

# Implementation Programs

**Table 72  
Housing Program Schedule  
Visalia**

Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p><b>HE Program 1.1 Designate for Sufficient Land</b></p> <p>The City shall maintain a sufficient supply land at various densities to allow for the construction of sufficient housing to meet its TCAG regional housing needs allocation (RHNA) between 2023 and 2031. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs.</p> <p>The City will allow development by right pursuant to Government Code section 65583.2(c) when 20 percent or more of the units are affordable to lower income households on sites identified in Table 63, which accommodate the lower income RHNA and were identified in past housing elements. Specifically, the City will allow affordable residential development by-right on lower-income nonvacant sites identified in the 5th cycle housing element, and lower-income vacant sites identified on sites previously identified in both the 5th and 4th cycle housing elements.</p> <p>(Existing Program 1.1, modified)</p>	<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"> <li>• Very low income: 3,741 units</li> <li>• Low income: 2,306 units</li> <li>• Moderate income 1,321 units</li> <li>• Above Moderate income: 3,423 units</li> <li>• Total: 10,791 units</li> </ul> <p>No net loss of land designated for moderate-, low-, very low-, and extremely low-income categories.</p>	<p>1.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Amend zoning: within two years of the adoption deadline</p> <p>Monitor: annually</p>
<p><b>HE Program 1.2 Contact with City Officials</b></p> <p>The City shall regularly solicit requests to examine specific City land use controls and building standards which are deemed by the local housing development industry that may tend to discourage innovative design and new construction standards, or that exclude affordable income households from the local housing market. Such requests will be placed on the standing Building Advisory Committee (BAC) annually.</p> <p>(Existing Program 1.2)</p>	<p>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.</p>	<p>1.7</p>	<p>Community Development Department, Building Official</p>	<p>General Fund</p>	<p>Annually</p>

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<p><b>HE Program 1.3 Conditional Use Permit Process</b></p> <p>To ensure that the conditional use permit process for multi-family projects of greater than 80 housing units does not impact the timing, cost, or supply of multi-family development, the City shall continue to monitor the conditional use permit process on such applications to determine whether or not the process impacts the development of multi-family units. In an annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the past year. If it is determined that the conditional use permit process impacts the timing, cost, or supply of multi-family housing, especially affordable housing projects, the City shall reconsider its position on this matter and adopt mitigations, which could include increasing the project size threshold based on typical affordable housing projects or eliminating the conditional use process, within six months.</p> <p>In response to current constraints identified by stakeholders related to multi-family development on large lots, the City shall amend the zoning code to establish objective design standards and increase the maximum unit threshold for by-right processing from 80 units to 200 units.</p> <p>(Existing Program 1.4, modified)</p>	<p>Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission; in 2027, complete a mid-term evaluation of the cumulative impacts of the CUP process on multi-family development and revise the Zoning Ordinance to remove constraints.</p> <p>Adopt objective design standards for multi-family residential development by 2026.</p> <p>Amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026.</p>	<p>1.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Report to PC: Annually Mid-term Evaluation: 2028 Adopt objective standards and ministerial review for large lot multi-family projects: by 2026</p>
<p><b>HE Program 1.4 Housing Education</b></p> <p>In an effort to educate the public regarding the myths and realities of multi-family and affordable housing, the City shall:</p> <ul style="list-style-type: none"> <li>• Partner with local housing advocates in making presentations to civic, neighborhood, and community groups.</li> <li>• Develop an outreach strategy to reduce community opposition to affordable housing development in Visalia. The strategy should:                             <ul style="list-style-type: none"> <li>○ include partnerships with local community organizations to identify and implement methods for spreading awareness on the need for affordable housing and the positive impact it has on individuals, families, and the community, including annual presentations to civic, neighborhood, and</li> </ul> </li> </ul>	<p>Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year, targeting higher resource areas with a goal of engaging 100 households annually.</p> <p>Identify and engage local community organizations to discuss opportunities to increase engagement and education by 2025 with a goal of completing two engagement events/projects in partnership with these groups by 2027.</p> <p>Develop an outreach strategy based on community feedback by 2026 with a goal of engaging 10 percent of households in the city during the planning period.</p>	<p>1.6</p>	<p>Community Development Department (Lead), Local Housing Advocates</p>	<p>General Fund</p>	<p>Various, as outline in specific objectives</p>

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<p>community groups in lower density higher resource areas.</p> <ul style="list-style-type: none"> <li>work to increase participation of historically underrepresented residents in all City housing programs and community planning activities, through collaborations with stakeholders from all sectors and geographic areas to engage in the public participation process.</li> </ul> <p>Following implementation of the outreach strategy, annually, review the City’s outreach methods, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods.</p> <p>(Existing Program 1.5, modified)</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><b>HE Program 1.5 Project Status Report</b></p> <p>The City shall continue to utilize its electronic permitting software to track the progress of development processing and shall, through the staff project coordinator, maintain a scheduled contact with individual applicants regarding the status and progress of their project. (Existing Program 1.6)</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>	1.8	Community Development Department (Lead), Private Sector	General Fund	<p>Establish tracking system: 2024</p> <p>Monitoring: continuously</p> <p>Reporting: Annually</p>

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<p><b>Program 1.6: City-owned Sites/Surplus Land Act</b></p> <p>The City shall maintain compliance with all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law throughout the planning period.</p> <p>The sites inventory identifies city-owned sites as capacity to meet the RHNA. These sites are summarized in Table 64. The City intends to make these 6 properties available through the Surplus Land Act process over the next two years. The City shall conduct studies of each site to determine the most efficient use for housing, including engagement with local affordable housing developers to determine site constraints and potential policies to meaningfully incentivize affordable housing development on these sites. The City shall proceed with the findings for housing development by 2026. The City anticipates two years to enter into an Exclusive Negotiation Agreement (2026), and one-and-a-half additional years for land use entitlements and development agreements (2027-2028).</p> <p>In 2027 the city will evaluate progress toward completion in the planning period, and in the event that any of these City-owned sites are found to be infeasible for development in the planning period, the City will identify and rezone alternative sites to accommodate the RHNA by 2029.</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>1.1, 2.1, 3.2</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Various, see specific actions and objectives</p>

<p><b>HE Program 1.7 Annexations to Accommodate Future Housing Needs</b></p> <p>The City shall complete the annexation process for the annexation sites listed in Table 69, with Tulare County and Tulare County Local Agency Formation Commission (LAFCO). In doing so, the City shall apply development standards, parceling at appropriate sizes (0.5 to 10 acres), and incentives to promote affordability. The annexations shall be completed in 2024 and shall include the following remaining milestones:</p> <p>a) City Council approval of the annexation of site 2. The City approved the annexation of sites 1, 3, 4, 5, and 6 in 2023.</p> <p>b) LAFCO annexation approval of sites 1, 2, and 5. LAFCO approved sites 3, 4, and 6 on November 8, 2023.</p> <p>c) Complete filing and recordation of lot line adjustments for sites 1 and 2 in 2024.</p> <p>d) Complete recordation of final parcel map for sites 4, 5, and 6 in 2024.</p> <p>e) complete recordation of final subdivision map(s) for all sites in 2024-2027. The General Plan outlines land use designations for each annexation area and lower income assumptions are based on areas designated for high density multifamily uses that meet the State’s lower-income default density standard. The City shall provide zoning in compliance with Government Code section 65583.2, subdivisions (h) and (i) on appropriate acreage within annexation sites included as lower income RHNA capacity, including a portions of annexation sites 2 (Crandell/Belissa) and 5 (Carleton Acres). Zoning will permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households, allow for at least 20 dwelling units per acre, at least 16 dwelling units per site, require a minimum density of 20 units per acre and up to 100 percent residential floor area in mixed use zones and require that residential uses occupy at least 50 percent of the total floor area of a mixed use project.</p> <p>The City shall ensure that development standards applicable to lower-income annexation sites promote affordability and do not constrain the ability to achieve maximum densities. Additionally, the City will facilitate parceling of large sites at appropriate sizes (0.5 to 10 acres) to accommodate affordable housing production and shall adopt additional incentives, potentially including, but not limited to, waiving the public hearing requirement related to parcel maps, waiving the public hearing requirement for large multi-family uses (provided the</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>1.1</p>	<p>Community Development Department</p>	<p>General Fund, Grant funding</p>	<p>a) Complete                  b) Complete                  c) 2024                  d) 2024                  e) 2024-2027</p> <p>Amend zoning code: within three years of the adoption deadline.</p> <p>Study infrastructure needs: 2024-2025</p> <p>Pursue funding for infrastructure improvements: annually</p>
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<p>Project is a deed-restricted affordable developments), or providing additional density bonus, lot coverage, or allowable height.</p> <p>Should identified sites within the annexation areas be deemed infeasible for annexation or development within the planning period, the City will identify and rezone additional parcels in compliance with Government Code Section 65583.2, subdivisions (h) and (i), as required.</p> <p>The City will work to identify infrastructure needs on these annexation sites and within the City’s Sphere of Influence and will work with local developers and non-profit affordable housing providers to identify and pursue funding opportunities to support needed expansion of electric, water, sewer, and street infrastructure services in areas most appropriate for affordable residential development with a goal of securing \$2 million in the planning period.</p>					
<p><b>HE Program 2.1 Infill Site Inventory</b></p> <p>The City shall maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential or mixed uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses. The City shall make this information available to the public by posting the inventory on the City’s website and providing the inventory at the Community Development Department counter. (Existing Program 2.1)</p>	<p>Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.</p>	<p>2.1, 2.3, 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Inventory: 2024 Updated: Annually</p>
<p><b>HE Program 2.2 Incentives for Downtown Housing</b></p> <p>The City shall provide one or more incentives for high density (20 units/acre or greater) housing in Downtown such as: credits for required parking stalls; fee waivers, reductions and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives shall be in addition to those incentives available through the State density bonus laws. (Existing Program 2.2, modified)</p>	<p>40 units of residential converted from commercial space, or two new multi-family residential project per year targeting downtown Visalia.</p>	<p>2.1, 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>20 units by 2027 20 units by 2031</p>
<p><b>HE Program 2.3 Infrastructure Funding Program</b></p> <p>The City shall apply for funding and/or support non-profit agencies applying for funding that assists with infrastructure improvements for</p>	<p>Identify funding opportunities annually. Engage local non-profit agencies to explore opportunities annually.</p>	<p>2.1, 2.3</p>	<p>Community Development Department</p>	<p>Staff time, General</p>	<p>Evaluate Opportunities: annually</p>

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<p>projects that meet the criteria for any applicable grant program in key infill areas such as census Tracts 10.04, 11 and 12. (Existing Program 2.3, modified)</p>	<p>Apply for at least one qualifying grant during the planning period.</p>			<p>Fund, State &amp; Federal</p>	<p>Apply for funding: as opportunities are identified</p>
<p><b>HE Program 2.4 Mixed Use Development</b> The City shall facilitate the development of sites within the Visalia community that are financially and physically feasible of being converted to or constructed into mixed use developments, or appropriate for historical rehabilitation, and on a request basis, assist in the implementation of such projects. (Existing Program 2.4, modified)</p>	<p>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.</p>	<p>2.1, 2.2, 2.3, 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>One project annually</p>
<p><b>HE Program 2.5 Incentives for Infill Affordable Housing</b> The City shall continue to implement its Affordable Housing Infill Incentive Program, which reduces Transportation Impact Fees for qualifying projects, and annually report to the Planning Commission projects that meet the threshold criteria and take advantage of the Program. The City will complete a midterm evaluation of the program and will adopt additional incentives based to encourage residential infill development if production is not keeping pace with the objectives of this program.  (Existing Program 2.5, modified)</p>	<p>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.</p>	<p>HE Policies 2.1 through 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Report: annually Monitor progress: annually Implement additional incentives, if needed: 2028</p>
<p><b>HE Program 2.6 Nonvacant Sites</b> The City shall adopt incentives for new or more intense development on nonvacant sites included in the sites inventory as lower-income capacity, as identified in Tables 65, 66, 67, and 68. Incentives may include, but are not limited to, reducing development standards; credits for required parking stalls; fee waivers, reductions and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives shall be in addition to those incentives available through the State density bonus laws.</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.  Encourage the construction of 2,682 new lower-income units on 65 sites, as identified in Tables 65, 66, 67, and 68.</p>	<p>1.1, 2.1, 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Adopt incentives: 2026 Engage property owners: within six months of adoption</p>

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<p><b>HE Program 2.7 Missing Middle</b></p> <p>The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to encourage the development of housing types affordable to the local workforce.</p> <p>Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.</p> <p>Additionally, the City shall identify vacant parcels in low-density single-family areas, particularly in high resource areas, and shall contact property owners to discuss site constraints and opportunities for additional density or reduced development standards to incentivize development of missing middle housing.</p>	<p>Evaluate development standards within the zoning code in 2025.</p> <p>To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of ten missing middle housing developments between two and 8 units annually.</p> <p>Identify vacant sites with potential for missing middle housing development by 2025; engage property owners annually, with a goal of engaging 25 property owners each year.</p> <p>To enhance housing mobility, encourage the development of 200 moderate-income units in high resource areas.</p>	<p>2.1, 2.3, 2.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Evaluate and revise zoning: 2024-2025</p>
<p><b>HE Program 3.1 Legislative Relief</b></p> <p>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. (Existing Program 3.1)</p>	<p>N/A</p>	<p>3.2</p>	<p>All City Departments</p>	<p>General Fund</p>	<p>Annually, as needed</p>
<p><b>HE Program 3.2 Multiple Family Developments</b></p> <p>The City shall encourage, facilitate, and find ways to streamline the construction of affordable and market rate multiple-family dwelling units. Special incentives (e.g., reduced parking standards, waiver of fees), modified zoning provisions, and priority permit processing of CUPs and Site Plan Review applications may be utilized where appropriate. The City shall continue to inform local developers of the</p>	<p>In combination with Program 1.3, adopt objective design standards for multi-family residential development by 2026 and amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026.</p>	<p>3.3, 3.6, 3.10</p>	<p>Community Development Department (Lead), Private Sector</p>	<p>General Fund</p>	<p>Publicize incentives: 2024 Adopt objective design standards: by 2026</p>

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<p>available incentives that benefit affordable housing through published documents available at City Hall and maintained on the City website. These incentives shall be in addition to those available through State density bonus laws.</p> <p>The City shall expand existing online resources by developing a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.</p> <p>(Existing Program 3.2, modified)</p>	<p>Identify and adopt incentives for multifamily development in higher resource areas, potentially including additional lot coverage or an expedited process or reduced fees related to rezoning by 2027.</p> <p>Facilitate the development of 800 multi-family units (40 extremely low, 80 very low, 120 low, and 160 moderate, and 400 above moderate) over the planning period, targeting 50 percent in higher resource areas.</p> <p>Publish a Housing Development Toolkit on City’s website by December 2026.</p> <p>Engage developers to promote objective design standards, available incentives and the Housing Development Toolkit annually.</p>				<p>Identify and evaluate additional incentives: 2026</p> <p>Adopt new incentives, as necessary: 2027</p>
<p><b>HE Program 3.3 First-Time Homebuyer Program</b></p> <p>The City shall continue to partner with non-profit agencies (e.g., CSET, Self-Help Enterprises) in assisting low- and moderate-income families qualifying for a low interest second mortgage loan as gap financing toward the purchase of a home.</p> <p>To increase housing mobility, the City shall hold four local engagement events to promote available resources and programming during the planning period targeting residents in lower resource areas. (Existing Program 3.3, modified)</p>	<p>Assist 20 low- and moderate-income first-time homebuyers over the planning period.</p> <p>Advertise and hold four engagement events targeting residents in lower resource areas with a goal of engaging 400 households in these areas in the planning period.</p>	3.4, 3.8	Community Development Department	HOME, CalHome	<p>Continuously throughout the planning period</p> <p>Engagement events: every two years</p>
<p><b>HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits</b></p> <p>The City shall continue to participate in the issuance of tax-exempt revenue bonds, mortgage credit certificate projects, and low-income tax credit projects to provide below market rate financing, where there is sufficient private participation.</p> <p>The City shall create an inventory of available homebuyer resources, including a list of local real estate agents and mortgage brokers with</p>	<p>Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low-income tax credit funded project with the goal of assisting 20 low- and moderate-income homebuyers during the planning period.</p> <p>Publicize information on resources and programs for homebuyers on the City’s website, with annual updates.</p>	3.4	Private Sector (Lead), Finance Department, Community Development Department	State and Federal funds	<p>Continuously throughout the planning period</p> <p>Create resource inventory: 2024</p> <p>Update inventory: annually</p>

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<p>knowledge of available programs, and shall publicize the list on the City’s website. (Existing Program 3.4, modified)</p>					
<p><b>HE Program 3.5 FHA/HUD/HCD and Federal Housing Trust Programs or Available Government Funding</b> In order to encourage developers to fully utilize available FHA/HUD/HCD and Federal Housing Trust programs, the City shall continue to utilize an information resources pool to enable local affordable housing providers to use these programs and incorporate them into a first-time homebuyer’s program as appropriate. (Existing Program 3.5)</p>	<p>Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.</p>	<p>3.2, 3.5, 3.8</p>	<p>Community Development Department</p>	<p>Federal funds, State funds</p>	<p>Annually</p>
<p><b>HE Program 3.6 Section 8 Housing Assistance Program</b> The City shall continue to support Tulare County Housing Authority (TCHA) in administering the Section 8 Housing Assistance Program which includes certificates and vouchers for low-, very low-, and extremely low-income households. The City shall conduct landlord education and outreach on source of income discrimination and voucher programs with the goal of increasing landlord participation in the voucher program. (Existing Program 3.6, modified)</p>	<p>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.</p>	<p>3.6</p>	<p>Tulare County Housing Authority (resource), Community Development Department (Lead)</p>	<p>Federal funds</p>	<p>Annually</p>
<p><b>HE Program 3.7 Inform Public of Local, State, and Federal Housing Programs</b> The City shall continue to publicize housing opportunities in Visalia through a marketing campaign associated with housing programs, including, for example, brochures, advertisements, articles, direct mail, municipal reports, and placing information on the City’s website. (Existing Program 3.7, modified)</p>	<p>Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing sites, programs, and incentives.</p>	<p>3.8</p>	<p>All City Departments</p>	<p>General Fund</p>	<p>Annually</p>

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<p><b>HE Program 3.8 Loan Program Education</b> The City shall sponsor meetings with government, realtors, home buyers, and other financial agencies regarding loan programs currently available. (Existing Program 3.8)</p>	<p>Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.</p>	<p>3.8</p>	<p>Private Sector, Community Lending Council</p>	<p>General Fund</p>	<p>At least bi-annually with a goal of annually</p>
<p><b>HE Program 3.9 Agency Coordination</b> The City shall solicit involvement from the Tulare County Association of Realtors and the Home Building Industry Association (BIA) and periodically inform real estate organizations of the City’s need for lower income housing, available sites appropriate for affordable housing (particularly in high and highest resource areas), and incentive programs available to encourage the creation of such housing. (Existing Program 3.9, modified)</p>	<p>Solicit information from agencies annually. Provide information on a recurring basis.</p>	<p>3.5, 3.14</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annually</p>
<p><b>HE Program 3.10 Availability of Funding</b> The City shall continue to participate in Federal, State, and local housing assistance programs. The City shall continue to utilize funds from the following agencies: Department of Housing and Urban Development (HUD), State Housing and Community Development (HCD). The City shall prioritize funding for opportunities that facilitate the affordable housing creation in high and highest resource areas with access to high-quality transportation opportunities, as well as for infrastructure and quality of life improvements and housing rehabilitation in areas of high segregating and poverty. (Existing Program 3.10, modified)</p>	<p>Complete five applications under this program per year, with a target of obtaining/providing \$250,000 in support of affordable housing in high resource areas and \$750,000 for improvement or rehabilitation projects in areas of high segregation and poverty.</p>	<p>3.6</p>	<p>Community Development Department</p>	<p>Federal and State funds</p>	<p>Annually</p>
<p><b>HE Program 3.11 City Incentive for Affordable Housing</b> The City shall collaborate with affordable housing providers to identify and provide incentives, such as land and improvement cost write-downs or deferred financing, to decrease the total cost of 100 percent affordable housing developments. In combination with Program 1.3, the City will work with providers to analyze city-owned sites with potential for housing development and opportunities for purchase. (Existing Program 3.11, modified)</p>	<p>Annually identify and engage non-governmental affordable housing providers to evaluate City-owned parcels and discuss opportunities for land purchases.  By 2026, collaborate with providers to identify incentives to encourage 100 percent affordable development in higher resource areas and areas of concentrated affluence; adopt incentives in 2026.</p>	<p>3.3, 3.6</p>	<p>Community Development Department</p>	<p>Successor Agency, General Fund</p>	<p>Annually</p>

<b>Table 72 Housing Program Schedule Visalia</b>					
Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
	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.				
<b>HE Program 3.12 Development Fee Reduction/Deferment for ADUs</b> The City shall review its fee structure and study the feasibility of reducing or deferring development and building permit fees on accessory dwelling units, particularly in high and highest resource areas surrounding in the western and southern portions of the city. (Existing Program 3.12, modified)	Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.  Monitor ADU development and adopt additional financial incentives by 2028 if ADU production trends show development of less than 10 ADUs per year.	3.1, 3.2, 3.6, 3.11	Community Development Department	General Fund or SB 2 Planning Grant Program	Review fee structure: every three years  Adopt additional incentives, as necessary: 2028
<b>HE Program 3.13 Non-Profit Housing Development Corporations</b> The City shall continue to support non-profit housing development corporations (e.g., Self-Help Enterprises, Habitat for Humanity, and other non-profit agencies), including those that provide sweat equity programs, by providing land at little or no cost through low interest or residual receipt loans and deferred financing, prioritizing sites in higher resource areas, areas with moderate and high median incomes, and areas of concentrated affluence. (Existing Program 3.13, modified)	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.	3.1, 3.2	Private Non-Profit Services (Lead), Community Development Department	Federal Grants	Annually
<b>HE Program 3.14 Land Banking</b> The City shall provide support for affordable housing projects or programs which allow land banking. (Existing Program 3.14)	Participate in at least one land banking project during the current reporting period.	3.2, 3.5	Housing and Economic Development Department	General Fund, State and Federal Resources	Continuously throughout the planning period
<b>HE Program 3.15 Promoting Accessory Dwelling Units</b> The City shall promote the development of ADUs, prioritizing the higher resource areas. The City shall: <ul style="list-style-type: none"> <li>By June 2024, compile and publish information regarding permit requirements, changes in State law, the Permit Ready ADU program, available incentives (such as fee waivers; see</li> </ul>	Promote ADU information and incentives through City outlets twice per year.  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	3.1, 3.2, 3.11	Community Development Department	General Fund	Annually  Mid-term evaluation: 2027

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>Program 3.12) and the benefits of accessory dwelling units; information shall be published on the City website, and advertised through City social media outlets and email lists at least twice a year;</p> <ul style="list-style-type: none"> <li>Annually conduct educational workshops or advertising campaigns to promote ADU development and the City's Permit Ready ADU program to homeowners, including six targeted to residents in higher resource areas, including low-density areas in the western and southern portions of the city.</li> <li>Contact local developers annually to promote ADUs, provide information on permit requirements and the Permit Ready ADU Program, and discuss constraints to development.</li> <li>In 2027, complete a mid-term evaluation of the City's efforts to promote and incentivize ADUs; identify and adopt additional incentives if permitting trends are not meeting the goals of this program (average 10 ADUs per year) (Existing Program 3.15, modified)</li> </ul>	<p>to residents and developers in high and highest resource areas by the end of the planning period.</p> <p>Engage local developers annually.</p> <p>Complete a mid-term evaluation and adopt additional incentives as necessary.</p> <p>In combination with Program 3.12, facilitate the development of at least ten accessory dwelling units per year and a total of 100 units over the next eight years.</p>				
<p><b>HE Program 3.16 Assisted Housing Projects Eligible for Conversion</b></p> <p>The City shall monitor the status of the deed-restricted affordable housing projects with expiring affordability covenants and contact owners concerning their plans to continue in or opt out of the subsidy programs. The City shall identify potential buyers of at-risk projects (e.g., Tulare County Housing Authority, Christian Church Homes of Northern California, Inc., Self-Help Enterprises) and existing and potential sources of City funding to supplement primary State and Federal sources, and shall engage all parties to facilitation negotiation and acquisition. (Existing Program 3.16, modified)</p>	<p>Achieve 100 percent contact with all subject at-risk property owners one year before contract expiration.</p>	3.9	Community Development Department	General Fund	Immediately upon identification
<p><b>HE Program 3.17 Planning for Large Sites</b></p> <p>The City shall allow for further subdivision or development of specific plans for sites larger than 10 acres that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range</p>	<p>By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 acres) potentially including, but not limited to, expedited approval of lot splits or creation of new parcels; waiving of the public hearing requirement related to parcel maps; waiving of the public hearing</p>	3.16	Community Development Department	General Fund	Annually Adopt incentives: 2025

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<p>of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites, with priority given to sites in higher resource areas.</p> <p>To facilitate the development affordable housing on large sites included in the sites inventory as lower-income capacity, including sites 106, 110, 111, 126, and 128, the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres), provide expedited ministerial approval of lot splits or creation of new parcels, apply development standards to promote affordability and remove constraints to achieving maximum density, and waive, reduce, or defer fees associated with subdivision. (Existing Program 3.17, modified)</p>	<p>requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction), additional density bonus, lot coverage, or allowable height; .and fee waivers, reductions, or deferral.</p> <p>In 2027, complete a mid-cycle review of development activity related to large RHNA sites and revise RHNA calculations, potentially including identifying additional sites with appropriate zoning (by 2029), if the sites are found to be infeasible for development in the planning period.</p> <p>Entitle an average of one project on a RHNA listed large site (10 acres or more) per year.</p> <p>Facilitate the development of 1,964 units on large sites, including 1,120 lower-, 333 moderate-, and 511 above moderate-income units with a goal of 75 percent in high and highest resource areas.</p>				<p>Mid-cycle evaluation: 2027</p> <p>Rezone additional sites (if necessary): 2029</p>
<p><b>HE Program 3.18 Targeting Extremely Low-Income Developments</b></p> <p>The City shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, 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). The City shall work with its partners and encourage them to promote the benefits of this program to the development community. Additionally, the City shall require its partners to conduct outreach to extremely low-income service providers, on at least an annual basis, to encourage the development of housing for extremely low-income households. (Existing Program 3.18, modified)</p>	<p>Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households with a goal of supporting development of 100 extremely low-income units during the planning period.</p>	<p>3.1, 3.2, 3.3, 3.6</p>	<p>Community Development Department</p>	<p>State and Federal funds</p>	<p>Pursue funding: annually and as opportunities arise</p> <p>Adopt incentives: by 2026</p>
<p><b>HE Program 3.19 Provide Priority Sewer Service for Affordable Housing Projects</b></p> <p>In the event of a future, although unanticipated, shortage of future capacity or need to prioritize provision of sewer service is experienced,</p>	<p>Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.</p>	<p>3.16</p>	<p>Public Works and Community</p>	<p>General Fund and Wastewater</p>	<p>Identify projects: As applications are received</p>

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projects offering market rate or assisted projects that have the potential to provide housing affordable to lower-income residents shall receive priority sewer service. (Existing Program 3.20)			Development Department	Enterprise Fund	
<p><b>HE Program 4.1 Homebuyer Education Program Outreach</b></p> <p>The City shall support the efforts of non-profit organizations [e.g., Community Services Employment Training (CSET), Self-Help Enterprises] in providing homebuyer education services by promoting their services on the City website.</p> <p>The City shall increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market by identifying sources of funding to support homeownership assistance programs and establish non-profit partnerships to for outreach campaigns to spread awareness of available assistance programs. (Existing Program 4.1, modified)</p>	<p>In combination with Program 3.3, participate in at least one education seminar per year, particularly targeting lower resource areas.</p> <p>Partner with non-profit organizations to increase participation in homeownership education and outreach programs by minority and/or low and moderate-income residents by 25 percent. Self-Help Enterprises is a provider of homeownership education and will report on the number of Visalia residents that receive homeownership education. Visalia has an existing relationship with Self-Help Enterprises that will be continued.</p>	4.1	Community Development Department	General Fund (Staff Time)	Annually
<p><b>HE Program 4.2 Foreclosure Prevention Resources</b></p> <p>The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Self-Help Enterprises). (Existing Program 4.2)</p>	Verify that the correct and up to date information is posted to City website and updated on at least an annual basis.	4.1, 4.2, 4.4, 4.5	Community Development Department	General Fund (Staff Time)	Annually
<p><b>HE Program 4.3 Nuisance Abatement in Impacted Neighborhoods</b></p> <p>To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures and abandoned properties. The City shall strive to effectively follow up on code violations to ensure that problems are addressed. (Existing Program 4.3)</p>	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.	4.3	Building Department, Code Enforcement	General Fund	Annually Secure properties: within 72 hours of appraisal
<p><b>HE Program 4.4 Foreclosure Acquisition</b></p> <p>The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing, when federal or state funding is available. The City may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction with acquiring, rehabilitating, and reselling or renting. In</p>	<p>Annually pursue State and Federal funds when available.</p> <p>Identify and engage qualified non-profit partners annually.</p> <p>Investigate funding sources annually.</p>	4.1, 4.2, 4.4, 4.5	Community Development Department	Eligible State and Federal funds	Annually

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<p>some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy. (Existing Program 4.4, modified)</p>					
<p><b>HE Program 5.1 Legislative Awareness</b> The City shall, through its state and federal representatives, stay abreast of housing legislation and programs which might affect the City’s special needs groups and, as warranted, comment upon legislation. The City shall continue its practice of writing letters of support or opposition as warranted. (Existing Program 5.1, modified)</p>	<p>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.</p>	<p>5.1, 5.2, 5.5, 5.6, 5.7</p>	<p>All City Departments</p>	<p>General Fund</p>	<p>Twice annually</p>
<p><b>HE Program 5.2 Homeless Shelter Program</b> The City shall provide financial assistance and provide supportive services towards the providing of shelters and services for persons experiencing homelessness. The City shall continue to work with experienced non-profit agencies to seek out opportunities to provide permanent, transitional, or emergency housing, including low-barrier shelters, and work with the Continuum of Care to promote the use of Federal, State, and local financing programs as possible funding sources. To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:</p> <ul style="list-style-type: none"> <li>Amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law.</li> <li>Amend the Zoning Code to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.</li> <li>Amend parking standards to require only the number of spaces sufficient for all staff working in the facility and no</li> </ul>	<p>Annually allocate funding to provide assistance and supportive services with a goal of providing \$50,000 each year. Engage non-profit agencies and the Continuum of Care to discuss opportunities, constraints, and potential partnerships at least twice per year. In 2024, identify candidate zones appropriate for emergency shelters in compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB 2339, and as outlined in this program.</p>	<p>5.1, 5.5, 5.6</p>	<p>Community Development Department</p>	<p>Federal and State funds, General Fund</p>	<p>Allocation funding: Annually Engage agencies: twice per year Identify zones appropriate for emergency shelters: 2024 Amend Zoning Code: by December 15, 2025</p>

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<p>more than what is required of residential and commercial uses in the same zone.</p> <ul style="list-style-type: none"> <li>Amend the Zoning Code to reduce the minimum proximity to other emergency shelters, schools, or low barrier navigation centers to 300 feet.</li> <li>Amend the Zoning Code to remove the requirement that shelters incorporate a seven-foot perimeter wall on any sides abutting residential uses.</li> </ul> <p>(Existing Program 5.2, modified)</p>					
<p><b>HE Program 5.3 Reasonable Accommodation</b></p> <p>The City shall maintain a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. This brochure shall include information and staff contact for requesting assistance in providing housing for persons with disabilities. The City shall provide this information to local non-profit developers and agencies directly and shall annually engage agencies to identify remaining constraints to housing for persons with a disability. (Existing Program 5.4, modified)</p>	<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>	5.1	Community Development Department	CDBG or General Fund	<p>Update brochure: 2024 and annually thereafter</p> <p>Disseminate information: immediately</p> <p>Engage local agencies: annually</p>
<p><b>HE Program 5.4 Senior Rental Housing</b></p> <p>The City shall continue to facilitate the construction of affordable rental housing for very-low and low- income seniors by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives. The City shall provide additional incentives for the development of affordable senior housing in higher resource areas in proximity to high-quality transit options. (Existing Program 5.5, modified)</p>	<p>Identify and publicize available incentives in 2024.</p> <p>Engage developers and local non-profit agencies providing housing for seniors to discuss housing needs and identify additional constraints to senior housing in 2026.</p> <p>Facilitate the construction of at least 20 very low-income and 20 low-income senior units during the reporting period.</p>	5.1, 5.2, 5.4	Community Development Department	HOME funds	<p>Identify incentives: 2024</p> <p>Identify remaining constraints: 2026</p> <p>Facilitate construction: annually</p>

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<p><b>HE Program 5.5 Rehabilitation Assistance for Senior &amp; Disabled Homeowners</b></p> <p>The City shall continue to dedicate federal funding, as available, toward the senior and disabled rehabilitation programs which assist low-income elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements. The City shall give priority to rehabilitation projects in lower resource areas. (Existing Program 5.6, modified)</p>	<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>	5.2	Community Development Department	HOME Program, CDBG funds	Annually
<p><b>HE Program 5.6 Large Families</b></p> <p>The City shall promote the construction of both market rate and deed restricted affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City shall offer financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses) to developers for these unit types and shall promote the need for three or more bedroom units during pre-application meetings, and by contacting affordable housing developers. (Existing Program 5.7)</p>	<p>Develop incentives and mitigations to constraints by the end of 2024.</p> <p>Hold an annual workshop with developers and provide education about technical assistance and incentives for larger rental units, with a goal of supporting the development of an average of 40 large units per year (20 very low- and 20 low-income units [320 total units]) over the planning period.</p>	5.1, 5.3	Community Development Department	State and Federal tax credits, CDBG	Annually
<p><b>HE Program 5.7 Housing for Persons with Developmental Disabilities</b></p> <p>The City shall explore models to encourage the creation of housing for persons with developmental disabilities, as funding is available. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental difficulties. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for persons with disabilities, particularly in higher resource areas in direct proximity to high-quality transit options. (Existing Program 5.8, modified)</p>	<p>Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities with a goal of obtaining \$1,000,000 over the planning period.</p> <p>Explore and evaluate models in 2025.</p> <p>Adopt a policy to facilitate/incentivize development of housing for persons with developmental disabilities in 2026.</p> <p>Facilitate the construction of 30 units for persons with developmental disabilities in the planning period.</p>	5.1, 5.3, 5.7	Community Development Department	General Fund and State and Federal Grants	Annually Explore models: 2025 Adopt policy: 2026

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<p><b>HE Program 5.8 Municipal Code Updates</b></p> <p>To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to:</p> <ul style="list-style-type: none"> <li>• Allow Transitional and supportive housing by-right in the O-C zone.</li> <li>• Regarding emergency shelters, reduce development standards related to proximity to other emergency shelters, schools, and low barrier navigation centers to 300 feet, remove additional setback and perimeter wall requirements, and require only parking sufficient to meet the needs of facility employees but not more than what is required of residential or commercial uses in the same zone.</li> <li>• Allow accessory dwelling units (ADUs) by-right in all zones allowing residential uses, in compliance with State law.                             <ul style="list-style-type: none"> <li>○ The City will defer to State ADU and Junior ADU law until a compliant ADU Ordinance is adopted.</li> </ul> </li> <li>• Allow for at least two dwelling units per lot in all R-1 zones (R-1-20, R-1-12.5, and R-1-5) consistent with SB 9.</li> <li>• Provide streamlined ministerial review and a preliminary application process in compliance with SB 330 and SB 35.</li> <li>• Permit large residential care facilities with objectivity and certainty in all residential zones, subject only to the same requirements of residential uses of similar form in the same zones.</li> <li>• Adopt reduced parking standards for affordable multifamily developments and multifamily projects with small units (single-room occupancy, studio, and 1-bedroom units) of no more than one parking stall per unit.</li> <li>• Permit low barrier navigations centers by right (without conditional use or other discretionary permit) in nonresidential zones permitting residential uses.</li> <li>• Reduce lot size requirements in the R-M, C, C-MU, and D-MU zones (no more than one acre in the C-MU zone and no more than 20,000 square feet in the C and D-MU zones) to remove constraints to multifamily housing development and promote affordability.</li> <li>• Provide a ministerial process for approving reasonable accommodation requests, including objective findings for approval, limited to decision-making criteria regarding fundamental alteration of zoning and land use and financial and administrative burden. (New Program, consultant)</li> </ul>		5.1, 5.3, 5.5, 5.8	Community Development Department City Council	General Fund	Within two years of adoption of the Housing Element  ADUs in all zones allowing residential uses: implement immediately; adopt by December 31, 2024.
<p><b>HE Program 5.9 Special Needs Housing Outreach and Incentives</b></p> <p>To address the lack of affordable housing opportunities for special needs populations, the City shall:</p> <ul style="list-style-type: none"> <li>• Identify and adopt a strategy to facilitate the development of housing for special needs households, including persons with disabilities (including developmental disabilities) through</li> </ul>	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	5.1, 7.2	Community Development Department City Council	General Fund	Various, see specific actions and objectives

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<p>incentives for affordable housing development with services, resources, and assistance.</p> <ul style="list-style-type: none"> <li>Annually engage qualified housing developers to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities in RCAA's.</li> <li>Subject to availability of Inclusionary Housing funds, issue NOFA or RFP at least once during compliance period and establish an affordable housing development pipeline of at least three affordable housing projects. Hold 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, NOFA's or RFP's will be issued once sufficient funding is available fund at least one project.</li> <li>Annually work with the local nonprofit organizations to implement an outreach program informing residents of the housing and services available for persons with disabilities. The City shall hold annual workshops or advertising campaigns to expand awareness and shall make information available on the City website.</li> <li>Monitor and support the development of housing for farmworkers through annual coordination with non-profit organizations.</li> <li>Identify and adopt, as appropriate, incentives for development to address the housing needs of workforce and farmworker households, with priority given to projects in lower-density higher income areas. (New Program, AFFH)</li> </ul>	<p>list of possible sources of funding to support incentive programs.</p> <p>Adopt an incentive program based on the results of the report by August 2026 and implement immediately.</p> <p>Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually</p> <p>Conduct eight educational workshops, campaigns, or outreach events to expand awareness of services and programs for persons with disabilities by the end of the planning period.</p> <p>Update the City's website by January 2025.</p> <p>Provide technical assistance and/or financial support for the development or rehabilitation of 24 affordable housing units for farmworkers by December 2031. The City is currently partnering with Self-Help Enterprises to develop a 24-unit farmworker multi-family affordable housing complex.</p> <p>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.</p>				

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<p><b>HE Program 5.10 Employee/Farmworker Housing</b> To address employee and farmworker housing needs and conditions, the City shall:</p> <ul style="list-style-type: none"> <li>Annually coordinate with regional agencies and providers to discuss and pursue regional solutions to farmworker housing needs.</li> <li>Provide technical assistance through the entitlement process to applicants proposing employee or farmworker housing.</li> <li>Partner with local employers, developers, and agencies, such as the Housing Authority, to pursue State and Federal grant funds for farmworker housing development and rehabilitation.</li> <li>Engage neighboring jurisdictions and the Housing Authority to discuss and pursue opportunities to establish a program to provide direct assistance to farmworker housing rehabilitation projects.</li> </ul>	<ul style="list-style-type: none"> <li>Coordinate with regional agencies annually.</li> <li>Provide technical assistance to all applicants proposing farmwork housing.</li> <li>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.</li> <li>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.</li> </ul> <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>	5.1, 7.2	Community Development Department City Council	General Fund	Various, see specific actions and objectives
<p><b>HE Program 5.11 Permit Streamlining Act</b> The City shall adopt a policy to ensure compliance with the Permit Streamlining Act (Government Code § 65920 et seq.) and timing requirements of the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000 et seq.). The policy shall specify:</p> <ul style="list-style-type: none"> <li>Who is responsible for making CEQA determinations of PRC 21080.1;</li> <li>That the determination will be made within the timeframe permitted by PRC 21080.2; and</li> <li>That when the City determines a project is exempt from CEQA, the determination triggers the Permit Streamlining Act 60-day deadline under Gov. Code 65950(a)(5).</li> </ul>	Adopt a policy to ensure compliance with State law.		Community Development Department City Council	General Fund	Within one year of adoption of the Housing Element

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p><b>HE Program 6.1 Housing Rehabilitation Program</b> The City shall continue to enhance the quality of owner-occupied single-family housing and encourage private investment in the city’s residential areas through the owner-occupied Housing Rehabilitation Programs. The program provides low-interest loans to low-income homeowners to make exterior improvements or repairs to their homes. The City shall investigate new funding sources and shall provide priority to projects in lower resource areas and in areas of high segregation and poverty. (Existing Program 6.1, modified)</p>	<p>Assist 50 lower-income homeowners during the course of the current reporting period targeting 75 percent in areas of high segregation and poverty.  Pursue new funding sources annually.  Disseminate information on the Housing Rehabilitation Program to local churches, social organizations, and non-profit agencies with a goal of providing one informational campaign targeted to areas of high segregation and poverty each year.</p>	<p>6.1, 6.8, 6.9</p>	<p>Community Development Department</p>	<p>CDBG, HOME funds</p>	<p>Annually</p>
<p><b>HE Program 6.2 Low-Income Rental Rehabilitation Program</b> The City shall continue to support a Low-Income Rental Rehabilitation Program through financial assistance and partnering with non-governmental organizations. The program provides owners of rental properties a forgivable loan for external improvements in return for commitments to offer the units at affordable rents. The City shall adopt a policy prioritizing or providing additional support to projects in areas of high segregation and poverty. (Existing Program 6.2, modified)</p>	<p>Assist 20 lower-income owners of rental properties with forgivable loans over the next eight years, targeting 75 percent in areas of high segregation and poverty.  Adopt a policy to prioritize or provide further support to areas of high segregation and poverty by 2026.</p>	<p>6.1, 6.4, 6.8</p>	<p>Community Development Department</p>	<p>CDBG, HOME, Low-Moderate-Income Housing Asset (LMIHAF) funds</p>	<p>Annually Adopt policy: 2026</p>
<p><b>HE Program 6.3 Emergency Repairs Program</b> The City shall continue to provide low/moderate-income, owner occupants with low-interest loans or grants to make emergency repairs and provide assistance for addressing housing code violations. The City shall distribute information regarding the program on the City website and to local churches, organizations, and non-profit agencies annually and shall hold engagement events to advertise available programs targeting areas of high segregation and poverty as well as lower-resourced areas, including census tracts 10.04, 11, 12, 20.08. (Existing Program 6.3, modified)</p>	<p>Assist 40 lower- and moderate-income homeowners over the next eight years targeting 75 percent in areas of high segregation and poverty.  Distribute information annually.  Hold engagement events annually in areas of high segregation and poverty.</p>	<p>6.1, 6.8</p>	<p>Community Development Department</p>	<p>CDBG, HOME funds</p>	<p>Annually</p>
<p><b>HE Program 6.4 Enforcement of Housing and Building Codes</b> The City shall continue to review, upgrade, and maintain City codes, ordinances, regulations, and enforce these standards to ensure health and safety of occupants and maintain the existing housing stock. (Existing Program 6.4)</p>	<p>Complete 200 residential inspections per year in response to substandard building or living condition referrals.</p>	<p>6.1, 6.8</p>	<p>Community Development Department</p>	<p>CDBG , General Fund</p>	<p>Annually</p>

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Housing Program Schedule  
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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p><b>HE Program 6.5 Rehabilitation and Adaptive Reuse</b></p> <p>The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate. (Existing Program 6.5)</p>	<p>Assist with rehabilitating one unit per year.</p>	<p>6.7, 6.8, 6.9</p>	<p>Community Development Department</p>	<p>State and Federal funds</p>	<p>Annually</p>
<p><b>HE Program 7.1 Fair Housing Enforcement and Outreach</b></p> <p>In an effort to expose and eliminate housing discrimination, and to provide equal housing opportunities to all Visalia residents, the City shall continue to partner with the Fair Housing Council of Central California to provide fair housing education to ensure that the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community as a whole and handle fair housing complaints. The City shall continue to post information on fair housing law on its website.</p> <p>To address issues related to fair housing enforcement and outreach, the City shall:</p> <ul style="list-style-type: none"> <li>• Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations.</li> <li>• Provide 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.</li> <li>• Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination.</li> <li>• Continue and if feasible expand funding for information and referral services that direct families and individuals with financial resources for housing rental or purchase, locating suitable housing, and obtaining housing with special needs facilities such as disabled-accessible units.</li> <li>• Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing</li> </ul>	<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>7.1, 7.2</p>	<p>Community Development Department</p>	<p>General Fund, CDBG</p>	<p>Various, see specific objectives</p>

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
educational materials to property owners, realtors, apartment managers, and tenants. (Existing Program 7.1, modified)					
<p><b>HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas</b></p> <p>To address socio-economic segregation and concentrations of lower resource areas in central and northeastern Visalia (census tracts 10.04, 11, and 12) the City shall:</p> <ul style="list-style-type: none"> <li>Expand and prioritize affordable housing development in high and highest resource areas and near public transit.</li> <li>Prioritize capital improvement projects, including new parks and amenities, in lower-resource areas. Budget for and implement plans and strategies for communities, prioritizing neighborhoods designated for low-income and mixed-income housing opportunities in the sites inventory.</li> <li>Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings) in high and highest resource areas.</li> <li>Coordinate with local employers to hold annual jobs fairs targeting census tracts 10.04, 11, and 12. (New Program, AFFH)</li> </ul>	<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>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>	7.2	Community Development Department	General Fund, CDBG, HOME	Various, see specific objectives

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p><b>HE Program 7.3 Place-based Strategies</b></p> <p>The City will work to improve place-based strategies to encourage community conservation and revitalization. Under this Program , the City shall:</p> <ul style="list-style-type: none"> <li>a. Prioritize public health, education, economic, and safety programs in lower-resource areas as defined by TCAC in coordination with area public health entities (e.g., Kaweah Health), Visalia Transit, the City’s Community Development Department, local school districts, workforce development groups, and the City’s Police Department. In coordination with these agencies, the City will develop a comprehensive, long-term community development strategy and/or program priority strategy for the lower resource areas and areas with lower median incomes by January 2026.</li> <li>b. Identify addresses and compile mailing list and email addresses to focus outreach to neighborhoods in lower resource areas of the city to prioritize services in these areas.</li> <li>c. Implement small-scale placemaking projects/events such as pedestrian improvements, safe routes to schools, or parklets in lower resource areas of Visalia.</li> <li>d. Work with local nonprofit organizations, including Self-Help enterprises and Habitat for Humanity of Tulare County, to expand and spread awareness on home and accessibility rehabilitation programs.</li> <li>e. Collaborate with TCaT/TCAG to prepare a study on transit needs for Visalia residents and identify actions to address those needs, focusing on connecting residents to job centers. Work with TCaT to expand transit services that connect Visalia to other cities in the County.</li> <li>f. Annually review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.</li> </ul>	<ul style="list-style-type: none"> <li>a. By 2026, develop and adopt a comprehensive, long-term community development strategy and/or program priority strategy for lower resource areas that incorporates and expands upon the actions identified in this program, with a goal of impacting 10,000 households in the planning period; implement strategy/program annually.</li> <li>b. In 2024, develop a mailing list targeted to lower resource areas and agencies representing lower-income communities/residents; update list annually.</li> <li>c. Annually seek grant funding to complete 1-2 improvement/placemaking projects in lower resource areas per year, potentially including, but not limited to, the Washington Elementary Community Connectivity Project, the Housing Community Connectivity Project, the Goshen Visalia Corridor Improvement Project, the Beyond Bike Lanes Project, and other projects with a goal of impacting 7,500 households.</li> <li>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.</li> <li>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.</li> <li>f. Annually evaluate the effectiveness of the long-term development strategy (action a),</li> </ul>	<p>7.2</p>	<p>Community Development Department</p>	<p>General Fund, CDBG, and other grant funding</p>	<p>Various, see specific objectives</p>

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p><b>g.</b> Implement plans and strategies to decrease pollution burden in northern and central parts of Visalia. Strategies should include improving air, reducing lead risk from housing, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites.</p> <p><b>h.</b> Complete ADA infrastructure upgrades in lower- and moderate-income tracts. (New Program, AFFH)</p>	<p>the City’s CIP program, and use of HOME funding in meeting the needs of underserved communities; identify and implement additional actions within one year if deficiencies in programming or ineffective strategies are identified.</p> <p><b>g.</b> 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.</p> <p><b>h.</b> By 2026, complete ADA infrastructure upgrades in lower and moderate income tracts with a goal of providing \$629,275 in CDBG funds.</p>				
<p><b>HE Program 7.4 Anti-Displacement Strategy</b></p> <p>In combination with programs included in this Housing Element, the City shall adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in areas vulnerable to displacement (as shown on Figure 51) and in areas with lower median incomes, including census tracts 10.04, 12, and 11, which is an area of high segregation and poverty.</p> <p>The anti-displacement strategy may include, but is not limited to, the following potential efforts:</p> <p><b>Production:</b> increase multifamily residential and mixed-use opportunities in throughout the city beyond capacity to meet the RHNA; allow duplexes, triplexes, and multiple ADUs/JADUs in lower density high resource areas, promote available sites to developers and</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>	7.1, 7.2	Community Development Department	General Fund, CDBG	Complete targeted engagement: 2024-2025 Adopt Strategy: by 2026 Implement: annually

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>home builders, provide surplus public land to non-profit(s) at a reduced cost for the development of affordable housing.</p> <p><b>Preservation:</b> create partnerships with the Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.</p> <p><b>Protect Current Residents:</b> ensure first right of return to existing residents; establish a just cause eviction policy; develop an engagement strategy to disseminate information on tenant protections and available resources.</p> <p>In developing the Strategy, the City shall discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of three events targeting census tracts vulnerable to displacement, areas of high segregation and poverty, seniors, farmworkers, and residents with a disability. (New Program, AFFH)</p>					
<p><b>HE Programs 8.1 Energy &amp; Water Conservation Program</b></p> <p>Using existing education, incentive, and conservation programs offered by Southern California Edison (SCE) and California Water Service Company (CalWater), the City shall continue to assist residents to implement energy and water conservation measures awareness programs and include the most current goals, policies, and programs into new affordable housing projects and, as feasible into retrofitting existing affordable housing units. (Existing Program 8.1)</p>	<p>Maintain and update educational materials on the City website.</p>	<p>8.1, 8.2</p>	<p>Community Development Department (Lead), Private Utility Companies</p>	<p>Grant funding from all available sponsoring sources, General Fund</p>	<p>Annually</p>
<p><b>HE Program 9.1 Implementation Reporting</b></p> <p>The City shall annually review and report, where required under the Annual Progress Report to be annually submitted to HCD, on the implementation of the Housing Element programs and the City's effectiveness in meeting the programs' goals in the manner required</p>	<p>Provide an Annual Progress Report to State HCD every year during the course of the reporting period.</p>	<p>9.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annually by April 1</p>

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Implementation Program Actions	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
and approved by State Housing and Community Development. (Existing Program 9.1)					
<p><b>HE Program 9.2 Progress Meeting</b> City staff members involved in the implementation of Housing Element programs shall meet annually to review progress in addressing housing issues, especially issues relating to affordable housing. (Existing Program 9.2)</p>	<p>Convene annual meeting to review the Housing Element implementation progress.</p>	<p>9.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annually by May 1</p>
<p><b>HE Program 9.3 Monitor the RHNA Land Inventory</b> Community Development staff shall monitor the RHNA land inventory to ensure that proposed re-zoning or development on every listed site meets or exceeds the development capacity by income category listed for that site in the Land Inventory. Additionally, the City shall complete a mid-cycle review residential development in zones that allow 100 percent nonresidential usage to ensure that realistic capacity identified for these sites aligns with development trends, and shall make adjustments, as appropriate, to capacity assumptions. If a proposed re-zoning or development results in a shortfall of residential capacity needed to accommodate the remaining Regional Housing Needs Allocation (RHNA) for any income category, the City shall identify and zone sufficient adequate sites at appropriate densities [See GC 65583.2(c)(3) to accommodate the shortfall within six months of the re-zoning or approval of the development resulting in the shortfall of sites to accommodate the remaining RHNA for any income category. (Existing Program 9.3)</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. Complete a mid-cycle review of development trends in zones that allow 100 percent nonresidential uses in 2027; adjust assumptions, recalculate RHNA capacity, and rezone to meet RHNA shortfall within six months.</p>	<p>9.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Tracking: as applications are received/re-zones proposed Locate additional capacity: within 6 months of identification of shortfall Reporting: Annually by April 1</p>
<p><b>HE Program 9.4 Monitor Conditional Use Permit (CUP) Requirement Impacts on Affordable Housing</b> Community Development staff shall monitor every proposed development on RHNA land inventory sites to ensure that the effects of processing a CUP, when required, does not unreasonably delay entitlement processing, or increase development costs to a degree that eliminates the project’s potential affordability or its potential development density.</p>	<p>Report annually to the Planning Commission on the effect of CUP requirements compared with comparable “permitted by right” projects, and ensure that CUP processing and conditions do not adversely impact the project’s affordability. Adopt policies to remove identify constraints within six months of identification</p>	<p>9.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Monitoring: as applications processed Reporting: annually Adopt policies: within six months of identifying constraint</p>

<b>Table 72 Housing Program Schedule Visalia</b>					
<b>Implementation Program Actions</b>	<b>Objectives</b>	<b>Implements What Policies</b>	<b>Who is Responsible</b>	<b>Potential Funding Source</b>	<b>Timeframe</b>
If a constraint(s) is identified in the CUP process, the City shall adopt a policy or policies to remove the constraint. (Existing Program 9.4, modified)					
<b>HE Program 9.5 Comprehensive Annual Monitoring Program</b> The City shall continue to implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels through the Housing Element Annual Progress Report. The City shall also regularly monitor housing sales price trends of existing units.  The City shall continue to evaluate the efficiency of the City’s Housing Program through the Consolidated Annual Performance and Evaluation Report (CAPER) (Existing Program 9.5, modified)	Include documentation of annual sales and rental rates in the Annual Progress Report.  Evaluate the efficiency of Housing Programs in the CAPER annually	9.1, 9.2	Community Development Department	General Fund, CDBG, HOME	Annually by April 1
<b>HE Program 9.6 Successor Housing Agency Reporting Program</b> The City shall report housing financial and activity information by 1) including specified information with the Annual Progress Report (APR), required to be annually submitted to HCD by April 1, pursuant to State housing law in reporting progress in implementing the Housing Element, and 2) posting specified information on the City's website. This required "housing fund" data can be a paper report identified as an addendum to the APR. The separate housing fund data report can be attached to the APR or sent separately. (Existing Program 9.6)	Provide a report on housing and financial activity information in the Annual Progress Report.	9.1	Community Development Department	General Fund, LMIHAF	Annually by April 1

<b>Table 72 Housing Program Schedule Visalia</b>					
<b>Implementation Program Actions</b>	<b>Objectives</b>	<b>Implements What Policies</b>	<b>Who is Responsible</b>	<b>Potential Funding Source</b>	<b>Timeframe</b>
<p><b>HE Program 9.7 Link Transit Facilities and Services with RHNA Land Inventory Sites</b></p> <p>The City shall continue to incorporate affordable housing linkages to its transportation related plans. The City shall continually analyze and maintain maps and any related analysis and policies to ensure there is an optimal linkage among affordable housing, public transit and active transit (non-motorized modes of transportation), and the City’s major jobs, commerce and services generators. (Existing Program 9.8)</p>	<p>Continually maintain map exhibits and policies in transportation related plans, as needed, to ensure optimal linkages with current high density residential nodes and RHNA land inventory sites to jobs, commerce, and services hubs.</p>	<p>9.1</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>As transportation plans are developed</p>