 2027</p> <p>20 units by 2031</p>	<p>In 2024 there were no projects involving new or conversion of existing space toward residential uses in the downtown.</p>
<p>HE Program 2.3 Infrastructure Funding Program</p>	<p>Identify funding opportunities annually.</p> <p>Engage local non-profit agencies to explore opportunities annually.</p> <p>Apply for at least one qualifying grant during the planning period.</p>	<p>Evaluate Opportunities: annually</p> <p>Apply for funding: as opportunities are identified</p>	<p>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).</p>
<p>HE Program 2.4 Mixed Use Development</p>	<p>At least one qualifying project per year with a goal of facilitating the development of 40 units on mixed use sites.</p> <p>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.</p>	<p>One project annually</p>	<p>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.</p>

<p>HE Program 2.5 Incentives for Infill Affordable Housing</p>	<p>Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program.</p> <p>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.</p> <p>Continue to implement the Affordable Housing Infill Incentive Program with a goal</p>	<p>Report: annually</p> <p>Monitor progress: annually</p> <p>Implement additional incentives, if needed: 2028</p>	<p>In 2024, there have been no developments that have met the requirements and/or utilized the incentive of the fee reduction.</p>
<p>HE Program 2.6 Nonvacant Sites</p>	<p>Adopt incentives to encourage the development of new or more intense uses on nonvacant sites identified as lower-income capacity to meet the RHNA.</p> <p>Encourage the construction of 2,682 new lower-income units on 65 sites, as identified in Tables 65, 66, 67, and 68.</p>	<p>Adopt incentives: 2026</p> <p>Engage property owners: within six months of adoption</p>	<p>Adoption of incentives has not yet been initiated.</p>
<p>HE Program 2.7 Missing Middle</p>	<p>Evaluate development standards within the zoning code in 2025.</p> <p>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.</p> <p>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.</p> <p>To enhance housing mobility, encourage the development of 200 moderate-income</p>	<p>Evaluate and revise zoning: 2024-2025</p>	<p>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.</p> <p>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.</p> <p>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); 094055008 (4 units).</p>
<p>HE Program 3.1 Legislative Relief</p>	<p>N/A</p>	<p>Annually, as needed</p>	<p>The City Council has adopted positions related to State legislation and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.</p>

<p>HE Program 3.2 Multiple Family Developments</p>	<p>In combination with Program 1.3, adopt 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.</p> <p>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.</p> <p>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.</p> <p>Publish a Housing Development Toolkit on City's website by December 2026.</p> <p>Engage developers to promote objective</p>	<p>Publicize incentives: 2024</p> <p>Adopt objective design standards: by 2026</p> <p>Identify and evaluate additional incentives: 2026</p> <p>Adopt new incentives, as necessary: 2027</p>	<p>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/default.asp (link titled "Incentives for Developing Affordable Dwelling Units").</p> <p>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.</p>
<p>HE Program 3.3 First-Time Homebuyer Program</p>	<p>Assist 20 low- and moderate-income first-time homebuyers over the planning period.</p> <p>Advertise and hold four engagement events targeting residents in lower resource areas with a goal of engaging 400 households in these areas in the planning period.</p>	<p>Continuously throughout the planning period</p> <p>Engagement events: every two years</p>	<p>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.</p>
<p>HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits</p>	<p>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.</p> <p>Publicize information on resources and programs for homebuyers on the City's website, with annual updates.</p>	<p>Continuously throughout the planning period</p> <p>Create resource inventory: 2024</p> <p>Update inventory: annually</p>	<p>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.</p> <p>The two affordable deed-restricted multi family developments issued building permits in 2024 were both awarded Low-Income Tax Credits.</p>
<p>HE Program 3.5 FHA/HUD/HCD and Federal Housing Trust Programs or Available Government Funding</p>	<p>Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.</p>	<p>Annually</p>	<p>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.</p>

<p>HE Program 3.6 Section 8 Housing Assistance Program</p>	<p>Assist 800 lower income families with rental housing assistance annually.</p> <p>The City shall engage the Housing Authority annually to explore additional funding sources, constraints to voucher use, and opportunities to expand voucher use in high and highest resource areas, with a goal of increasing voucher use by 20 percent in these areas.</p> <p>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</p>	<p>Annually</p>	<p>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.</p>
<p>HE Program 3.7 Inform Public of Local, State, and Federal Housing Programs</p>	<p>Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing sites, programs, and incentives.</p>	<p>Annually</p>	<p>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.</p>
<p>HE Program 3.8 Loan Program Education</p>	<p>Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.</p>	<p>At least bi-annually with a goal of annually</p>	<p>In 2024, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops.</p>
<p>HE Program 3.9 Agency Coordination</p>	<p>Solicit information from agencies annually.</p> <p>Provide information on a recurring basis.</p>	<p>Annually</p>	<p>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 <u>encourage the creation of such housing.</u></p>
<p>HE Program 3.10 Availability of Funding</p>	<p>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</p>	<p>Annually</p>	<p>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.</p>
<p>HE Program 3.11 City Incentive for Affordable Housing</p>	<p>Annually identify and engage non-governmental affordable housing providers to evaluate City-owned parcels and discuss opportunities for land purchases.</p> <p>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.</p> <p>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</p>	<p>Annually</p>	<p>In 2024, the city provided incentives to encourage affordable housing production by offering deferred financing to decrease the total cost of housing production.</p>

<p>HE Program 3.12 Development Fee Reduction/Deferment for ADUs</p>	<p>Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.</p> <p>Monitor ADU development and adopt additional financial incentives by 2028 if ADU production trends show development of less than 10 ADUs per year.</p>	<p>Review fee structure: every three years</p> <p>Adopt additional incentives, as necessary: 2028</p>	<p>No review of fee structure was completed in 2024.</p> <p>Permits for 36 ADUs were issued in 2024, which is a 64% increase from the 22 ADUs issued in 2023.</p>
<p>HE Program 3.13 Non-Profit Housing Development Corporations</p>	<p>Identify potential sites and engage local agencies annually, with a goal of supporting the completion of 50 units in higher resource areas, areas with moderate and high median incomes, and areas of concentrated affluence.</p> <p>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.</p>	<p>Annually</p>	<p>The City approved the sale of City-owned land at low-cost to Habitat for Humanity for the development of six homes to be sold to first-time homebuyer veterans.</p>
<p>HE Program 3.14 Land Banking</p>	<p>Participate in at least one land banking project during the current reporting period.</p>	<p>Continuously throughout the planning period</p>	<p>The City does not use funding to landbank. However, Council approved the sale of City-owned land to be purchased by Habitat for Humanity for the development of 6 tiny homes to be sold to low-income veterans.</p>
<p>HE Program 3.15 Promoting Accessory Dwelling Units</p>	<p>Conduct annual (eight total) educational workshops, advertising campaigns, or outreach events to inform and promote ADU development in the city to residents, with at least six targeted to residents and developers in high and highest resource areas by the end of the planning period.</p> <p>Engage local developers annually.</p> <p>Complete a mid-term evaluation and adopt additional incentives as necessary.</p> <p>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.</p>	<p>Annually</p> <p>Mid-term evaluation: 2027</p>	<p>Permits for 36 ADUs were issued in 2024, which is a 64% increase from the 22 ADUs issued in 2023.</p> <p>In 2024 the City's ADU website was updated to reflect current information, including the benefits of ADUs. The website is located at https://www.visalia.city/depts/community_development/planning/accessory_dwelling_units.asp.</p> <p>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 permit-ready ADUs. The events are open to persons City-wide and tend to draw persons from higher resource areas.</p> <p>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. A full page advertisement was placed in the City's Spring Recreation Guide.</p>
<p>HE Program 3.16 Assisted Housing Projects Eligible for Conversion</p>	<p>Achieve 100 percent contact with all subject at-risk property owners one year before contract expiration.</p>	<p>Immediately upon identification</p>	<p>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.</p>

<p>HE Program 3.17 Planning for Large Sites</p>	<p>By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 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.</p> <p>In 2027, complete a mid-cycle review of development activity related to large RHNA 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.</p> <p>Entitle an average of one project on a RHNA listed large site (10 acres or more) per year.</p> <p>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.</p>	<p>Annually</p>	<p>In 2024 the City approved an entitlement (CUP No. 2024-02) for 276 units on a 15-acre mixed use site. This site is listed as RHNA site #101.</p>
<p>HE Program 3.18 Targeting Extremely Low-Income Developments</p>	<p>Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households with a goal of supporting development of 100 extremely low-income units during the planning</p>	<p>Pursue funding: annually and as opportunities arise</p> <p>Adopt incentives: by 2026</p>	<p>In 2024, the City applied and was awarded \$1.5 million towards the development and operation of Majestic Gardens a permanent supportive housing project for extremely-low-income families at or below 30% of the area median income.</p>
<p>HE Program 3.19 Provide Priority Sewer Service for Affordable Housing Projects</p>	<p>Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.</p>	<p>Identify projects: As applications are received</p>	<p>Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.</p>
<p>HE Program 4.1 Homebuyer Education Program Outreach</p>	<p>In combination with Program 3.3, participate in at least one education seminar per year, particularly targeting lower resource areas.</p> <p>Partner with non-profit organizations to increase participation in homeownership education and outreach programs by minority and/or low and moderate-income 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</p>	<p>Annually</p>	<p>In 2024, partner organization Habitat for Humanity provided first-time homebuyer assistance and homebuyer education with the use of CalHome funds. The City also promoted Self-Help Enterprises and CSET's homebuyer education services on the City website.</p>

HE Program 4.2 Foreclosure Prevention Resources	Verify that the correct and up to date information is posted to City website and updated on at least an annual basis.	Annually	Foreclosure prevention and services offered by HUD-approved housing counseling agencies are posted on the City website. The City also refers people to CSET and Self-Help Enterprises for services.
HE Program 4.3 Nuisance Abatement in Impacted Neighborhoods	Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.	Annually Secure properties: within 72 hours of appraisal	In 2024 the City responded to 162 substandard housing complaints; 132 of those complaints have been corrected; the remaining 30 cases are in the process of correction. Of the 162 properties, the City boarded 10 of them. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective.
HE Program 4.4 Foreclosure Acquisition	Annually pursue State and Federal funds when available. Identify and engage qualified non-profit partners annually. Investigate funding sources annually.	Annually	In 2024, the City did not acquire any foreclosed properties since it did not have NSP program funding for this program.
HE Program 5.1 Legislative Awareness	Participate in at least two legislative initiatives per year. Engage the League of California Cities to discuss emerging legislative proposals, collective response, and lobbying efforts related to special needs housing.	Twice annually	The City Council has adopted positions related to State legislation and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.
HE Program 5.2 Homeless Shelter Program	Annually allocate funding to provide assistance and supportive services with a goal of providing \$50,000 each year. Engage non-profit agencies and the Continuum of Care to discuss opportunities, constraints, and potential partnerships at least twice per year. In 2024, identify candidate zones appropriate for emergency shelters in 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	Allocation funding: Annually Engage agencies: twice per year Identify zones appropriate for emergency shelters: 2024 Amend Zoning Code: by December 15, 2025	In 2024 the City reviewed the various zone designations and evaluated each of their abilities to meet amenities and services identified in state law (AB 2339). The most recent point in time count was also reviewed. Results were discussed among City staff. Ordinance to be updated in 2025. In 2024, the City provided \$118,000 in PLHA funds for a Seasonal Emergency Low-Barrier Shelter (Warming Center), and \$125,000 in CDBG funds for a transitional bridge housing project called Eden House for people experiencing homelessness. The City also provided an additional \$1,950,182 in PLHA funds, \$200,000 in Successor Housing funds, and \$3,628,371 in ERF funds for the development of a 100-bed Low-Barrier Navigation Center.
HE Program 5.3 Reasonable Accommodation	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 needs housing to identify remaining constraints annually	Update brochure: 2024 and annually thereafter Disseminate information: immediately Engage local agencies: annually	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 agencies to identify remaining constraints to housing for persons with a disability.

<p>HE Program 5.4 Senior Rental Housing</p>	<p>Identify and publicize available incentives in 2024.</p> <p>Engage developers and local non-profit agencies providing housing for seniors to discuss housing needs and identify additional constraints to senior housing in 2026.</p> <p>Facilitate the construction of at least 20 very low-income and 20 low-income senior units</p>	<p>Identify incentives: 2024</p> <p>Identify remaining constraints: 2026</p> <p>Facilitate construction: annually</p>	<p>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/default.asp (link titled "Incentives for Developing Affordable Dwelling Units").</p> <p>In 2024 no building permits were issued for senior rental units.</p>
<p>HE Program 5.5 Rehabilitation Assistance for Senior & Disabled Homeowners</p>	<p>Provide assistance that will benefit 10 households per year over the next eight years.</p> <p>Track assistance accomplishments and include in the Annual Report.</p> <p>Publicize available programs on the City website and disseminate it directly to local churches and agencies providing services to special needs housing populations.</p>	<p>Annually</p>	<p>In 2024, the city assisted two (2) senior and/or disabled low-income owner occupants with necessary mobile home repairs.</p>
<p>HE Program 5.6 Large Families</p>	<p>Develop incentives and mitigations to constraints by the end of 2024.</p> <p>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</p>	<p>Annually</p>	<p>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/default.asp (link titled "Incentives for Developing Affordable Dwelling Units").</p> <p>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.</p>
<p>HE Program 5.7 Housing for Persons with Developmental Disabilities</p>	<p>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.</p> <p>Explore and evaluate models in 2025.</p> <p>Adopt a policy to facilitate/incentivize development of housing for persons with developmental disabilities in 2026.</p> <p>Facilitate the construction of 30 units for persons with developmental disabilities in the planning period.</p>	<p>Annually</p> <p>Explore models: 2025</p> <p>Adopt policy: 2026</p>	<p>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.</p>
<p>HE Program 5.8 Municipal Code Updates</p>	<p>To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to...</p>	<p>Within two years of adoption of the Housing Element</p> <p>ADUs in all zones allowing residential uses: implement immediately; adopt by December 31, 2024.</p>	<p>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.</p>

<p>HE Program 5.9 Special Needs Housing Outreach and Incentives</p>	<p>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 and developer fee waivers and maintain a list of possible sources of funding to support incentive programs.</p> <p>Adopt an incentive program based on the results of the report by August 2026 and implement immediately.</p> <p>Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually</p> <p>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.</p> <p>Update the City's website by January 2025.</p> <p>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</p>	<p>Various, see specific actions and objectives</p>	<ul style="list-style-type: none"> · 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. · 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: 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, two, and three bedroom units in a lower-density higher income area.
<p>HE Program 5.10 Employee/Farmworker Housing</p>	<ul style="list-style-type: none"> • Coordinate with regional agencies annually. • Provide technical assistance to all applicants proposing farmwork housing. • 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. • 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 planning period. <p>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</p>	<p>Various, see specific actions and objectives</p>	<p>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.</p>

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 agencies with a goal of providing one informational campaign targeted to areas of high segregation and poverty each year.	Annually	In 2024, the City provided 3 single-family homes and 2 mobile homes with owner occupied housing rehabilitation.
HE Program 6.2 Low-Income Rental Rehabilitation Program	Assist 20 lower-income owners of rental 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	Assist with rehabilitating one unit per year.	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.

<p>HE Program 7.1 Fair Housing Enforcement and Outreach</p>	<p>Maintain and update educational materials on the City website and conduct one to two comparative rental tests per year based on need and available financing.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Various, see specific objectives</p>	<p>The City maintains its association with NGO partners in responding to housing discrimination complaints and contracts with an agency that performs side by side tenant lease tests to surface discrimination by leasing agents. The City has contracted together with Fair Housing Council of Central California to conduct fair housing training, surveys, and testing. Educational materials are posted on the City website www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp.</p>
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<p>HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas</p>	<p>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...</p> <p>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...</p> <p>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.</p> <p>Annually identify CDBG and/or HOME funds to be used for community revitalization efforts in lower resource areas or affordable production in higher resource areas with a goal of providing \$750,000 in funding annually in support of such efforts.</p> <p>Hold annual jobs fairs in lower resource</p>	<p>Various, see specific objectives</p>	<ul style="list-style-type: none"> · In 2024, the City committed \$1.3 million in HOME funds for the development of Rancho Colegio an 80-unit affordable housing complex that expanded and prioritized affordable housing development. The site is located within 1,000 feet of a major transit stop serving three routes, and within 1,000 feet of groceries, commercial services, and a community park. · In 2024, the City developed a low-barrier navigation center that included a park area and amenities for low-income individuals experiencing homelessness. The City also entered into contract agreements for the development of Majestic Gardens and Rancho Colegio to develop 122 low-income housing units. The city also approved the development of Demaree Apartments a 220-unit housing complex for low and mixed-income households. All projects will include a park space and amenities for residents. · Efforts to review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map will be initiated in 2025 per the Objective. · In 2024, the City coordinated with Tulare County Workforce Investment Board to hold 4 jobs fairs in the City of Visalia targeting census tracts 10.04, 11, and 12.
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<p>HE Program 7.3 Place-based Strategies</p>	<p>a. By 2026, develop and adopt a comprehensive, long-term community development strategy and/or program priority strategy for lower resource areas.</p> <p>b. In 2024, develop a mailing list targeted to lower resource areas and agencies representing lower-income communities/residents; update list annually.</p> <p>c. Seek grant funding to complete ... placemaking projects ...</p> <p>d. Conduct four educational workshops, campaigns, or outreach events to expand awareness of home and accessibility rehabilitation programs ...</p> <p>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.</p> <p>f. Annually ... evaluate the effectiveness of the long-term development strategy ...</p> <p>g. Annually work with a consultant to assess and monitor pollution burden in each census tract ...</p> <p>h. By 2026, complete ADA infrastructure upgrades in lower and moderate income</p>	<p>Various, see specific objectives</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e. A study on transit needs will be initiated in 2025 in accordance with the Objective.</p> <p>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.</p> <p>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.</p> <p>h. In 2024, the City completed an ADA infrastructure transit pathway upgrades from Transit to Main Street.</p>
<p>HE Program 7.4 Anti-Displacement Strategy</p>	<p>Complete targeted engagement in 2024-2025;</p> <p>Adopt Anti-Displacement Strategy in 2026;</p> <p>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</p>	<p>Complete targeted engagement: 2024-2025</p> <p>Adopt Strategy: by 2026</p> <p>Implement: annually</p>	<p>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.</p>
<p>HE Programs 8.1 Energy & Water Conservation Program</p>	<p>Maintain and update educational materials on the City website.</p>	<p>Annually</p>	<p>Educational materials are posted on the City's websites: https://www.visalia.city/depts/administration/water_conservation/cal_water/default.asp https://www.visalia.city/depts/public_works/natural_resource_conservation/renewable_energy_n_conservation/resources_n_incentives.asp</p>
<p>HE Program 9.1 Implementation Reporting</p>	<p>Provide an Annual Progress Report to State HCD every year during the course of the reporting period.</p>	<p>Annually by April 1</p>	<p>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.</p>
<p>HE Program 9.2 Progress Meeting</p>	<p>Convene annual meeting to review the Housing Element implementation progress.</p>	<p>Annually by April 1</p>	<p>Meetings to review and assess Housing Element Implementation Progress were done sporadically through 2024.</p>

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD 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 checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
APN	Street Address	Project Name ⁺	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 Below														

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

ANNUAL ELEMENT PROGRESS REPORT

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.

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		

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

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	143
	Non-Deed Restricted	15
Low	Deed Restricted	156
	Non-Deed Restricted	41
Moderate	Deed Restricted	0
	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