

Please Start Here

General Information	
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Reporting Calendar Year	2025
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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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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Visalia	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	32
	Non-Deed Restricted	0
Low	Deed Restricted	47
	Non-Deed Restricted	19
Moderate	Deed Restricted	0
	Non-Deed Restricted	81
Above Moderate		523
Total Units		702

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	1
Single-family Detached	893	520	333
2 to 4 units per structure	0	2	0
5+ units per structure	209	90	226
Accessory Dwelling Unit	4	40	27
Mobile/Manufactured Home	0	0	0
Total	1106	652	587

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	371	486
Not Indicated as Infill	216	216

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	552
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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	3	6
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	11	134
Discretionary	8	418

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	98
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Visalia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	61	-	-	-	-	-	-	-	63	
	Non-Deed Restricted		-	-	2	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	3,741	-	-	82	32	-	-	-	-	-	-	198	3,543
	Non-Deed Restricted		4	-	17	-	-	-	-	-	-	-	-	
Low	Deed Restricted	2,306	-	-	156	47	-	-	-	-	-	-	261	2,045
	Non-Deed Restricted		2	-	37	19	-	-	-	-	-	-	-	
Moderate	Deed Restricted	1,321	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		63	-	61	81	-	-	-	-	-	-	205	1,116
Above Moderate		3,423	77	-	184	523	-	-	-	-	-	-	784	2,639
Total RHNA		10,791												
Total Units			146	-	600	702	-	-	-	-	-	-	1,448	9,343

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Visalia							
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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>	12/31/2024	6th Cycle	Completed	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). [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59343
HE Program 1.2 Contact with City Officials	Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.	12/31/2031	6th Cycle	Continuous	There were no meetings of the Building Advisory Committee held in 2025. Members have termed out and the committee will need to be rebuilt. A meeting is anticipated in Q2 of 2026. [Supporting document is the City's Maddy List which shows that no members serve on the BAC.]	Meetings		https://www.visalia.city/civicax/filebank/blobload.aspx?blobid=57728
HE Program 1.3 Conditional Use Permit Process	Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission; 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.	12/31/2028	6th Cycle	Continuous	<p>A report for the 2024 year was presented to the Planning Commission on May 12, 2025. [The report presented to Planning Commission on May 12, 2025 is the Quantified Outcome.]</p> <p>The mid-term evaluation of the cumulative impacts of the CUP process on multi-family development, due in 2027, is not yet started.</p>	Meetings	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=57841
HE Program 1.3 Conditional Use Permit Process	<p>Adopt objective design standards for multi-family residential development by 2026. [The adopted standards will be the Quantified Outcome.]</p> <p>Amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026. [The Zoning Ordinance Amendment will be the Quantified Outcome.]</p>	12/31/2026	6th Cycle	Not Yet Started	<p>Program & objective is parallel with HE Program 3.2.</p> <p>Objective design standards for multi-family development were not initiated in 2025; however, objective design standards for single-family residential were adopted in April 2025.</p> <p>Zoning Ordinance Amendment for large multi-family developments were not initiated in 2025.</p>	Other	1	None.

<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. [This will be the Quantified Outcome.]</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 actions in 2028.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025 the City discussed and formally met (on October 13) with Self-Help Enterprises, a local non-profit builder and housing partner, to agree to participate in the future engagement / engagement events regarding the myths and realities of multi-family and affordable housing. The City will continue to reach out to other non-profit groups to explore additional partnerships.</p> <p>In 2025 the City held 3 public hearings and 2 community meetings covering CDBG, HOME, and NSP funded programs, which included affordable housing programs.</p> <p>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.</p> <p>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>Meetings</p>	<p>5</p>	<p>The City's Housing Specialist can be contacted to obtain public hearing notices.</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>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</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 2025, the Community Development Department maintained its annual efforts of meeting timelines, resulting in the City having over 99% 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>Other</p>	<p>1</p>	<p>The City's Engineering & Building Department Head can be contacted to see reports generated by Accela. The APR Contact can be contacted to provide the internal spreadsheet that tracks all open entitlements.</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 420 lower income units on City-owned sites in the planning period.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2024, the City assessed the viability of housing on its six sites currently listed as surplus.</p> <p>In 2025, the City met further with the intent to find and explore other City-owned sites, since at least three of the six sites do not have future housing potential. No new site selections were made in 2025. Documentation of the implementation consists of internal staff-prepared profiles of the six sites.</p> <p>The City plans in 2026 to talk with management staff and developers and prepare an action plan.</p>	<p>Other</p>	<p>1</p>	<p>The APR Contact can provide the internal staff-prepared profiles of the six sites.</p>
<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>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Following are details on the progress on the six annexations, conducted in 2024-2025:</p> <p>a) 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 and recorded certificates of completion for site 1 (Pratt Family Ranch), site 2 (Crandell / Belissa), and site 5 (Carleton Acres) all in 2023 and 2024.</p> <p>c) As reported in 2024, Lot Line Adjustments for sites 1 and 2 are not necessary 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) Final parcel maps for site 4 (Shepherds Ranch II; TPM 2022-03), site 5, (Carleton Acres; TPM 2023-04), and site 6 (Pearl Woods; TPM 2023-07) have all recorded in 2024 and 2025.</p> <p>e) As of 2025, five of the six sites had one or more final subdivision maps recorded. This resulted in a net total of 562 units. To date, no permits for lower-income units have been issued.</p> <p>In 2024, the City passed Zoning Text Amendment No. 2024-05 per City Council Ordinance No. 2024-17, to allow affordable residential development by-right on lower income sites specified in Table 69 (now Table 70) in accordance with Government Code Section 65583.2, subdivisions (h) and (i).</p> <p>Regarding infrastructure needs on these annexation sites, the Shirk Capacity Enhancement Project, entailing roadway widening and installation of sewer and storm drain lines, is currently under way and is fully funded using City funds. The Linwood Extension Project, a roadway extension, planned for City funding and occurring in 2026-2028, will also use City funds.</p>	<p>Other</p>	<p>1</p>	<p>https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59344</p>

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.	12/31/2031	6th Cycle	Completed	The infill site inventory is maintained annually and is kept at the Community Development front counter as well as online. [The map diagram posted online is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=54564
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.	12/31/2031	6th Cycle	Continuous	In 2025, an entitlement was approved that would result in one additional unit from conversion of existing space toward residential use in the downtown. This is noted in Table A2 at address 405 N. West Street. Supporting Documentation is the staff report. However, since no building permit was issued for the site in 2025, no units are counted.	Units		https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57930
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.	12/31/2031	6th Cycle	Continuous	In 2025 the City received a Notice of Award for an infrastructure project awarded through the Active Transportation Program: the Goshen-Visalia Corridor Connection Project. This is the reconstruction of an existing class 1 multi-use trail that links the infill areas in the key census tracts to the City's industrial park. The 6-mile path is popular in the community as it parallels a seldom used rail and has few at-grade crossings. Also in 2025, one Surface Transportation Program grant was awarded for a 0.5-mile segment of Riggins Avenue. This is located outside of the key infill areas but provides congestion relief on a roadway to connect these infill areas with industrial and shopping destinations. The Quantified Outcome is the number of qualifying grants applied for during the 6th cycle, in 2024 and 2025. Three other grants were applied for in key infill areas: Tracts 11, 12, and 17.01.	Other	5	The Financial Analyst for the Engineering Division can be contacted to receive a list of grant applications submitted for all years.
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.	12/31/2031	6th Cycle	Continuous	In 2025 there were no projects involving mixed uses in the downtown that were issued building permits. Regarding mixed use projects reported in 2024, one which was entitled in Census Tract 11 did not apply for building permits. Outside the census tracts, the mixed use development containing 276 units applied for building permits in 2025, but none were issued. No supporting documentation is provided since no units were issued permits. Units from 2024 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	1	Table A2 of 2024 APR
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. Continue to implement the Affordable Housing Infill Incentive Program with a goal of facilitating development of 80 lower income units on infill sites, including 40 by 2027.	12/31/2028	6th Cycle	Continuous	A report for the 2024 year was presented to the Planning Commission on May 12, 2025. [The report presented to Planning Commission on May 12, 2025 is the Quantified Outcome.] A mid-term evaluation has not been initiated and is planned for 2026.	Meetings	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57841

<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. [The incentives will be the Quantified Outcome.]</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>06/30/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Adoption of incentives has not yet been initiated.</p>	<p>Other</p>	<p>1</p>	<p>None.</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City conducted a review of residential development standards with the intent of supporting and further streamlining the variety of smaller units allowed in residential and mixed use zones. Meetings were held in the form of a work session to City Council and Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The process included engagement with local developers and the public, and included public comment given at all three meetings. The final changes to the City's regulations included the following: 1) removing references to minimum lot size in the R-1 zone name, 2) removing planned unit development / conditional use permit requirements for simple lot splits, 3) removing conditional use permit requirements for the creation of multi-family residential lots less than two acres in size, 4) reducing the required side yard setback for the R-M zone in certain circumstances, and 5) removing conditional use permit requirements for mixed use zones when adding units to a site with established housing units.</p> <p>The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to amend development standards to promote and streamline missing middle-density housing types. [The adopted City Council resolution is the Quantified Outcome.]</p> <p>Further, the City Council has voiced interest in continuing to study missing middle standards as it applies to vacant or under-developed infill lots. Additional meetings with the City Council and the local community are anticipated in 2026.</p>	<p>Other</p>	<p>1</p>	<p>https://www.visalia.city/civicax/filebank/blobdownload.aspx?BlobID=59355; https://www.visalia.city/civicax/filebank/blobdownload.aspx?BlobID=59354</p>
<p>HE Program 2.7 Missing Middle</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 units in high resource areas.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, vacant sites with missing middle housing potential were identified using GIS, and the City mailed information and available incentives to these property owners. The mailings resulted in a follow-up in person or phone engagement of at least one property owner.</p> <p>Also in 2025, the City continued to encourage and help facilitate the development of moderate income units in high resource areas. At least three such projects totaling 263 units were reported in Table A.</p>	<p>Households</p>	<p>62</p>	<p>The APR Contact can provide the letter sent to households and mailing labels for 62 households.</p>

HE Program 3.1 Legislative Relief	There is no established Objective for this Program. Following is the Action: The City shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low- and moderate-income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The City shall pursue housing legislation that establishes a permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.	12/31/2031	6th Cycle	Continuous	Program & objective is parallel with HE Program 5.1. 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. These were adopted in 2022 and have not been updated since. In 2025 there were no specific stance letters sent in correlation with housing programs.	Other	1	The APR contact person can be contacted to share the City's approved Federal and State legislative platforms, along with any letters sent in the reporting year.
HE Program 3.2 Multiple Family Developments	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.	12/31/2026	6th Cycle	Not Yet Started	Program & objective is parallel with HE Program 1.3. Objective design standards for multi-family development were not initiated in 2025; however, objective design standards for single-family residential were adopted in April 2025. Zoning Ordinance Amendment for large multi-family developments were not initiated in 2025.	Other	1	None.
HE Program 3.2 Multiple Family Developments	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.	12/31/2027	6th Cycle	In Progress	In 2024, the City 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. [This is the Supporting Document.] Identification and adoption of additional incentives has not yet been initiated.	Other	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=40778
HE Program 3.2 Multiple Family Developments	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.	12/31/2031	6th Cycle	Continuous	In 2025, building permits were issued for a multi-family development (Crescent Meadows) totaling 79 deed-restricted affordable units in very low and low income categories, though not in a higher resource area. Building Permits were issued for a multi-family development (1818 E Houston Ave) totaling 10 units in the very low income category, and located in a high resource area. The balance of building permits issued were for multi-family developments totaling 50 units in the low income category and located in the highest resource area, as identified on Figure 55 of the Housing Element. Combined with permits issued in prior period years (2024), permits for a total of 467 multi-family units have been issued over the planning period, with over 50% of these in higher resource areas. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	467	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.2 Multiple Family Developments	Publish a Housing Development Toolkit on City's website by December 2026.	12/31/2026	6th Cycle	Not Yet Started	Publication of a toolkit has not yet been initiated.	Other	1	None.
HE Program 3.2 Multiple Family Developments	Engage developers to promote objective design standards, available incentives and the Housing Development Toolkit annually.	12/31/2026	6th Cycle	Not Yet Started	Objective design standards, online toolkit, and adoption of incentives has not yet been initiated.	Other	1	None.

HE Program 3.3 First-Time Homebuyer Program	Assist 20 low- and moderate-income first-time homebuyers over the planning period.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops to assist in securing homeownership. Self-Help Enterprises also administers a countywide Downpayment Assistance Program.	Households	8	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.3 First-Time Homebuyer Program	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.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops to assist in securing homeownership. Partner organization Self-Help Enterprises offers homebuyer assistance.			The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits	Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low-income tax credit funded project with the goal of assisting 20 low- and moderate-income homebuyers during the planning period.	12/31/2031	6th Cycle					
HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits	Publicize information on resources and programs for homebuyers on the City's website, with annual updates.	12/31/2024	6th Cycle	Completed	Information updated through 2025 has been prepared with the assistance of the San Joaquin Valley Housing Collaborative. Materials have been posted on the City website. The website is the supporting document.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
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.	12/31/2031	6th Cycle	Continuous	Affordable housing borrowers and mobile home parks are notified of CDBG funded owner occupied single-family and mobile home repair programs at no cost to the homeowner. Information is also available on the City's website.	Households	640	The City's Housing Specialist can be contacted to obtain a Mobile Home Annual Report. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 3.6 Section 8 Housing Assistance Program	Assist 800 lower income families with rental housing assistance annually. 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. 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 discrimination.	12/31/2031	6th Cycle	In Progress	In 2025, the city provided 47 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.	Households	47	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.7 Inform Public of Local, State, and Federal Housing Programs	Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing sites, programs, and incentives.	12/31/2031	6th Cycle	In Progress	The City conducted three public hearings and two community meetings explaining current and upcoming affordable housing programs with the use of CDBG and HOME funds. Affordable housing program flyers and information is available on the City's website.	Meetings	5	The City's Housing Specialist can be contacted to obtain public notices. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 3.8 Loan Program Education	Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops.	Workshops	8	The City's Housing Specialist can be contacted to obtain performance reports.

HE Program 3.9 Agency Coordination	Solicit information from agencies annually. Provide information on a recurring basis.	12/31/2031	6th Cycle	In Progress	The City and partner organization CSET 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.	Meetings	9	The City's Housing Specialist can be contacted to obtain performance reports.
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 segregation and poverty.	12/31/2031	6th Cycle	Continuous	The City receives annual federal CDBG and HOME funding from HUD and state PLHA annual funding for HCD. In 2025, the city applied for four grants to support affordable housing. The city was award all four applications, including \$11,970,000 in Homekey+ funds for the development of Crescent Meadows an 80-unit senior affordable housing complex. The quantified outcome is the number of applications applied for in the year.	Other	4	The City's Housing Specialist can be contacted to obtain award letters.
HE Program 3.11 City Incentive for Affordable Housing	Annually identify and engage non-governmental affordable housing providers to evaluate City-owned parcels and discuss opportunities for land purchases.	12/31/2031	6th Cycle	Continuous	The City notifies and engages non-governmental affordable housing providers to evaluate city-owned parcels and discuss opportunities for land purchases when available.	Other	1	None.
HE Program 3.11 City Incentive for Affordable Housing	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.	12/31/2026	6th Cycle	Completed	In 2025, the city provided \$1.8 million in HOME-ARP funds for the development of 42-units of permanent supportive housing for 30% AMI and lower and \$931K in HOME funds for the development of 80-units for 50% AMI and lower to encourage affordable housing production by offering the funding as deferred financing to decrease the total cost of housing production.	Units	122	Loan Agreements and Purchase Orders.
HE Program 3.11 City Incentive for Affordable Housing	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.	12/31/2031	6th Cycle	Continuous	In 2024, permits were issued for a 100% deed-restricted multi-family housing project (Demaree & Houston Apartments), located in a Highest Resource Area and within 1/4 mile of a transit stop. The permits were for 220 very low income and low income households. In 2025, no permits were issued for projects that met all criteria of being deed-restricted affordability, in a higher resource area, and within 1/4 mile of a transit stop. Units from 2024 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column and did not specify this development in the report in Table D.	Units	220	Table A2 of 2024 APR
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.	12/31/2031	6th Cycle	Not Yet Started	The review of fee structure not yet initiated. A fee structure review is planned for 2026, being that it is the 3rd year of the period.	Other	1	None.
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.	12/31/2031	6th Cycle	Continuous	There have been permits issued for 76 ADUs during the planning period (2024-2025), including 39 ADUs permitted in 2025 alone. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	76	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Monitor ADU development and adopt additional financial incentives by 2028 if ADU production trends show development of less than 10 ADUs per year.	12/31/2028	6th Cycle	Continuous	There have been permits issued for an average of 38 ADUs during the planning period (2024-2025), with every year since 2022 showing permits issued for 10 or more ADUs each year. Thus, additional financial incentives are not necessary in accordance with the objective. Nevertheless, no additional financial incentives have been adopted.	Other	1	None. Prior APRs have reported the number of permits issued for ADUs, which verify that the City has not experienced ADU production trends less than 10 ADUs per year during this cycle.

HE Program 3.13 Non-Profit Housing Development Corporations	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. 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.	12/31/2031	6th Cycle	In Progress	The City approved the sale of surplus land at low-costs to Habitat for Humanity for the development of six homes to be sold to first-time homebuyer veterans. The City Council Closed Session Agenda is the supporting documentation.	Units	6	https://visalia.legistar.com/MeetingDetail.aspx?ID=996312&GUID=65755E94-A2B9-4FC4-B28F-04BFB796D24A&Options=info &Search=
HE Program 3.14 Land Banking	Participate in at least one land banking project during the current reporting period.	12/31/2031	6th Cycle	In Progress	The City does not use funding to landbank. However, Council approved the sale of surplus land to be purchased by Habitat for Humanity for the development of 6 tiny homes to be sold to low-income veterans. The City Council Closed Session Agenda is the supporting documentation.	Units	6	https://visalia.legistar.com/MeetingDetail.aspx?ID=996312&GUID=65755E94-A2B9-4FC4-B28F-04BFB796D24A&Options=info &Search=
HE Program 3.15 Promoting Accessory Dwelling Units	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. Engage local developers annually.	12/31/2031	6th Cycle	Continuous	In 2025 the City participated in two multi-day events (SpringFest Home & Patio Show in February and HomeExpo Remodeling & Decorating Show in 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.	Meetings	2	Event is advertised online, and the City of Visalia posts social media advertising about its participation with a booth.
HE Program 3.15 Promoting Accessory Dwelling Units	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.	12/31/2031	6th Cycle	Continuous	There have been permits issued for 76 ADUs during the planning period (2024-2025), including 39 ADUs permitted in 2025 alone. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	76	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.15 Promoting Accessory Dwelling Units	Complete a mid-term evaluation and adopt additional incentives as necessary.	12/31/2027	6th Cycle	Not Yet Started	Completion of a mid-term evaluation has not yet been initiated.	Other	1	None.
HE Program 3.16 Assisted Housing Projects Eligible for Conversion	Achieve 100 percent contact with all subject at-risk property owners one year before contract expiration.	12/31/2025	6th Cycle	Continuous	In 2025, 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.	Units		The City's Housing Specialist can be contacted to obtain a City Loan Portfolio.
HE Program 3.17 Planning for Large Sites	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.	12/31/2025	6th Cycle	Completed	In 2025, the City conducted a review of possible incentives to encourage the development of large RHNA sites that had lower income units inventoried. Meetings were held in the form of a work session to City Council and Planning Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The final changes to the City's regulations resulted in the creation of an overlay district wherein parcels would be exempted from a tentative parcel map entitlement if they were to subdivide into no more than four parcels and that all parcels were between 0.5 and 10 acres. Thirteen parcels that had RHNA requirements for lower-income units and/or had an R-M zoning were added to the district. The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to create the overlay district. [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59355; https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59354

HE Program 3.17 Planning for Large Sites	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.	12/31/2027	6th Cycle	Not Yet Started	Completion of a mid-term evaluation has not yet been initiated.	Other	1	None.
HE Program 3.17 Planning for Large Sites	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.	12/31/2031	6th Cycle	Continuous	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. Building permits for a portion of the units were submitted in December 2025. In 2025 the City approved three entitlements on sites over 10 acres (Pratt Family Ranch Tier 3, Blankenship Subdivision, and Ritchie Ranch Subdivision), resulting in 611 above-moderate income units and 202 moderate-income units, all in Higher Resource Areas. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	1089	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.18 Targeting Extremely Low-Income Developments	Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households with a goal of supporting development of 100 extremely low-income units during the planning period.	12/31/2031	6th Cycle	In Progress	In 2025, the City applied and was awarded \$11,970,000 in Homekey+ funds for the development of Crescent Meadows an 80-unit senior affordable housing project for seniors 62-years and older at 80% AMI or lower.	Units	80	The City's Housing Specialist can be contacted to obtain award letters.
HE Program 3.18 Targeting Extremely Low-Income Developments	The City shall identify development opportunities and provide incentives for the development of housing for extremely low-income households (e.g., priority processing, fee waivers or deferrals).	12/31/2026	6th Cycle	Not Yet Started	Identification of incentives has not yet been initiated.	Other	1	None.
HE Program 3.19 Provide Priority Sewer Service for Affordable Housing Projects	Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.	12/31/2031	6th Cycle	Continuous	Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.	Other	1	Proof of adequate capacity and infrastructure can be provided by the City's Public Works Department. The City adopted a Sewer System Master Plan in December 2025, viewable at https://www.visalia.city/civicax/filebank/blobd/
HE Program 4.1 Homebuyer Education Program Outreach	In combination with Program 3.3, participate in at least one education seminar per year, particularly targeting lower resource areas. 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 existing relationship with Self-Help Enterprises that will be continued.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided homebuyer education to low-income households.	Households	216	The City's Housing Specialist can be contacted to obtain performance reports.
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.	12/31/2031	6th Cycle	In Progress	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.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp

HE Program 4.3 Nuisance Abatement in Impacted Neighborhoods	Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.	12/31/2031	6th Cycle	Continuous	In 2025 the City responded to 144 substandard housing complaints; 123 of those complaints have been corrected; the remaining 21 cases are in the process of correction. Of the 144 properties, the City boarded 5 of them. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective. Throughout the planning period, the City has been utilizing Accela as its tracking system for managing nuisance abatement cases.	Households	144	Information was derived from Accela, the City's internal tracking system for managing and reporting cases.
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.	12/31/2031	6th Cycle	Continuous	In 2025, the City did not acquire any foreclosed properties since it did not have NSP program funding for this program. However, the City did utilize CDBG funds to rehabilitate substandard properties to assist in carry out a comprehensive revitalization strategy. Five repairs began in 2025 and will be reported upon completion in the next reporting period.	Units		The City's Housing Specialist can be contacted to obtain a Notice of Completion.
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.	12/31/2031	6th Cycle	Continuous	Program & objective is parallel with HE Program 3.1. 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. These were adopted in 2022 and have not been updated since. In 2025 there were no specific stance letters sent in correlation with housing programs.	Other	1	The APR contact person can be contacted to share the City's approved Federal and State legislative platforms, along with any letters sent in the reporting year.
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.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided \$109K in PLHA funds for a Seasonal Emergency Low-Barrier Shelter (Warming Center), and \$62,180K in PLHA funds for a transitional bridge housing project called Eden House for people experiencing homelessness. The City also provided \$269,420 in PLHA funds, \$250K in Successor Housing funds, and \$1 million in ERF funds for the operation for the Visalia Navigation Center.	Persons	1,202	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 5.2 Homeless Shelter Program	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 2339, and as outlined in this program.	12/15/2025	6th Cycle	Completed	In 2025, the City conducted a review of zone districts that could meet the intent of AB 2339 to accommodate emergency shelters. Meetings were held in the form of a work session to City Council and Planning Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The meeting held on August 19 included a capacity analysis of each zone, and concluded that parcels in the CMU zone were best suited for allowing emergency shelters in accordance with AB 2339. The final changes to the City's regulations resulted in the creation of an overlay district consisting generally of vacant parcels in the Commercial Mixed Use (CMU) zone. The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to create the overlay district. [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59355 ; https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59354

HE Program 5.3 Reasonable Accommodation	<p>Maintain an updated brochure at City offices and on City website.</p> <p>Provide information to local non-profit developers and agencies and non-profits immediately.</p> <p>Engage local agencies providing special needs housing to identify remaining constraints annually</p>	12/31/2031	6th Cycle	Continuous	<p>The City maintains public information on reasonable accommodation for disabled persons and provides information on the City's website (this is the supporting document). The City provided this information to non-profit developers, agencies and non-profits to identify remaining constraints to housing for persons with a disability. The City partners with Central Valley Regional Center and Resources for Independence Central Valley to provide services for persons with disabilities.</p>	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 5.4 Senior Rental Housing	<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>	12/31/2026	6th Cycle	In Progress	<p>In 2024, the City created and posted an updated statement describing existing incentives for senior rental housing. The statement is available as a published document at City Hall and maintained on the website. [This is the Supporting Document.]</p> <p>Identification and adoption of additional constraints has not yet been initiated.</p>	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=40778
HE Program 5.4 Senior Rental Housing	<p>Facilitate the construction of at least 20 very low-income and 20 low-income senior units during the reporting period.</p>	12/31/2031	6th Cycle	Completed	<p>In 2025, a building permit was issued for 79 deed-restricted very low-income and low-income senior rental units for the Crescent Meadows project. Issuance of this permit has achieved the objective.</p> <p>The Supporting Document is a posted flyer which describes the Crescent Meadows project.</p>	Units	79	https://www.visalia.city/documents/CDBG/Crescent%20Meadows%20Flyer.pdf
HE Program 5.5 Rehabilitation Assistance for Senior & Disabled Homeowners	<p>Provide assistance that will benefit 10 households per year over the next eight years. 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>Investigate new funding sources annually.</p>	12/31/2031	6th Cycle	Continuous	<p>In 2025, the city assisted one (1) senior and/or disabled low-income owner occupants with necessary mobile home repairs.</p> <p>The Supporting Document is the website that publicizes the available programs.</p>	Households	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 5.6 Large Families	<p>Develop incentives and mitigations to constraints by the end of 2024.</p>	12/31/2024	6th Cycle	Completed	<p>In 2024, the City created and posted an updated statement describing existing incentives for senior rental housing. The statement is available as a published document at City Hall and maintained on the website. [This is the Supporting Document.]</p>	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=40778
HE Program 5.6 Large Families	<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 planning period.</p>	12/31/2031	6th Cycle	Continuous	<p>The Rancho Colegio rental complex, issued permits in 2024, includes 32 3-bedroom units very low and low-income deed-restricted units, out of the total 80 units. In 2025, the City provided \$1.3 million in HOME funds with a deed restriction for the development of Rancho Colegio for households 50% AMI or lower. The Demaree-Houston rental complex, issued permits in 2024, includes 55 3-bedroom units that are deed-restricted very low and low-income, out of the total 222 units. Additionally, for non deed restricted, there were permits issued for 25 units in 2024 and 2 units in 2025, all low income. The Quantified Outcome is the total number of deed-restricted units issued permits for 2024 and 2025, though there were no permits issued for deed-restricted 3 or more bedroom rental units in 2025.</p>	Units	87	Table A2 of 2024 APR

HE Program 5.7 Housing for Persons with Developmental Disabilities	Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities with a goal of obtaining \$1,000,000 over the planning period.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided \$1.8 million in HOME-ARP and \$1.5 million in Encampment Resolution Funds (ERF) for the development and operation of Majestic Gardens a 42-unit permanent supportive housing project for households 30% AMI or lower. 5 units are fully accessible for those with developmental disabilities.	Other	1	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.7 Housing for Persons with Developmental Disabilities	Explore and evaluate models in 2025. Adopt a policy to facilitate/incentivize development of housing for persons with developmental disabilities in 2026.	12/31/2026	6th Cycle	In Progress	In 2025, the City reached out to contacts involved in disability programs and researched state and regional agencies and county and local programs that could potentially facilitate types of housing that serve the developmentally disabled community. Work on the adoption of a policy was not yet initiated but due in 2026.	Other	1	The APR Contact can provide the internal staff-prepared listing of resources and names / emails of persons contacted.
HE Program 5.7 Housing for Persons with Developmental Disabilities	Facilitate the construction of 30 units for persons with developmental disabilities in the planning period.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided \$1.8 million in HOME-ARP and \$1.5 million in Encampment Resolution Funds (ERF) for the development and operation of Majestic Gardens a 42-unit permanent supportive housing project for households 30% AMI or lower. In Majestic Gardens, 5 units are fully accessible for those with developmental disabilities. The City HOME-CHDO project Rancho Colegio will include 12 fully accessible units for those with disabilities. The Housing Authority's project Demaree Apartments will have 35 fully accessible units, 23 sensory units, and 14 ADA adaptable units.	Units	89	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
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...	12/31/2025	6th Cycle	Completed	The City passed Zoning Text Amendment No. 2025-03 on November 3, 2025 per City Council Ordinance No. 2025-13, to adopt the balance of municipal code updates intended to remove constraints and comply with state law. [The adopted City Council resolution is the Quantified Outcome.] The streamlined ministerial review and a preliminary application process, in compliance with SB 330 and SB 35, is described and available of the Planning Division's website, listed in the Supporting Documents.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59360 ; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59359
HE Program 5.9 Special Needs Housing Outreach and Incentives	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. Adopt an incentive program based on the results of the report by August 2026 and implement immediately. Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually Update the City's website by January 2025. By 2026 identify and adopt incentives to encourage the development of farmworker housing; potential incentives may include, but are not limited to, increased density and height allowances, a streamlined design review process, or reduced fees.	12/31/2026	6th Cycle	In Progress	The City maintains public information on housing and services available for persons with disabilities and provides that information on the City's website. [This is the Supporting Document.] The balance of objectives will be completed in 2026 as stated in the Objective.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp

<p>HE Program 5.9 Special Needs Housing Outreach and Incentives</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>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 Enterprises to develop a 24-unit farmworker multi-family affordable housing complex.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>A list of funding sources will be completed in 2026 as stated in the Objective.</p> <p>In 2025, the City engaged with qualified housing developers Self-Help Enterprises, Housing Authority, and RH Community Builders, 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.</p> <p>In 2025, the City provided 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.</p> <p>In 2025, held several meetings to expand awareness and made information available on the City website.</p> <p>In 2025, the City monitored and supported the development of housing for farmworkers through collaboration with Self-Help Enterprises.</p> <p>In 2025, 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>	<p>Units</p>	<p>122</p>	<p>The City's Housing Specialist can be contacted to obtain a Notice of Completion.</p>
<p>HE Program 5.10 Employee/Farmworker Housing</p>	<p>Coordinate with regional agencies annually.</p> <p>Provide technical assistance to all applicants proposing farmwork housing.</p> <p>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.</p> <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 units.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City provided \$1.3 million in HOME funds to Self-Help Enterprises for the development of Rancho Colegio an 80-unit affordable new construction multifamily complex. Rancho Colegio will include 20 set aside for farmworker families. Rancho Colegio will serve low-income households at or below 50% AMI. The project will include one, two, and three bedroom units. Rancho Colegio will be completed in 2026.</p>	<p>Units</p>	<p>80</p>	<p>The City's Housing Specialist can be contacted to obtain a Notice of Completion.</p>
<p>HE Program 5.10 Employee/Farmworker Housing</p>	<p>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>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Completion of a program has not yet been initiated.</p>	<p>Other</p>	<p>1</p>	<p>None.</p>
<p>HE Program 5.11 Permit Streamlining Act</p>	<p>Adopt a policy to ensure compliance with State law.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p> <p>[The adopted City Council resolution is the Quantified Outcome.]</p>	<p>Other</p>	<p>1</p>	<p>https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59361</p>

HE Program 6.1 Housing Rehabilitation Program	<p>Assist 50 lower-income homeowners during the course of the current reporting period targeting 75 percent in areas of high segregation and poverty.</p> <p>Pursue new funding sources annually.</p> <p>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.</p>	12/31/2031	6th Cycle	Continuous	The City provided CDBG funds to Self-Help Enterprises (SHE) to administer a owner occupied Single-Family Home Repair Program (SFHRP) to low-income homeowners to make improvements and repairs. Five repairs began in 2025 and will completed and reported in 2026.	Units		The City's Housing Specialist can be contacted to obtain Performance Reports and a Notice of Completion.
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.	12/31/2031	6th Cycle	Continuous	In 2025, the assisted one owner of one rental property with 41-units for lower-income households with a forgivable loan in a high segregation and poverty area. The Majestic Gardens project was rehabilitation project of 41 affordable Deed Restricted units and one on-site manager unit.	Households	41	The City's Housing Specialist can be contacted to obtain Performance Reports.
HE Program 6.2 Low-Income Rental Rehabilitation Program	Adopt a policy to prioritize or provide further support to areas of high segregation and poverty by 2026.	12/31/2026	6th Cycle	Not Yet Started	Completion of a program has not yet been initiated.	Other	1	None.
HE Program 6.3 Emergency Repairs Program	<p>Assist 40 lower- and moderate-income homeowners over the next eight years targeting 75 percent in areas of high segregation and poverty.</p> <p>Distribute information annually.</p> <p>Hold engagement events annually in areas of high segregation and poverty.</p>	12/31/2031	6th Cycle	Continuous	The City provided CDBG funds to Self-Help Enterprises (SHE) to administer a Senior Mobile Home Repair Program (SMHRP) and a Single-Family Home Repair Program (SFHRP). Ten repairs began in 2025 and will completed and reported in 2026.	Units	10	The City's Housing Specialist can be contacted to obtain Performance Reports and a Notice of Completion.
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.	12/31/2031	6th Cycle	Continuous	In 2025, Neighborhood Preservation responded to 144 substandard housing complaints, which is down from the prior year's achievement of 162 responses and short of the 200 inspection goal.	Households	144	Information was derived from Accela, the City's internal tracking system for managing and reporting cases.
HE Program 6.5 Rehabilitation and Adaptive Reuse	Assist with rehabilitating one unit per year.	12/31/2031	6th Cycle	Continuous	<p>The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the reporting period.</p> <p>In 2025, the City provided CDBG funds for a Single-Family Home Repair Program and Senior-Mobile Home Repair Program (SMHRP) through Self-Help Enterprises for a maximum of \$25,000 per household. However, none of the properties assisted were in the Historic District.</p>	Units		The City's Housing Specialist can be contacted to obtain Performance Reports.

<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City partnered with CSET to provide fair housing education to ensure the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community and handle fair housing complaints. The City continued to post information on fair housing law on its website. CSET provided the following services:</p> <ul style="list-style-type: none"> · Informational seminars to area residential real estate agents and brokers on fair housing laws and regulations. · Informational workshops for residents to provide education and awareness to tenants, of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination. · Trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination. · Continue expanding funding for information and referral services that direct families and individuals with financial resources for housing rental or purchase, locating and obtaining housing with special needs facilities such as disabled-accessible units. · Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. 	<p>Meetings</p>	<p>9</p>	<p>The City's Housing Specialist can be contacted to obtain Performance Reports and sign-in sheets.</p>
<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; implement actions based on this evaluation in 2026 with a goal of supporting development of 200 lower- and 400 moderate- and 400-above moderate income units (beyond the RHNA) in the planning period.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Efforts to review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map did not yet commence in 2025, but shall be completed in 2026 based upon the objective.</p>	<p>Other</p>	<p>1</p>	<p>None.</p>

<p>HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas</p>	<p>Implement actions based on the evaluation in 2026 with a goal of supporting development of 200 lower- and 400 moderate- and 400-above moderate income units (beyond the RHNA) in the planning period.</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; through the annual budgeting process give priority to capital improvement projects and programming efforts targeting these areas.</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 areas.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2024, the City provided \$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 in high and highest resource areas and near public transit.</p> <p>The City provided \$1.8 million for the development of Majestic Gardens 42-units for extremely low-income households. 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.</p> <p>In 2025, the City has committed to community and revitalization projects in the form of a community connectivity project for the Houston neighborhood located in census tract 11. This project consists of constructing multimodal improvements by filling in missing sidewalks segments, updating curb ramps, and adding new protected bike lanes and intersections within the Houston Elementary School attendance boundary. A community meeting was announced in December 2025 to be held on January 22, 2026.</p> <p>In 2025, the City completed a refurbishment of Harrel Grove Park, located in census tract 13.01, immediately east of census tract 10.04.</p> <p>In 2025, the City coordinated with Tulare County Workforce Investment Board to hold a jobs fair on October 1 in the City of Visalia (hosted in the Convention Center located in census tract 12) targeting census tracts 10.04, 11, and 12.</p>	<p>Other</p>	<p>1</p>	<p>The APR contact person can be contacted to share email announcements regarding the job fair and community improvement and revitalization projects, and loan agreements.</p>
<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>12/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Completion of a strategy has not yet been initiated.</p>	<p>Other</p>	<p>1</p>	<p>None.</p>
<p>HE Program 7.3 Place-based Strategies</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>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The mailing list was compiled in 2024, and was updated in 2025.</p>	<p>Other</p>	<p>1</p>	<p>The APR contact person can be contacted to share the mailing list.</p>
<p>HE Program 7.3 Place-based Strategies</p>	<p>c. Seek grant funding to complete the Washington Elementary Community Connectivity Project, the Housing Community Connectivity Project, the Goshen Visalia Corridor Improvement Project, the Beyond Bike Lanes Project, and other placemaking projects with a goal of completing four improvement/revitalization projects in lower resource areas during the planning period and impacting 5000 households.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2022, the City applied for and received grant funding for the Houston Community Connectivity Project. Outreach to the community was planned for and carried out in 2025. Completion is expected later in the period.</p> <p>In 2024, the City applied for grant funding for the Goshen-Visalia Corridor Connection Project, Beyond Bike Lanes Project, the Washington Elementary Community Connectivity Project, and the Highland Elementary Community Connectivity Project. All but the Washington Elementary Community Connectivity Project were awarded money. As of 2025, the Highland and Bike Lanes project are both in negotiations with designers ahead of final contract execution, and are in preliminary design phase. Final design contracts will be awarded in 2026.</p> <p>Thus, four placemaking projects have been awarded to date, and completion is expected later in the planning period.</p>	<p>Other</p>	<p>1</p>	<p>The Financial Analyst for the Engineering Division can be contacted to provide any contracts or other materials associated with these grants.</p>
<p>HE Program 7.3 Place-based Strategies</p>	<p>d. Conduct four educational workshops, campaigns, or outreach events to expand awareness of home and accessibility rehabilitation programs by the end of the planning period, with a goal of engaging 750 households.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City held 5 meetings expanding awareness of the City's CDBG funded home and accessibility rehabilitation programs during the Annual Action Plan and CAPER public comment periods.</p>	<p>Meetings</p>	<p>5</p>	<p>The City's Housing Specialist can be contacted to obtain public notices. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp</p>

HE Program 7.3 Place-based Strategies	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.	12/31/2026	6th Cycle	In Progress	In 2025, the City prepared the transit needs study. The Quantified Outcome of this objective is the study, wherein the Supporting Documentation provides a website link to the document.	Other	1	https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=59375
HE Program 7.3 Place-based Strategies	f. Annually collaborate with the Public Works Department to evaluate the effectiveness of the long-term development strategy (action a), the City's CIP program, and use of HOME funding in meeting the needs of underserved communities.	12/31/2031	6th Cycle	Continuous	On October 2, 2025, City staff from Planning, Engineering, and Public Works held an internal meeting to discuss possible CIP projects that will support the needs of underserved communities. (The long term development strategy, which is not yet completed and due in 2026, was not discussed.) In addition to the placemaking projects (action c) and the infrastructure upgrades (action h), forthcoming projects that will assist with underserved communities will include the Center & Acequia Street Rehabilitation Project, serving Census Tract 12 and the community at large. This project was awarded a design contract in 2025. [The supporting documentation is the website link to the awarding of the design contract.]	Other	1	https://visalia.legistar.com/LegislationDetail.aspx?ID=7765633&GUID=2F7B516A-5FC4-4E13-A7C0-B68FB60F8BF5&Options=ID%7CText%7C&Search=acequia+center&FullText=1
HE Program 7.3 Place-based Strategies	g. Annually work with a consultant to assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution; develop a pollution burden reduction strategy for northern and central areas of Visalia by 2027 with metrics and timelines.	12/31/2027	6th Cycle	Not Yet Started	Completion of a program has not yet been initiated.	Other	1	None.
HE Program 7.3 Place-based Strategies	h. By 2026, complete ADA infrastructure upgrades in lower and moderate income tracts with a goal of providing \$629,275 in CDBG funds.	12/31/2026	6th Cycle	Completed	In 2023 the City presented a project on the use of \$629,275 in CDBG funds toward an ADA tree well improvement project connecting between the transit center and Main Street. An amendment was done to transfer the 2023 CDBG funds of \$629,275 from the ADA Tree Wells project to the Visalia Navigation Center development since the ADA Tree Wells project wasn't ready to proceed. On April 21, 2025, Council approved an estimated \$1.2 million in CDBG funds for the ADA Tree Wells project spanning from FY 27/28 through FY 29/30. These funds are estimated since future CDBG allocations are unknown and based on average allocations. (The Supporting Documentation is the Council agenda item and Pass vote.)	Other	1	https://visalia.legistar.com/LegislationDetail.aspx?ID=7349454&GUID=39253206-B321-417F-B5CE-987B0DA847BB&Options=&Search=

<p>HE Program 7.4 Anti-Displacement Strategy</p>	<p>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 disability, and farmworkers.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025 the City completed its five-year Consolidated Plan effort and Annual Action Plan, which included an investigation and outreach to the public to determine factors that make residents vulnerable to displacement. Development of the plan involved community outreach through various channels, including one public hearing and two community meetings all held in 2024. Three additional public meetings were held in April 2025 during the 30-day public period to allow comment on the plans. Additional forms of citizen participation included community and housing surveys. The Supporting Documentation is the adopted Consolidated Plan and Action Plan and the Analysis of Impediments to Fair Housing Choice, which provide details and findings on displacement and discusses the outreach component.</p> <p>In 2025, the City provided \$1.3 million in HOME funds for the development of Rancho Colegio an 80-unit affordable rental multi-family complex with one, two, and three-bedroom units, for households at 50% AMI or lower, including 20-units for farmworking families, and 12-units will be fully accessible for persons with disabilities. The City also provided \$1.8 million in HOME funds for the development of the Majestic Gardens a 42-unit affordable housing for persons experiencing homeless with disabilities.</p>	<p>Other</p>	<p>1</p>	<p>https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=58774; https://www.visalia.city/civicax/filebank/blobload.aspx?BlobID=58775</p>
<p>HE Program 8.1 Energy & Water Conservation Program</p>	<p>Maintain and update educational materials on the City website.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Educational materials are up to date and maintained on the website referenced in Supporting Documents. This is the Quantified Outcome.</p>	<p>Other</p>	<p>1</p>	<p>https://www.visalia.city/depts/administration/water_conservation/cal_water/default.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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</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 2025 Annual Progress Report will be presented to the City Council on March 16, 2026 and sent to HCD by April 1, 2026.</p>	<p>Other</p>	<p>1</p>	<p>All APRs are on file with State HCD.</p>
<p>HE Program 9.2 Progress Meeting</p>	<p>Convene annual meeting to review the Housing Element implementation progress.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff meetings to review and assess Housing Element Implementation Progress and to strategize on how to address issues and potential implementation solutions before the City Council have been held weekly throughout 2025, typically on Mondays at 2:00 p.m., and at other times as needed to collaborate with staff from other departments such as Public Works or Finance.</p>	<p>Meetings</p>	<p>48</p>	<p>None.</p>
<p>HE Program 9.3 Monitor the RHNA Land Inventory</p>	<p>Report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of lower- or moderate-income RHNA capacity.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has provided annual reports on the status of the RHNA sites inventory as part of the City's preparation and submittal of the Annual Progress Report, and as part of the annual presentation of the APR to the Planning Commission and City Council. A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2025. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2025 resulting in a reduction of land designations for these income categories.</p> <p>The report presented to City Council on March 17, 2025 for the 2024 APR is the Quantified Outcome.</p>	<p>Meetings</p>	<p>1</p>	<p>https://visalia.legistar.com/LegislationDetail.aspx?ID=7262425&GUID=8A249540-80F1-4F6D-B92E-599C68BF993D&Options=&Search=</p>

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 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.			TOTAL UNITS ⁺	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 ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Visalia	
Reporting Period	2025	(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			

