



# Housing Element Update

City Council Public Hearing  
December 18, 2023

# Presentation Outline



- Presenter
  - Ryan Lester, Mintier Harnish
- Outline
  - Community Engagement
  - Sites Inventory
  - Affirmatively Furthering Fair Housing (AFFH)
  - Policy Document
  - Planning Commission
  - Next Steps

# Schedule to Date



- Staff has been working with Mintier Harnish and Rincon since July 2022 on updating the Housing Element
- The Public Review Draft was released June 9, 2023, and reviewed at a City Council work session on June 19, 2023
- HCD comments received on October 23, 2023
- Staff and our Consultants coordinated very closely with the State Department of Housing & Community Development (HCD) to work towards certification of the Housing Element Update
- Planning Commission recommendation received December 11, 2023



# Community Engagement

# Community Engagement



- Project website (translatable into Spanish)
- Newsletters (2)
- City Council work session
- Housing Technical Advisory Committee Meetings (3)
- Stakeholder interviews
- Community workshops (2)
- Housing needs survey (English and Spanish)
- Online participatory mapping exercise
- E-mail announcements



# Sites Inventory



## Visalia

56 percent of RHNA is for sites that can accommodate lower-income housing

Final Allocation by Income Tier												
	Total RHNA Allocation	Affordable Allocation (Combined Low + Very Low Income)			Very Low Income Allocation		Low Income Allocation		Moderate Income Allocation		Above Moderate Income Allocation	
		Units	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA
Dinuba	1,588	625	39.4%	387	24.4%	238	15.0%	268	16.9%	695	43.8%	
<b>Lower</b>					<b>Moderate</b>			<b>Above Moderate</b>			<b>Total RHNA</b>	
<b>Very Low</b>	<b>Low</b>											
3,741	2,306		1,321			3,423			10,791			
Tulare	4,749	2,319	48.8%	1,435	30.2%	884	18.6%	677	14.3%	1,753	36.9%	
Visalia	10,791	6,047	56.0%	3,741	34.7%	2,306	21.4%	1,321	12.2%	3,423	31.7%	
Woodlake	492	122	24.8%	75	15.2%	47	9.6%	103	20.9%	267	54.3%	
Unincorporated County	9,243	2,526	27.3%	1,563	16.9%	963	10.4%	1,870	20.2%	4,847	52.4%	
<b>Total</b>	<b>33,214</b>	<b>13,735</b>	<b>41.4%</b>	<b>8,497</b>	<b>25.6%</b>	<b>5,238</b>	<b>15.8%</b>	<b>5,424</b>	<b>16.3%</b>	<b>14,055</b>	<b>42.3%</b>	

# Site Selection and Analysis



To identify capacity for 10,791 housing units in various income levels:

- Units in planned/approved projects
- Anticipated ADUs
- Existing potential sites (vacant and underutilized)
- Sites anticipated to be annexed during the planning period

# Site Selection Criteria



- Identified vacant sites zoned for residential use
- Identified sites that have a high likelihood of redevelopment:
  - Underutilized existing use (commercial, industrial, parking)
  - Low Floor Area Ratio
  - Low Improvement-To-Land Value Ratio
  - Older improvements on site
- Considered fair housing, infrastructure, and environmental constraints

# Annexation Sites



- Six entitlements are anticipated to be approved, and the land annexed into the City, during the planning period
- Portion of each development will be zoned to support residential uses

Entitlement	Acreage	Very Low Density	Low Density	Medium Density	High Density
Pratt Family Ranch	48	0	184	63	0
Crandell / Belissa	58	0	159	150	168
Barr & Wood	69	139	0	0	0
Shepherds Ranch II	40	0	200	0	0
Carlton Acres	156	0	388	91	146
Pearl Woods	52	0	274	0	0

# Achieving RHNA



	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Allocation</b>	<b>3,741</b>	<b>2,306</b>	<b>1,321</b>	<b>3,423</b>	<b>10,791</b>
Planned and Approved Units	324	601	1	420	1,346
ADUs	0	0	0	64	64
<b>Remaining RHNA</b>	<b>5,122</b>		<b>1,320</b>	<b>2,939</b>	<b>9,381</b>
R-1-20	0		0	5	5
R-1-5	53		0	2,140	2,193
R-M-2	0		675	504	1,179
C-R	0		289	105	394
R-M-3	2,847		254	819	3,920
C-MU	2,036		93	0	2,129
D-MU	608		98	0	706
Annexation	314		304	1,344	1,962
<b>Total Units on Sites</b>	<b>5,858</b>		<b>1,713</b>	<b>4,917</b>	<b>12,488</b>
<b>Unit Surplus</b>	<b>736</b>		<b>393</b>	<b>1,660</b>	<b>3,107</b>
<b>Total % Buffer</b>	<b>14%</b>		<b>30%</b>	<b>67%</b>	<b>33%</b>

# Sites Inventory Summary



- Met the RHNA through existing vacant and underutilized parcels currently allowing residential uses
- In-line with General Plan, Zoning Code, and planned annexations
- No rezones proposed to meet the RHNA
  - Many jurisdictions are having to break from GP/Zoning Code and rezone large portions of their community to meet the RHNA



# Affirmatively Furthering Fair Housing

# What is AFFH?



**Affirmatively Furthering Fair Housing means “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.”**

## **AFFH seeks to:**

- Combat housing discrimination
- Eliminate racial bias
- Undo historic patterns of segregation
- Lift barriers that restrict access
- Ultimately, foster inclusive communities and achieve racial equity, fair housing choice, and opportunity

# AFFH Analysis

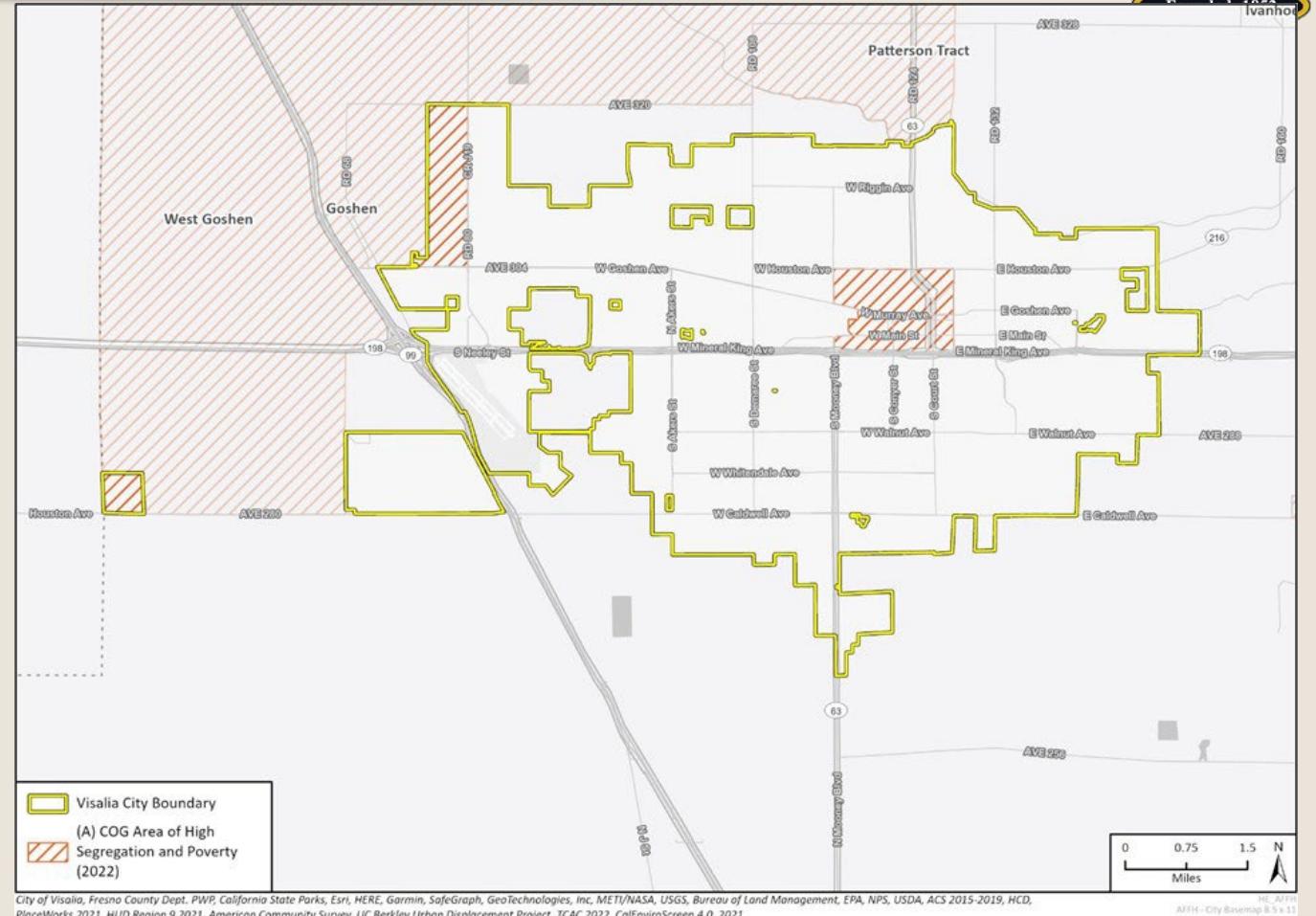


1. Fair Housing Enforcement and Outreach
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty/Affluence
4. Disparities in Access to Opportunities
5. Disproportionate Housing Needs (including displacement)

# AFFH Findings



- Downtown/central Visalia and westernmost areas have high rates of poverty and racial segregation compared to the rest of the city
  - Also areas with poor environmental conditions
  - Low population density in west

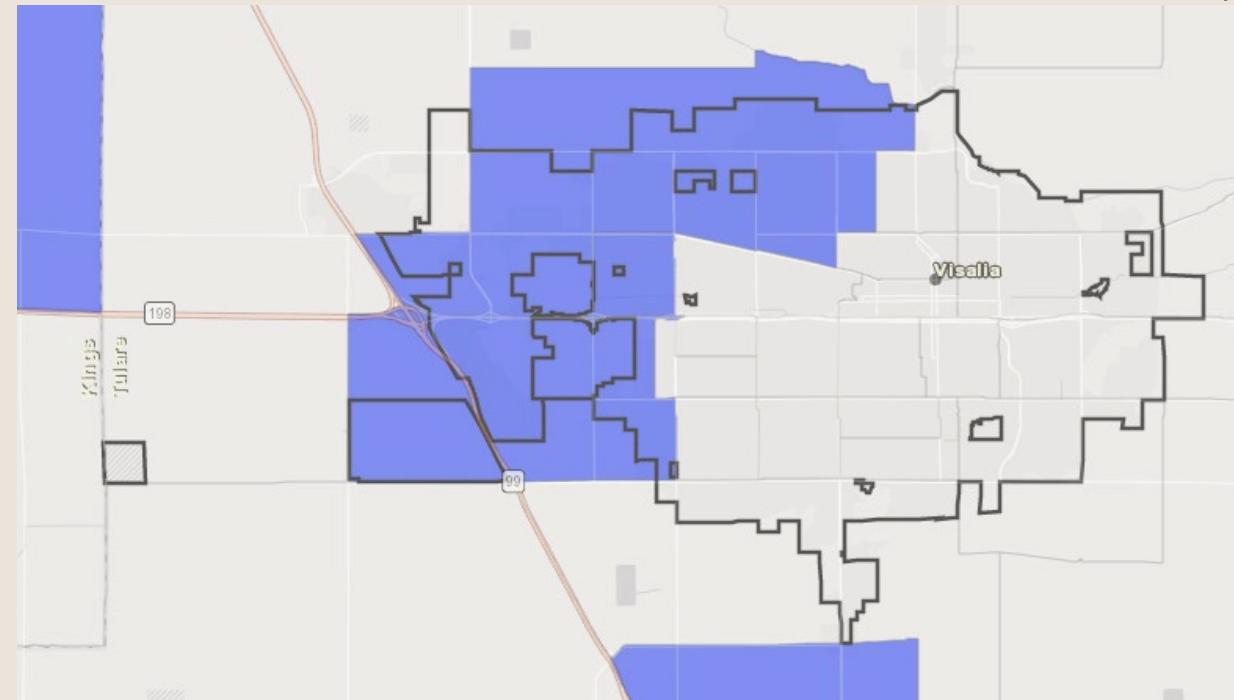


Racially/Ethnically Concentrated Areas of Poverty

# AFFH Findings

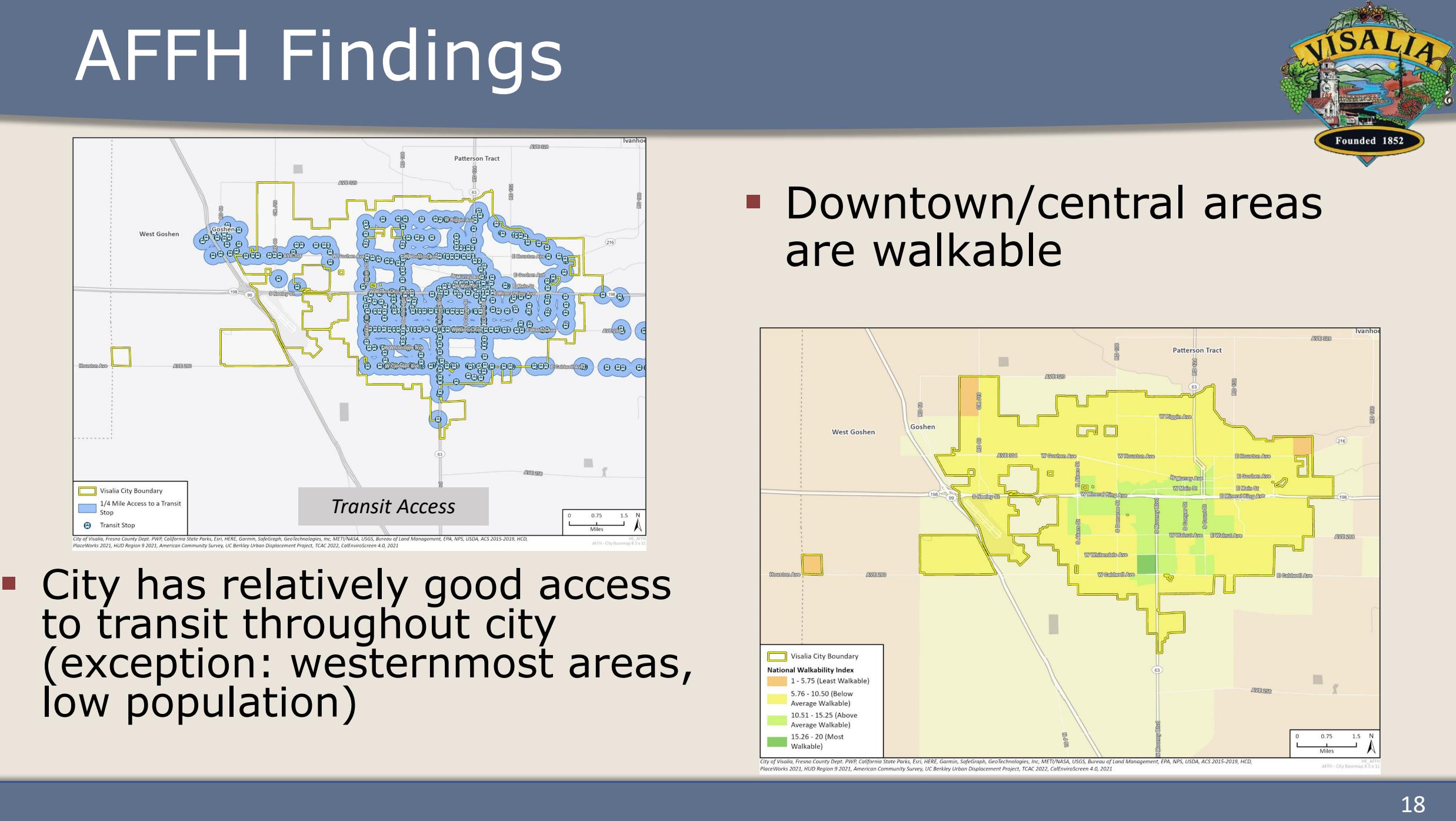


- Concentrated areas of affluence in western half of City (image at right)
- Also generally areas with higher economic opportunity—economic outcomes and access to quality education



*Racially/Ethnically Concentrated Areas of Affluence*

# AFFH Findings



# Contributing Factors



State law (AB 686) requires the identification and prioritization of contributing factors to fair housing issues based on all the analysis.

## **Contributing factors in Visalia include:**

- Location and type of affordable housing
- Housing discrimination
- Land use and zoning patterns
- High cost of housing
- Lack of available affordable units in a range of sizes
- Low resource areas concentrated in Downtown/central Visalia
- Limited transit access
- High pollution burden
- Displacement of residents due to economic pressures

# Meaningful Actions



**The Housing Element must include meaningful actions to address identified fair housing issues and contributing factors.**

## Meaningful actions in Visalia:

Fair Housing Enforcement and Outreach	Socio-Economic Segregation in Central/Northeastern Visalia	Lack of Affordable Housing/ Displacement Vulnerability	Community Revitalization
<ul style="list-style-type: none"><li>• Trainings/workshops on fair housing laws and regulations</li><li>• Review City's outreach methods</li></ul>	<ul style="list-style-type: none"><li>• Prioritize affordable housing development in high resource areas</li><li>• Prioritize capital improvement projects in low resource areas</li><li>• Promote development of ADUs and Missing Middle Housing</li></ul>	<ul style="list-style-type: none"><li>• Support development of affordable housing for special needs populations (residents with disabilities, farmworkers, seniors, etc.)</li><li>• Adopt an anti-displacement policy</li></ul>	<ul style="list-style-type: none"><li>• Small scale placemaking events</li><li>• Outreach for home and accessibility rehabilitation programs</li><li>• Work with TCaT/TCAG to study transit needs</li></ul>



# Policy Document

# Goals and Policies



- Goals and Policies remain largely the same
- Fair Housing goal expanded based on State requirements:
  - *Goal 7: To assure that housing programs maximize opportunity and housing choice **throughout the city** and **proactively** work to overcome patterns of economic segregation and discrimination based upon age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability.*
- New fair housing policy
  - HE Policy 7.2: The City shall support equal housing opportunities for all residents of Visalia. [New Policy]

# New in the 6<sup>th</sup> Cycle



## **Required program action types to consider throughout:**

- Place-based strategies
- Anti-displacement strategies
- Housing mobility strategies
- Expanded outreach efforts
- Detailed metrics and milestones

## TCAC Opportunity Areas Composite Score

### Higher Resource Areas

Highest Resource

High Resource

### Lower Resource Areas

Moderate Resource

Low Resource

High Segregation & Poverty

▲ High Quality Transit Stops

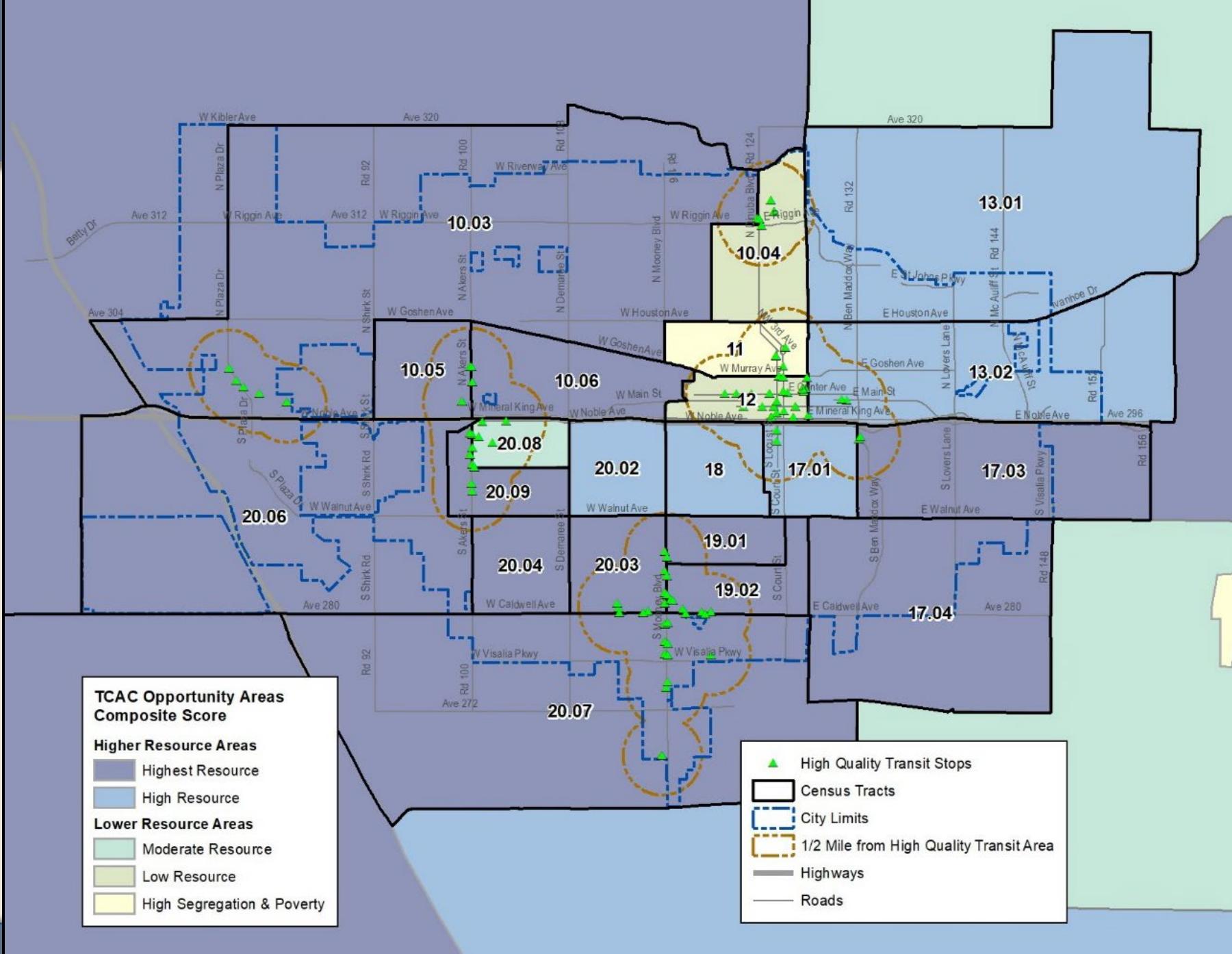
■ Census Tracts

□ City Limits

○ 1/2 Mile from High Quality Transit Area

— Highways

— Roads



# Key Programs Continued



- First-time homebuyer program
- Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits
- Support for Section 8/Housing Choice Voucher
- Support non-profits (e.g., Self-Help Enterprises, Habitat for Humanity, and other non-profit agencies), by providing land at little or no cost through low interest loans and deferred financing
- Foreclosure prevention and acquisition programs
- Nuisance abatement (related to vacant or foreclosed units)

# Key Programs Continued



- Support/incentives for development of homeless shelters
- Reasonable accommodation
- Rehabilitation programs assisting:
  - Senior and disabled homeowners
  - Low-income homeowners
  - Low-income rental units
- Emergency repairs program

# Significant New Commitments



- Increase the threshold triggering CUP requirement for multifamily from 80 units to 200 units
- Engage local agencies annually to explore additional funding opportunities
- Hold informational engagement events for local real estate industry, nonprofit agencies, homebuyers, etc.
- Hold annual workshops/advertising campaigns to promote the development of ADUs
- Reduce parking requirements for affordable multifamily developments and for studios and 1-bedroom units

# Significant New Commitments



- Hold eight workshops/campaigns to expand awareness of services and programs for residents with a disability
- As part of the Consolidated Plan update process, develop a comprehensive, long-term community development strategy and/or program priority strategy for lower resource areas
- Prepare a transit needs study by 2027 and identify potential actions by 2028.
- Work with a consultant to regularly assess and monitor pollution burden in each census tract

# Additions Based on HCD Comments



- Incentives for City-owned sites, annexation sites, and nonvacant sites included in the Sites Inventory (Programs 1.6, 1.7, and 2.6)
- Review and revise code to facilitate missing middle housing development (Program 2.7)
- Additional actions to encourage ADU development (Program 3.15)
- Commitments to comply with AB 2339 (Program 5.2) and Permit Streamlining Act/CEQA timing requirements (Program 5.11)
- Actions to encourage employee/farmworker housing (Program 5.10)



# Planning Commission

# Planning Commission



- Public hearing conducted on December 11, 2023
- One commentor at public hearing: Local Union No. 1109
- Commission recommended adoption (5-0 vote) with corrections to typos and clarification of Governmental Constraints
- Four Commissioners expressed interest in addressing local hiring in response to public comment, though no specific language was directed to staff



# Next Steps

# Next Steps



- Update the document to incorporate direction from City Council received tonight
- Post the Adopted Housing Element for public review for 7 days
- Submit the Adopted Housing Element to HCD for second review and certification (60-days)