













Jurisdiction	Visalia	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	2,616	9	36	2	-	-	-	43	50	-	216	2,400	
	Non-Deed Restricted	-	-	42	-	20	1	4	9	-	-	-	-	
Low	Deed Restricted	1,931	106	-	72	-	-	-	22	34	-	1,265	666	
	Non-Deed Restricted	-	-	118	-	86	46	10	148	623	-	-	-	
Moderate	Deed Restricted	1,802	-	-	-	-	-	-	-	-	-	2,468	-	
	Non-Deed Restricted	-	132	279	29	102	463	504	548	411	-	-	-	
Above Moderate		3,672	367	246	403	391	169	92	76	124	-	1,868	1,804	
Total RHNA		10,021												
Total Units		-	614	721	506	579	698	607	841	1,251	-	5,817	4,870	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		1,308	-	-	-	-	-	-	7	37	-	44	1,264	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Visalia		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
HE Program 1.1 DESIGNATE FOR SUFFICIENT LAND	No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories	Annually	A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2022. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2022 resulting in a reduction of land designations for these income categories.
HE Program 1.2 CONTACT WITH CITY OFFICIALS	Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.	Annually	There was one meeting of the Building Advisory Committee held in 2022: on November 16. No discussion was voiced by members or attendees regarding specific controls or building standards that would discourage affordable or multi-family housing.
HE Program 1.3 SENIOR HOUSING RESIDENTIAL DEVELOPMENT BY RIGHT	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed in 2021. No changes in 2022.
HE Program 1.4 CONDITIONAL USE PERMIT PROCESS	Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission.	Annually	During 2022, the Planning Commission considered two multi-family residential development projects, one of which was over 80 units. A report for the 2022 year is anticipated to be presented to the Commission in April 2023.
HE Program 1.5 HOUSING EDUCATION	Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year	Annually	In 2022, the Housing Authority of Tulare County conducted a public hearing to explain their Moving to Work Program Plan, Section 8, and Public Housing Programs. The City held 3 public hearings and 2 community meetings covering CDBG and HOME funded programs, which included affordable housing programs.

HE Program 1.6 PROJECT STATUS REPORT	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 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.	Daily, Ongoing	The City continues to utilize its electronic permitting software (Accela) to track the progress and length of time for development processing against established goals, striving to establish industry leading review times, while continuing to monitor the efficiency for various permit types to improve further. In 2022, the Community Development Department was able to build upon the successes seen in late 2021, ensuring permit processing timelines were met and occasionally exceeding City standard timelines despite a very active year for permit submittals. These efforts resulted in the City having 0 over-target permits for the majority of the year, with the latter half reaching better than a 98% success rate with zero over target permits.
HE Program 2.1 INFILL SITE INVENTORY	Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.	Annually	The infill site inventory is maintained and kept at the Community Development front counter as well as online at <a href="https://www.visalia.city/depts/community_development/planning/planning_information/default.asp">https://www.visalia.city/depts/community_development/planning/planning_information/default.asp</a> .
HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING	Five units of residential converted from commercial space, or one new multi-family residential project per year.	Ongoing	In 2022 one building permit was issued (B214985) involving the creation of 80 new affordable dwelling units in the downtown. The City provided support in the applicant's pursuit of funding towards this project, and granted off-site development standard concessions affiliated with a density bonus request.
HE Program 2.3 INFRASTRUCTURE FUNDING PROGRAM	Apply for at least one qualifying grant	Annually	In 2022 the City applied for six grants related to infrastructure projects and was awarded one. The awards received were for the construction of an inclusive playground and water play area located on property situated between the Downtown and East Downtown area. Also in 2022, the City was awarded two grants for infrastructure projects that were applied for in 2021. One of these grants was for the construction of protected bicycle lanes and ADA compliant ramps along Houston Avenue that connects an area with a higher concentration of housing for lower income households to the Downtown.
HE Program 2.4 MIXED USE DEVELOPMENT	At least one qualifying project per year	Ongoing	In 2022 one building permit was issued for (B214985) involving the creation of 80 new affordable dwelling units in the downtown. This is a mixed use development that includes live/work lofts and 3,090 sq. ft. of office space.
HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING	Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program.	Annually	In 2022, there have been no developments that have met the requirements and/or utilized the incentive of the fee reduction.
HE Program 2.6 DOWNTOWN AND MIXED USE RESIDENTIAL DEVELOPMENT BY RIGHT	Complete Ordinance Amendment and study within one year of Housing Element certification.	2020	Completed in 2021. No changes in 2022.

HE Program 3.1 LEGISLATIVE RELIEF	N/A	Ongoing	The City Council has adopted positions related to State legislation (April 4, 2022) and Federal legislation (April 4, 2022), related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.
HE Program 3.2 MULTIPLE-FAMILY DEVELOPMENTS	Develop 400 multi-family units (20 extremely low, 40 very low, 60 low, and 80 moderate, and 200 above moderate) over the four year period.	Annually	In 2022 the City issued permits for 691 multi-family units for a total of 901 units in the four-year period between 2020 and 2023.
HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM	Assist 50 low- and moderate-income first-time homebuyers over the next five years.	Ongoing	In 2022, five single-family homes began construction on NW 5th Avenue in Visalia with the use of City HOME funds. These homes will be provided to low-and-moderate income first time homebuyers.
HE Program 3.4 MORTGAGE REVENUE BONDS, MORTGAGE CREDIT CERTIFICATES, LOW INCOME TAX CREDITS	Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low income tax credit funded project.	Ongoing	In 2022, the Lofts Project utilized Low-Income Tax Credits and Tax-Exempt Bonds to construction an 80-unit multi-family affordable housing project.
HE Program 3.5 FHA/HUD/HCD AND FEDERAL HOUSING TRUST PROGRAMS OR AVAILABLE GOVERNMENT FUNDING	Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.	Ongoing	In 2022, the City solicited HUD HOME ARP and State LMIHAF funds for the development of affordable permanent housing.
HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM	Assist 550 lower income families with rental housing assistance annually.	Ongoing	In 2022, the City provided 17 households with emergency rental assistance to prevent homelessness.
HE Program 3.7 INFORM PUBLIC OF LOCAL, STATE, AND FEDERAL HOUSING PROGRAMS	Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing programs.	Ongoing	The City continues to market housing program on the City's website, social media outlets, and posting flyers at various city locations. The City also utilizing partner marketing channels, such as, King/Tulare Homeless Alliance and Visalia Chamber listserv posting.
HE Program 3.8 LOAN PROGRAM EDUCATION	Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.	Ongoing	Online (City website) - Promoting the NW 5th Avenue single-family first time homebuyer homes under construction.
HE Program 3.9 AGENCY COORDINATION	Provide information on a recurring basis.	Ongoing	The City requests involvement from the Tulare County Association of Realtors and the Home Building Industry Association (BIA) on affordable housing projects. The City informs real estate organizations of incentive programs to encourage creation of affordable housing.

HE Program 3.10 AVAILABILITY OF FUNDING INCLUDING LAND WRITE-DOWN PROGRAMS	Complete ten applications under this program per year.	Ongoing	City receives annual CDBG and HOME funding from HUD. See 2022 Action Plan.
HE Program 3.11 CITY INCENTIVE FOR AFFORDABLE HOUSING	Identify non-governmental organization affordable housing providers and explore opportunities for land purchases.	Ongoing	In 2022, the City provided deferred financing and forgivable financing as an incentive for affordable housing.
HE Program 3.12 DEVELOPMENT FEE REDUCTION/DEFERMENT	Complete the review and present to City Council for final consideration.	2020	Completed in 2022. A review culminating in a report was completed and presented to City Council in June 2022. The report established the correct fee methodology to be applied toward ADUs. No new fee categories were necessary as a result of the study.
HE Program 3.13 NON- PROFIT HOUSING DEVELOPMENT CORPORATIONS	Provide assistance that will benefit 20 first-time lower income home buyers over the next four years.	Ongoing	HOME funds provided to Self-Help Enterprises (SHE) to construct 5 single-family homes for 5 first-time low-and-moderate income homebuyers.
HE Program 3.14 LAND BANKING	Participate in at least one land banking project during the current reporting period.	Ongoing	The City participated in one land banking project to construct an 80-unit mixed use complex for low-income households.
HE Program 3.15 PROMOTING ACCESSORY DWELLING UNITS	Achieve five accessory dwelling units per year for a total of twenty units over the next four years.	Ongoing	The City issued 16 permits for accessory dwelling units in 2022. In total the City had 22 permits for accessory dwelling units applied for in 2022.
HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION	Achieve 100% contact with all subject at-risk property owners one year before contract expiration.	Annually	The City has continued to monitor properties on an annual basis and has not found any properties at-risk of converting to market rate in 2022.
HE Program 3.17 PLANNING FOR LARGE SITES	Entitle a minimum of one master planned project on a RHNA listed site per year.	Ongoing	The City received two applications for development of specific planned areas, on 95 acres (Pratt Family Ranch) and on 500 acres, that include single- and multi-family components. One site (Carleton Acres) is RHNA listed. The expected approval date has been delayed to 2023 due to a court ruling which caused the City to prepare an agriculture preservation ordinance.
HE Program 3.18 TARGETING EXTREMELY- LOW INCOME DEVELOPMENTS	Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households.	Ongoing	In 2022, the City awarded \$1,800,000 in HOME-ARP and \$900,000 in LMIHAF funds for conversion of a 42-unit motel into permanent supportive housing units for extremely-low income households at 30% AMI or lower.

HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW	Complete review of state law and complete ordinance amendments, as necessary, within one year of Housing Element certification. Any applications received for density bonuses that are found to be consistent with state law shall be processed and implemented immediately.	2020 and ongoing	Completed in 2021. No changes in 2022. The City in 2022 received and deemed complete three applications utilizing a density bonus or incentives in accordance with State Density Bonus Law. The applications were pending approval in 2023.
HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS	Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.	Ongoing	Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.
HE Program 3.21 removed from Final Adopted Housing Element	Removed from housing element.	n/a	Removed from housing element.
HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed in 2020. No changes in 2022.
HE Program 3.23 ACCESSORY DWELLING UNITS STANDARD BUILDING PLANS	Prepare standard building plans within two years of Housing Element certification.	2021	Completed in 2022. Three different plans for pre-approved ADU were completed and authorized by the City of Visalia in 2022. Information has been added to the City website. No building permits utilizing the pre-approved plans were issued in 2022., as the City is still promoting the plans.
HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH	Participate in at least one education seminar per year.	Ongoing	The City approved HOME funds for first time homebuyer assistance including homebuyer education. The City also promotes Self-Help Enterprises and CSET's homebuyer education services on the City website.
HE Program 4.2 FORECLOSURE PREVENTION RESOURCES	Verify that the correct and up to date information is posted to City website, and updated on at least an annual basis.	Ongoing	The City refers clients to CSET, a partner organization for foreclosure counseling and services.
HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS	Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal, and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.	Ongoing	In 2022 the City boarded 26 unsecured properties. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective.

HE Program 4.4 FORECLOSURE ACQUISITION	Annually pursue State and Federal funds when available.	Ongoing	In 2022, the City did not acquire any foreclosed properties since it did not have NSP program funding for this program.
HE Program 5.1 LEGISLATIVE AWARENESS	Participate in at least two legislative initiatives per year.	Ongoing	The City Council has adopted positions related to State legislation (April 4, 2022) and Federal legislation (April 4, 2022), related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing.
HE Program 5.2 HOMELESS SHELTER PROGRAM	Annually allocate funding to provide assistance and supportive services.	Ongoing	In 2022, the City provided \$118,000 in PLHA funds for a Seasonal Emergency Low-Barrier Shelter (Warming Center) for people experiencing homelessness. The City also awarded \$2,055,205 in CDBG funds, \$1,950,182 in PLHA, and \$200,000 in LMIHAF funds for the development of a 100-bed Low-Barrier Navigation Center.
HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE	Complete Ordinance Amendment and study within one year of Housing Element certification.	2020	Completed in 2022. The Ordinance Amendment (Zoning Text Amendment No. 2021-09 / Ordinance No. 2022-05) was completed on April 18, 2022.
HE Program 5.4 REASONABLE ACCOMMODATION	Maintain an updated brochure at City offices and on City website	Ongoing	The brochure is available at the front counter and has been posted on the City website <a href="https://www.visalia.city/depts/community_development/planning/gp.asp">https://www.visalia.city/depts/community_development/planning/gp.asp</a> . To date there have been no known requests by the public for reasonable accommodation.
HE Program 5.5 SENIOR RENTAL HOUSING	Facilitate the construction of at least 10 very low-income and 10 low-income senior units during the reporting period.	Ongoing	In 2022 no building permits were issued for senior rental units. One entitlement (Conditional Use Permit No. 2021-37) was approved in 2022 for 70 deed-restricted affordable senior units on a project site. No building permits were applied for in 2022 related to this project.
HE Program 5.6 REHABILITATION ASSISTANCE FOR SENIOR & DISABLED HOMEOWNERS	Provide assistance that will benefit ten (10) households per year over the next four years. Track assistance accomplishments and include in the Annual Report.	Ongoing	City assisted six (6) senior owned mobile home repairs in 2022.
HE Program 5.7 LARGE FAMILIES	Facilitate the construction of at least 16 units per year (8 very low- and 8 low-income units)	Ongoing	A total of 8 low-income dwelling units constructed in 2022 were units with three or more bedrooms. Three of the eight units were done without public funding assistance.
HE Program 5.8 HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES	Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities.	Ongoing	In 2022, the City installed ADA audible pedestrian crosswalk signals for the visual impaired residents, per the request of the Disability Advocacy Committee (DAC).

HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed in 2020. No changes in 2022.
HE Program 5.10 ADULT OVERNIGHT RESIDENTIAL CARE FACILITY IN MULTI- FAMILY ZONE DISTRICTS	Complete Ordinance Amendment within one year of Housing Element certification.	2020	Completed in 2020. No changes in 2022.
HE Program 6.1 HOUSING REHABILITATION PROGRAM	Assist 25 low-income homeowners during the course of the current reporting period.	Ongoing	In 2022, the City provided 6 single-family homes and 6 mobile homes with rehabilitation.
HE Program 6.2 LOW- INCOME RENTAL REHABILITATION PROGRAM	Assist twenty (20) low-income owners of rental properties with forgivable loans over the next four years.	Ongoing	In 2022, the City committed \$2.3 million in HOME funds and \$329,320 in LMIHAF for the development of an 80-unit affordable mixed use housing complex known as the Lofts Project.
HE Program 6.3 EMERGENCY REPAIRS PROGRAM	Assist twenty (20) low-income homeowners over the next four years.	Ongoing	In 2022, City utilized CDBG funds to Habitat for Humanity to administer a Emergency Repair & Accessibility Repair Program (ERAP) and Self-Help Enterprises (SHE) to administer a Senior Mobile Home Repair Program (SMHRP). Habitat for Humanity assisted 6 homes with emergency minor home repairs including addressing housing code violations. SHE assisted 6 mobile homes with essential repairs.
HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES	Complete fifty (50) residential inspections per year in response to substandard building or living condition referrals.	Ongoing	In 2022 Neighborhood Preservation responded to 180 substandard housing complaints.
HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE	Assist with rehabilitating one unit per year.	Ongoing	The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the evaluation period.
HE Program 6.6 HOUSING CONDITIONS SURVEY / REHABILITATION & DEMOLITION STUDY	Complete survey by the end of calendar year 2020.	2020	Completed in 2020.

HE Program 7.1 FAIR HOUSING	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.	Ongoing	The City maintains its association with NGO partners in responding to housing discrimination complaints and contracts with an agency that performs side by side tenant lease tests to surface discrimination by leasing agents. The City has contracted together with Fair Housing Council of Central California to conduct fair housing training, surveys, and testing. Educational materials are posted on the City website <a href="https://www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp">https://www.visalia.city/depts/finance/housing_n_cdbg_services/fair_housing_protection/default.asp</a> .
HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM	Maintain and update educational materials on the City website.	Ongoing	Educational materials are posted on the City's websites: <a href="https://www.visalia.city/depts/administration/water_conservation/cal_water/default.asp">https://www.visalia.city/depts/administration/water_conservation/cal_water/default.asp</a> <a href="https://www.visalia.city/depts/public_works/natural_resource_conservation/renewable_energy_n_conservation/resources_n_incentives.asp">https://www.visalia.city/depts/public_works/natural_resource_conservation/renewable_energy_n_conservation/resources_n_incentives.asp</a>
HE Program 9.1 IMPLEMENTATION REPORTING	Provide an Annual Progress Report to State HCD every year during the course of the reporting period.	Annually	The City has prepared and submitted the Annual Housing Report to State HCD, each year between 2015 and 2021, and the State has acknowledged receipt of the report. The 2022 Annual Progress Report will be presented to the City Council on March 20, 2023 and sent to HCD by March 31, 2023.
HE Program 9.2 PROGRESS MEETING	Convene annual meeting to review the Housing Element implementation progress.	Annually	Meetings to review and assess Housing Element Implementation Progress were done sporadically through 2022.
HE Program 9.3 MONITOR THE RHNA LAND INVENTORY	Report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of RHNA medium and high development density sites.	On a project basis as needed, and annually	The City has provided annual reports on the status of the RHNA sites inventory as part of the City's preparation and submittal of the Annual Progress Report. A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2022. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2022 resulting in a reduction of land designations for these income categories.
HE Program 9.4 MONITOR CONDITIONAL USE PERMIT (CUP) REQUIREMENT IMPACTS ON AFFORDABLE HOUSING	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.	On a project basis as needed, and annually	A report for the 2022 year is anticipated to be presented to the Commission in April 2023.
HE Program 9.5 COMPREHENSIVE ANNUAL MONITORING PROGRAM	Include documentation of annual sales and rental rates in the Annual Progress Report.	Annually	The City uses the opportunity accorded by preparation of the Annual Progress Reports and the CAPER to annually evaluate the efficiency of the City's Housing programs. In addition the City conducts annual evaluations of existing home sales prices to compare to the established analysis by HUD. In 2022, the City also completed a Rent Comparability Market Study to determine rental rates.





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Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











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<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	50
	Non-Deed Restricted	9
Low	Deed Restricted	34
	Non-Deed Restricted	623
Moderate	Deed Restricted	0
	Non-Deed Restricted	411
Above Moderate		124
<b>Total Units</b>		<b>1251</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	626	544	651
2 to 4	0	76	43
5+	402	615	0
ADU	0	16	8
MH	0	0	0
<b>Total</b>	<b>1028</b>	<b>1251</b>	<b>702</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	21
Number of Proposed Units in All Applications Received:	1,890
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

