

**Draft Prohousing Designation Scoring Sheet
City of Visalia**

Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Possible Points	Actual Points	Possible Additional Points	Y/N & Comments
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3			No. City has 124% per Table 71.
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3			No, but see Category 1E.
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2		2	Maybe. Would need to add 1% of sites (+/- 120 units). This could be attainable if City really scours parcels. Pro = it doesn't change City procedures. City should ask HCD if it can get credit for units issued in 6th cycle.
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2		2	Maybe. Needs Council approval.
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2		2	Maybe. Potentially more likely than missing middle housing. Might be able to allow one additional ADU Per GC 66314.
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (n).	2		2	Maybe. Needs Council approval.
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	2			No. May occur with future Housing Element programs if supported by City.
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1	1		Yes. D-MU and C-MU zones allow residential.
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1	1		Yes. Section 17.12.135.

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1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1			No. Never been considered.
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1			No. Needs Council approval.
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1			?
Total		21	2	8	

Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3		3	Currently being considered for Subdivision & Parcel Maps. City already has ministerial for MFR and mixed-use. See also 2E and 3H.
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2	2		Carleton Acres Specific Plan has 1000s of units approved through EIR.
2C	Documented practice or streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28)	2	2		The City has given Statutory Exemptions to the 3 Maracor projects & several infill projects. Review State law.
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2	2		Yes, but needs to be documented.
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2		2	See also 2A and 3H. Currently being considered for Subdivision & Parcel Maps.
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2		2	Possibly, but must figure out how. Would have little impact on City codes.
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1		1	Maybe. Perhaps building permit review. Must be discussed internally.
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1	1		Yes. SFR adopted. MFR in 2026.
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1	1		Yes. Site Plan Review.
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1		1	Maybe, for pre-approved ADUs. Also see 2F. Perhaps review times for pre-approved ADUs can be reduced.
2K	Establishment of a standardized application form for all entitlement applications.	1	1		Yes, debuted in 2025.
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1	1		Yes, Planning Division TSM and MFR.
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1	1		Yes, but needs to adopt policy
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1			?

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Total

21

11

9

Category 3: Reduction of Construction & Development Costs

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
3A	waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3	3		Yes. SHE received an impact fee credits for the Lofts and impact fee deferrals for Rancho Colegio. See Affordable Housing Infill Incentive Program.
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2		2	Maybe. Only pre-approved ADU plans. Would need to discuss further.
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1		1	May occur with 2026 HE Programs if supported by City. The TIF Infill Credit Criteria & Downtown Business District Credit could qualify. The City already allows deferrals.
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1			No.
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1			No, not likely.
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1			No, but check with Building.
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1			No.
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1		1	See also 2A and 2E. Currently being considered for Subdivision & Parcel Maps. May occur with future Housing Element programs.
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1			?
Total		12	3	4	

Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2			No.
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2			No. Does CDBG / HOME count? No, a local housing trust fund is separate from CDBG and HOME funds.

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4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2	2		Yes. The City has affordability restrictions to prevent converting to market rate.
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2			No, but discuss with Self-Help if they have any ideas. They might do this elsewhere.
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below market land leases. Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2		2	Maybe. May occur with future Housing Element programs if supported by City.
4F		2			EIFDs are being considered for commercial, but not housing.
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2		2	General Funds paid for 2 NW 5 th Ave lots to develop affordable single-family homes sold to low-income first-time homebuyers. However, General Funds were only used once to accelerate the production of affordable housing with the NW 5th Avenue project. This is not the norm
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1	1		Yes, residual redevelopment funds are used to accelerate affordable housing production like the Lofts and Majestic Gardens. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1	1		Yes, annually the City dedicates HOME funds for the development of affordable housing LI households. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1			No.
4K	Providing operating subsidies for permanent Supportive Housing.	1	1		Yes. The City provides operating subsidies for Permanent Supportive Housing via ERF and HOME TBRA. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1	1		Yes, The City provides subsidies for extremely low-income households via ERF and HOME TBRA. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)

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4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1	1		All our affordable housing developments promote, develop, and leverage financial resources for affordable housing or LI households. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
Total		20	7	4	

Enhancement Factors

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2			
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1			
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1			
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1			
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1			
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1		1	Santa Fe/Beech & Rigglin/Linwood are rezones.
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1			
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1	1		We have an active Fair Housing contract with CSET to conduct outreach, campaign, and provide education on fair housing resources.
Total		9	1	1	

Total

83	24	26
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Required Points	30		Green indicates "Yes" responses
Actual Points	24		Yellow indicates "Maybe" responses
Difference	6		