Housing Element Update

City Council Work Session

June 19, 2023

Presentation Outline

- Presenters
  - Ryan Lester, Mintier Harnish
  - Jason Montague, Rincon Consultants
- Outline
  - Community Engagement
  - Regional Housing Needs Allocation (RHNA)
  - Sites Inventory
  - Affirmatively Furthering Fair Housing (AFFH)
  - Policy Document
  - Next Steps

Community Engagement

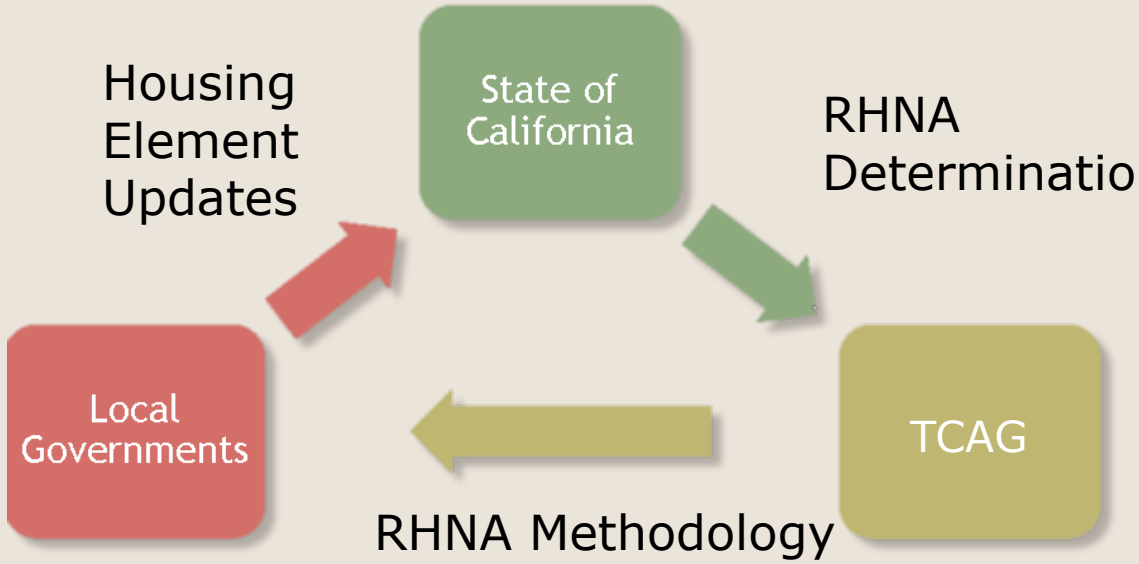
Community Engagement

- 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

Regional Housing Needs Allocation (RHNA)

What is RHNA?

- Prepared by the Tulare County Association of Governments (TCAG)
- 6th cycle: December 31, 2023 – December 31, 2031



RHNA

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%
Porterville											
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%
Total	33,214	13,735	41.4%	8,497	25.6%	5,238	15.8%	5,424	16.3%	14,055	42.3%

Lower		Moderate	Above Moderate	Total RHNA
Very Low	Low			
3,741	2,306	1,321	3,423	10,791

Income Categories

Tulare County AMI: $57,398 (2021)

Income Category	RHNA (Housing Units)	Estimated max. Income (4-Person Household)	Maximum Affordable Monthly Rent
Very Low Income (30-50% of Median Income)	3,741	$28,699	$797
Low Income (50-80% of Median Income)	2,306	$45,918	$1,276
Moderate Income (80-120% of Median Income)	1,321	$68,878	$1,913
Above Moderate Income (>120% of Median Income)	3,423	>$68,878	>$1,913
Total	**10,791**	**--**	**--**

Sites Inventory

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

Site Selection Criteria

- Criteria for lower-income units
  - Site must allow for at least 30 dwelling units per acre
  - Site must be between 0.5 acre and 10 acres in size
- Inventory does not assume full buildout of a site. Unit yield on sites based on past development trends

Zone District	Max. Allowable Density (units per acre)	Realistic Allowable Density (units per acre)	Assumed Income Category
R-1-20	2	1	Above Moderate
R-1-5	10	5	Above Moderate
R-M-2	15	12	Moderate
R-M-3	35	25	Moderate, Lower
C-MU	35	25	Moderate, Lower
D-MU	No Max	80	Moderate, Lower

Annexation Sites

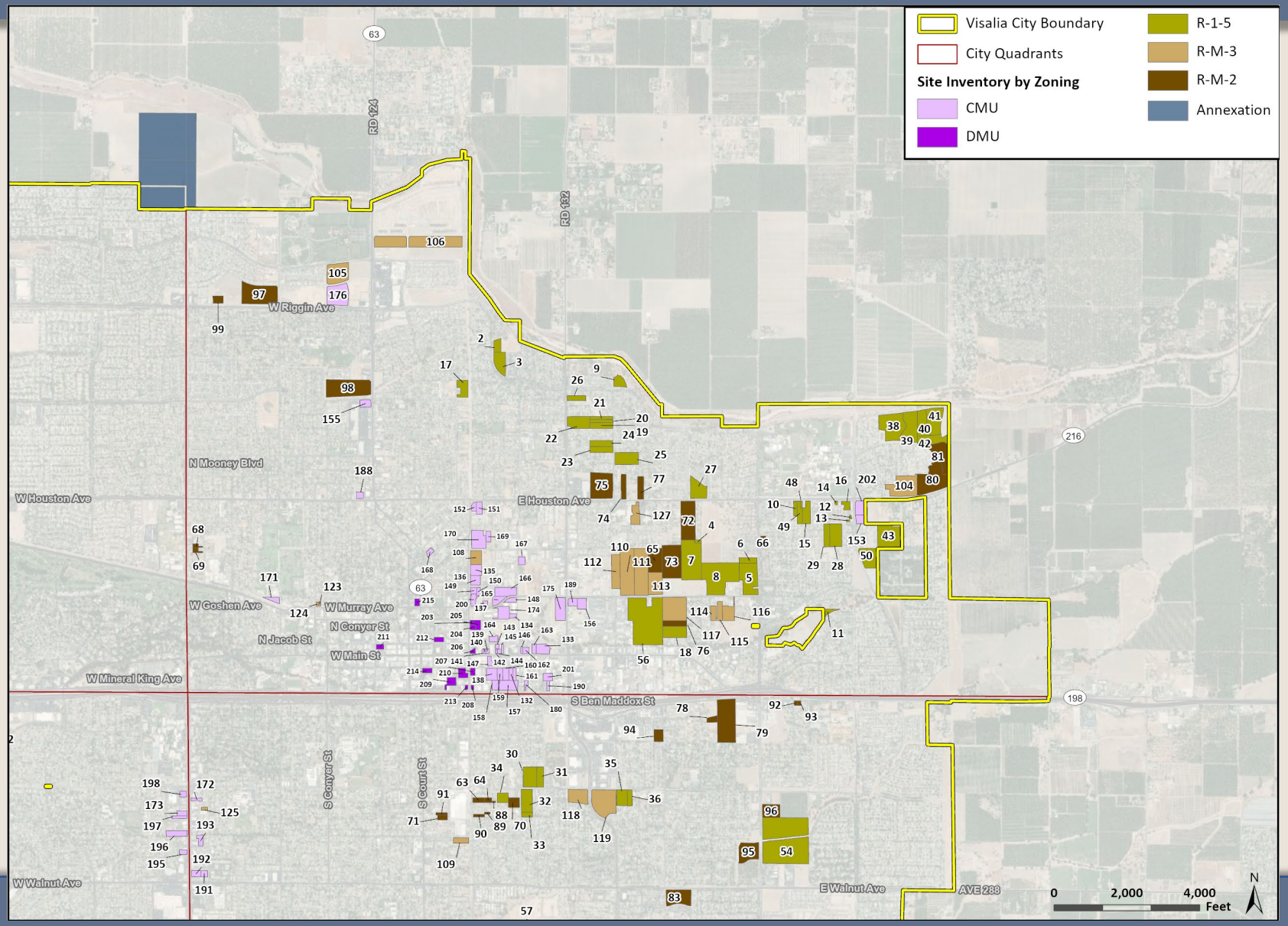
- Six entitlements are anticipated to be approved, and the land annexed into the City, during the planning period
- Portion of each development will be zoned to support residential uses

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

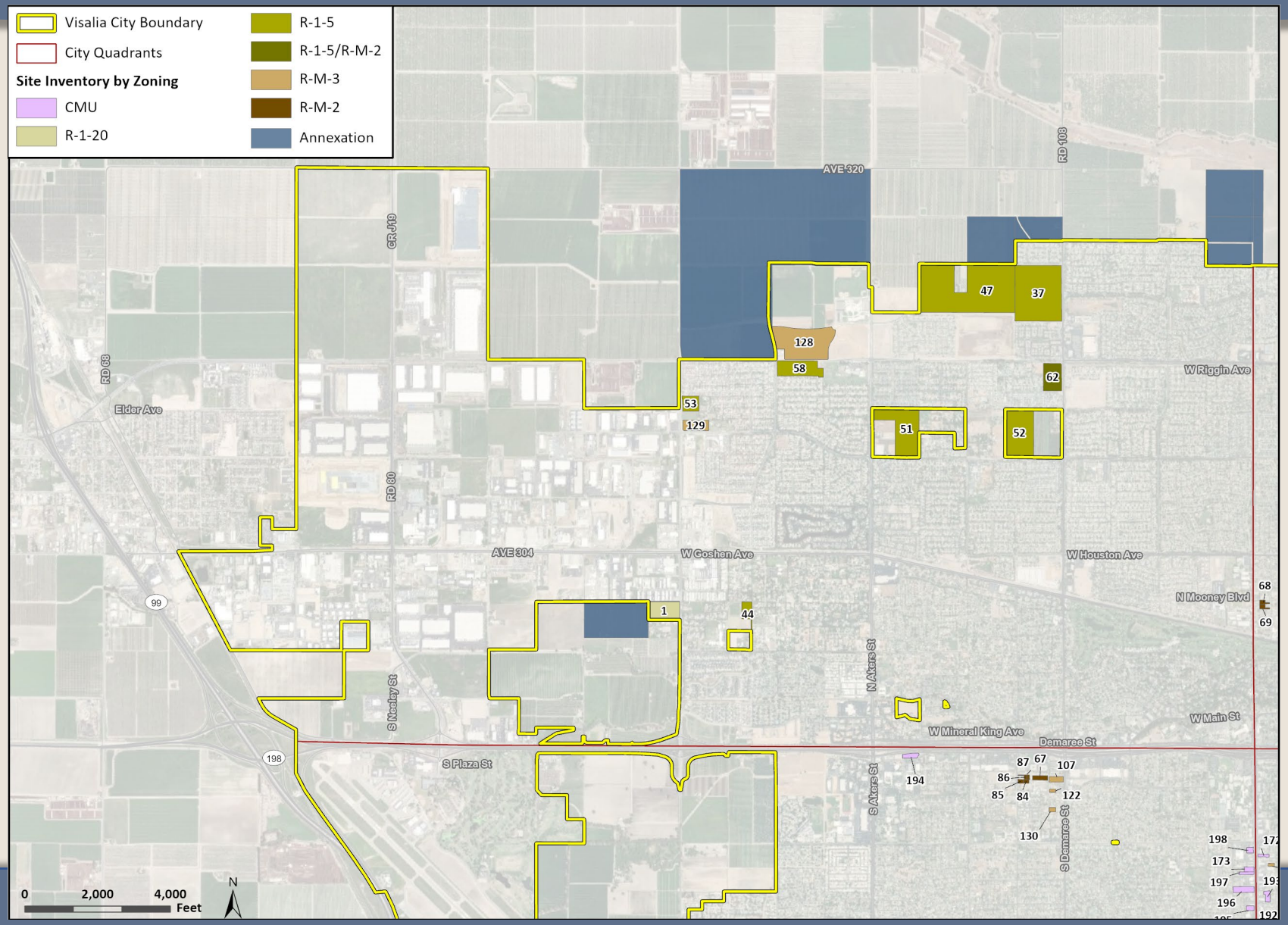
Achieving RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**3,741**	**2,306**	**1,321**	**3,423**	**10,791**
Planned and Approved Units	468	877	1	0	1,346
ADUs	0	0	0	64	64
Remaining RHNA	**4,702**		**1,302**	**3,359**	**9,381**
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	207	496
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
Total Units on Sites	**5,858**		**1,713**	**5,019**	**12,590**
Unit Surplus	**1,156**		**393**	**1,660**	**3,209**
Total % Buffer	**25%**		**30%**	**46%**	**33%**

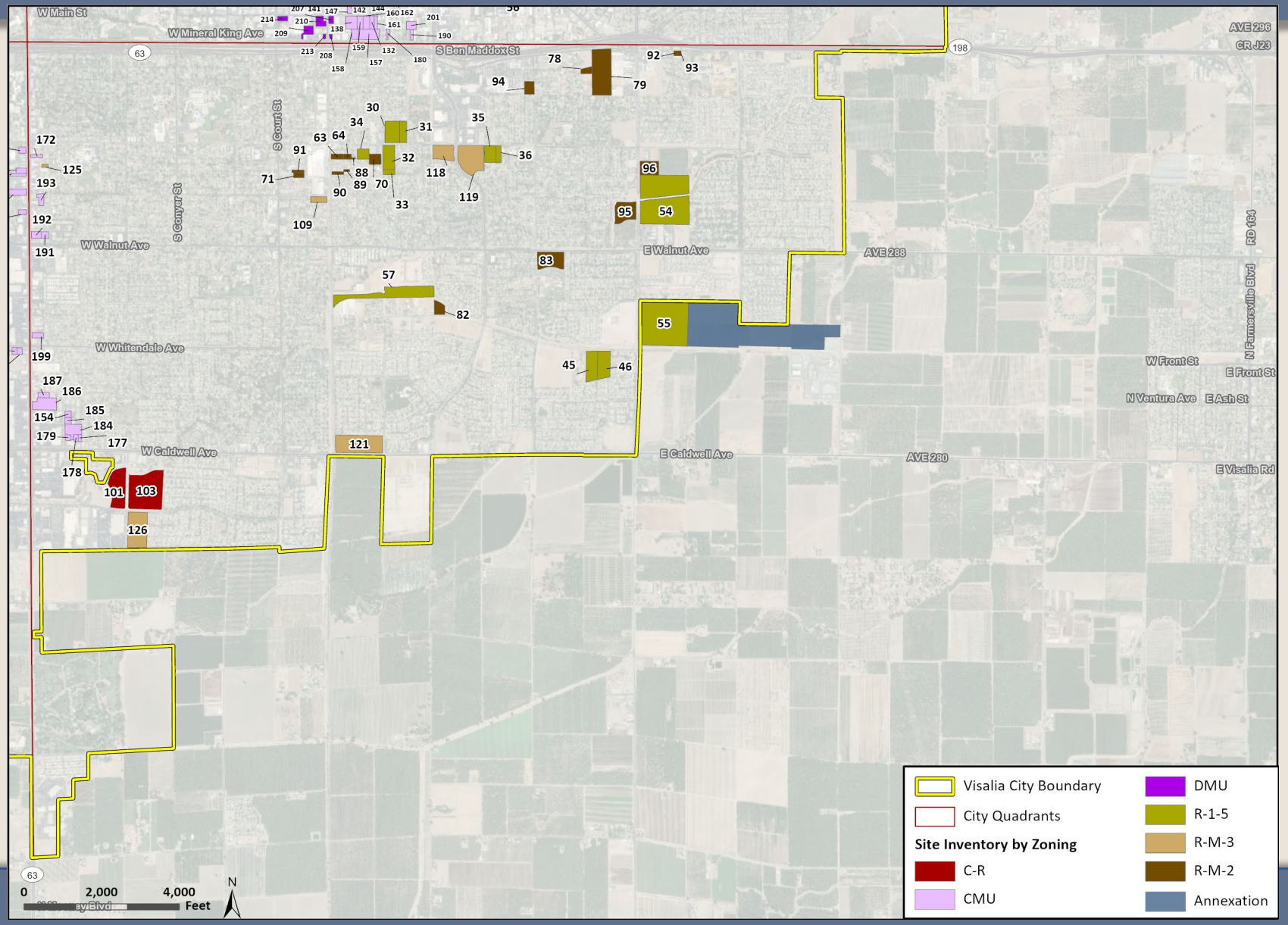
Northeast Quadrant



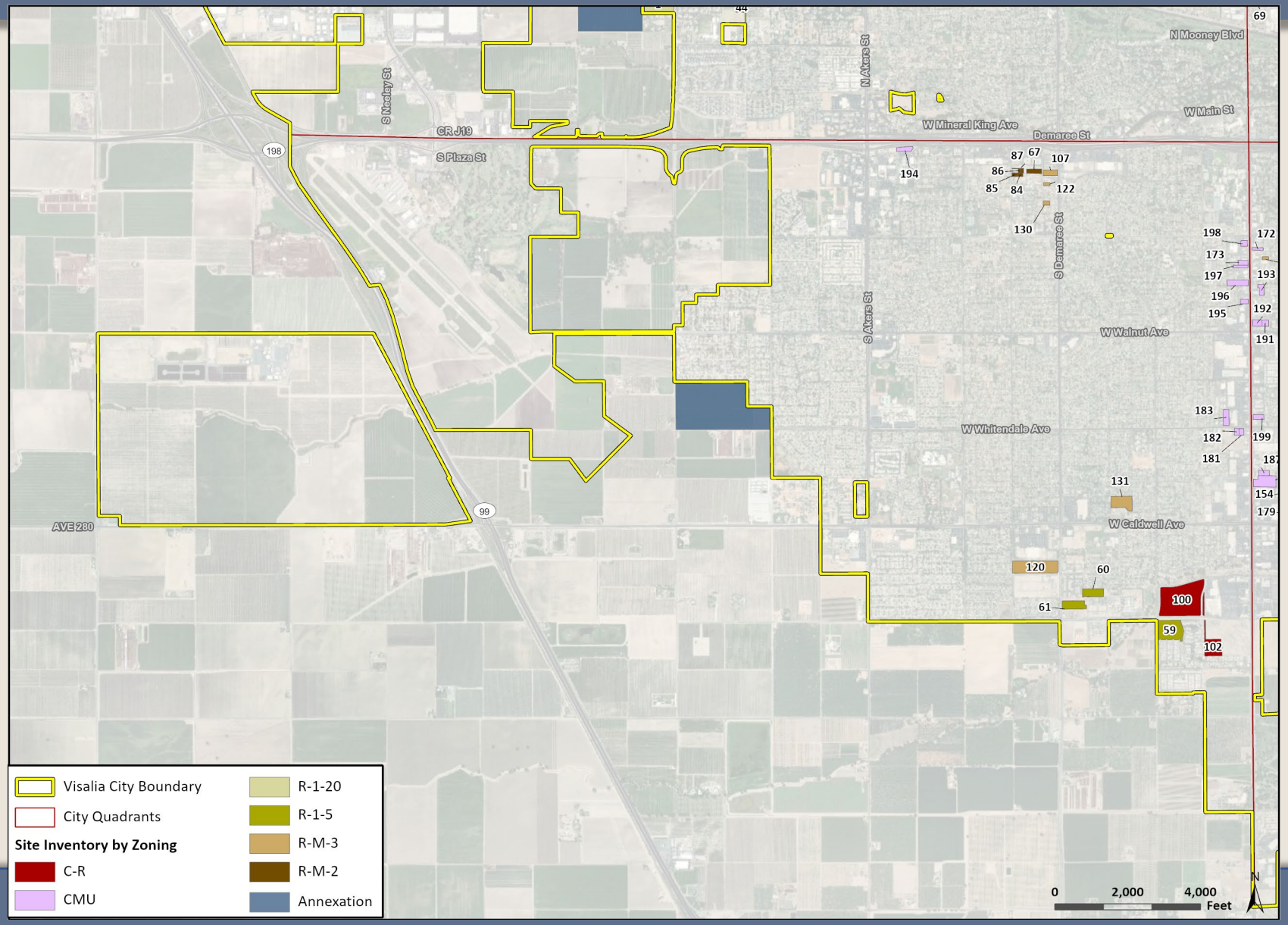
Northwest Quadrant



Southeast Quadrant



Southwest Quadrant



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:

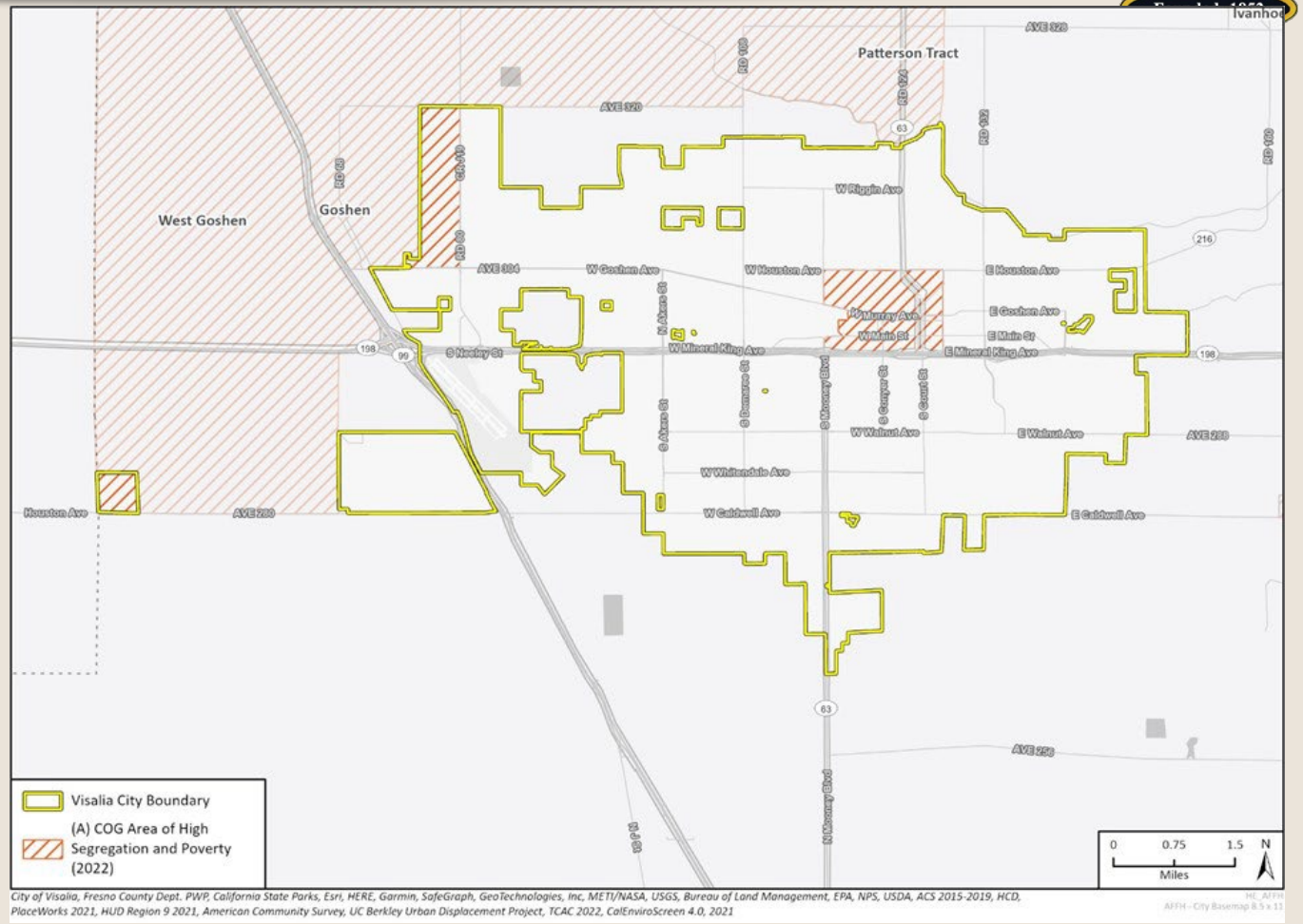
- Combat housing discrimination
- Eliminate racial bias
- Undo historic patterns of segregation
- Lift barriers that restrict access
- Ultimately, foster inclusive communities and achieve racial equity, fair housing choice, and opportunity

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

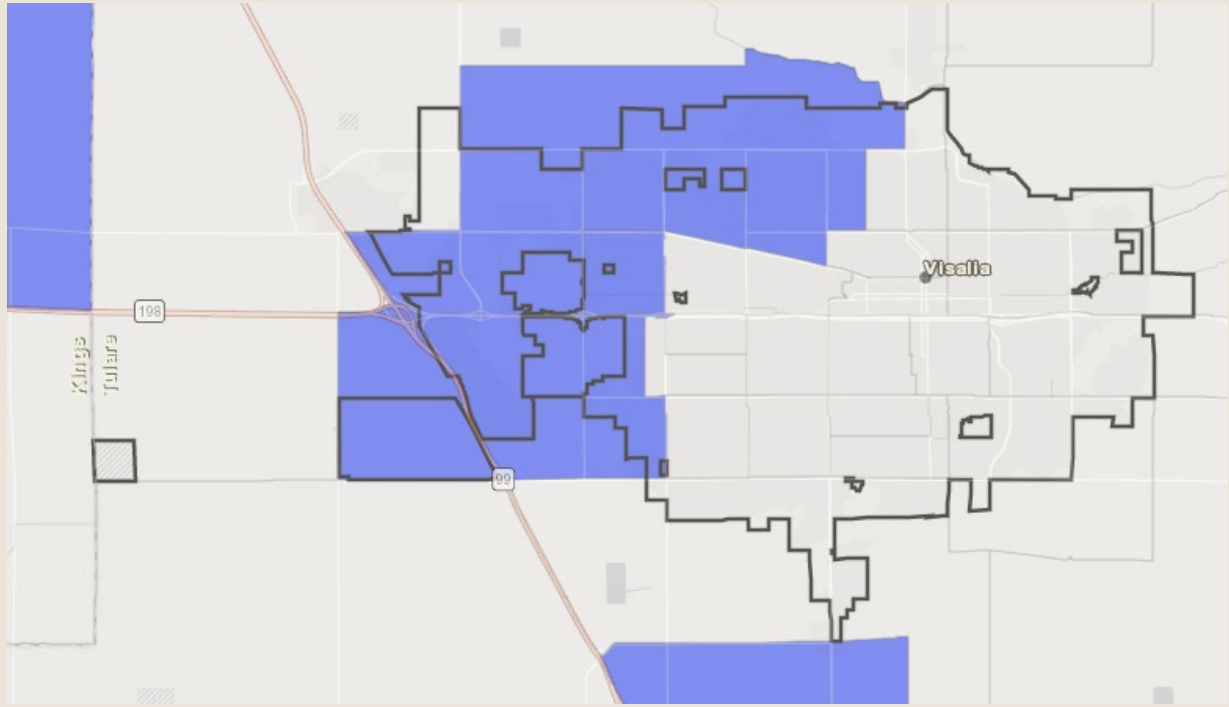
- Downtown/central Visalia and westernmost areas have high rates of poverty and racial segregation compared to the rest of the city (see slide image)
  - Also areas with poor environmental conditions
  - Low population density in west



Racially/Ethnically Concentrated Areas of Poverty

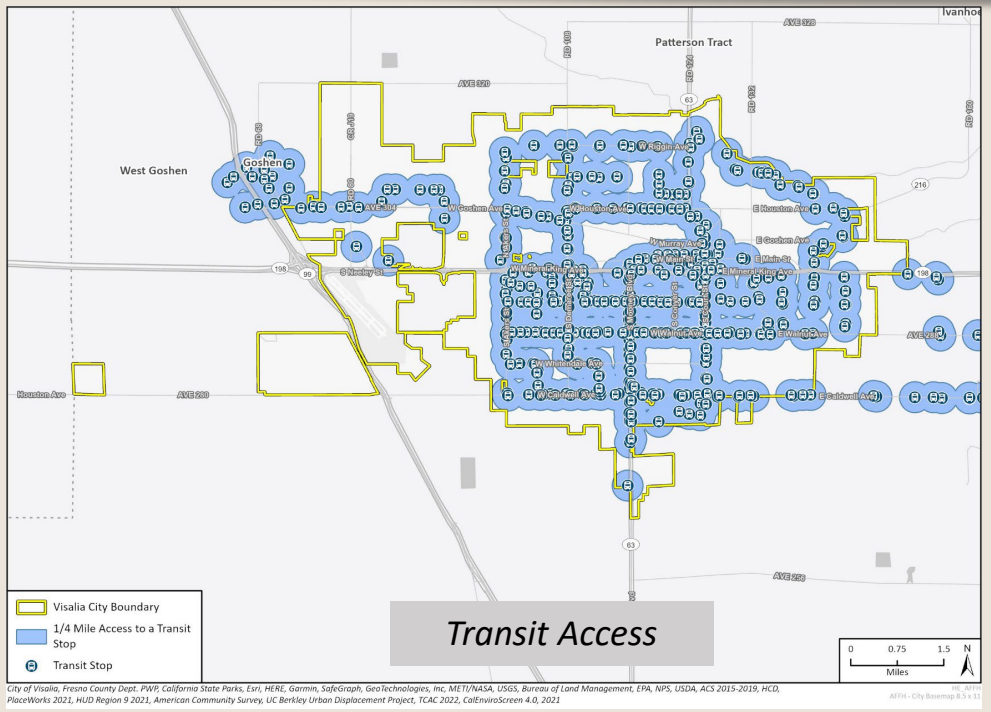
AFFH Findings

- 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



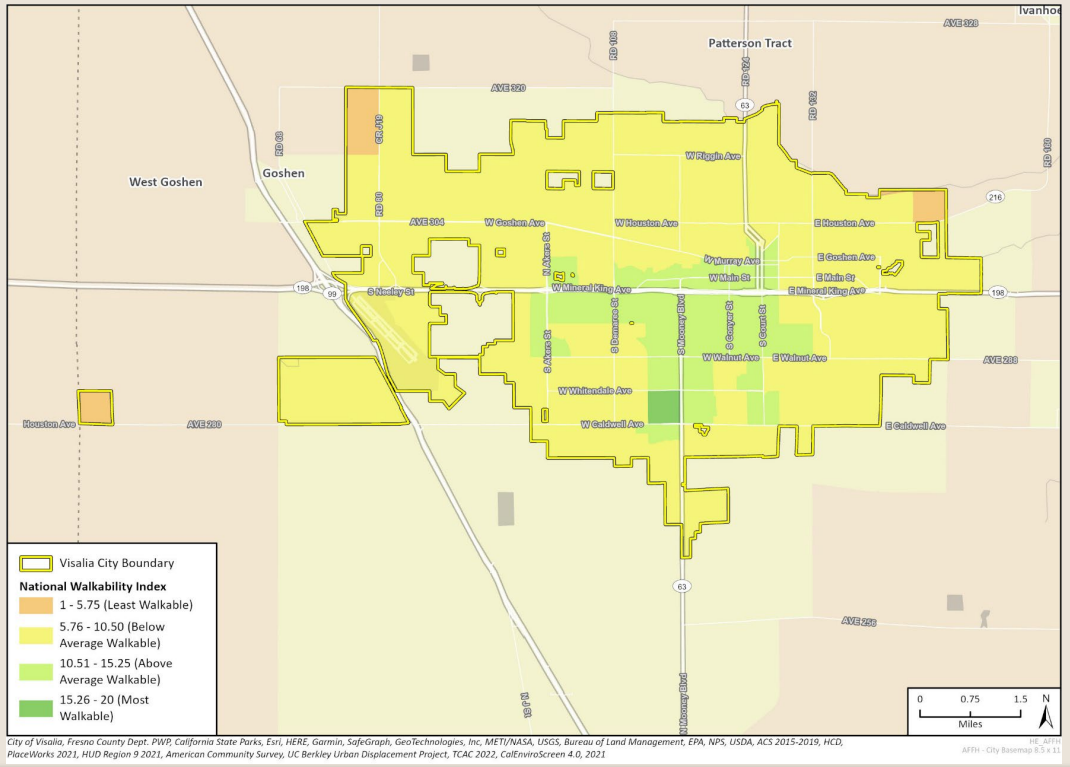
Racially/Ethnically Concentrated Areas of Affluence

AFFH Findings



- City has relatively good access to transit throughout city (exception: westernmost areas, low population)

- Downtown/central areas are walkable



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
• Trainings/workshops on fair housing laws and regulations • Funding for housing referral services • Education on predatory lending practices • Review City's outreach methods	• Education on income-discrimination • Prioritize affordable housing development in high resource areas • Prioritize capital improvement projects in low resource areas • Promote development of ADUs	• Support development of affordable housing for special needs populations (residents with disabilities, farmworkers, seniors, etc.) • Outreach for services for residents with disabilities	• Small scale placemaking events • Outreach for home and accessibility rehabilitation programs • Work with TCaT/TCAG to study transit needs • Decrease pollution burden

Policy Document

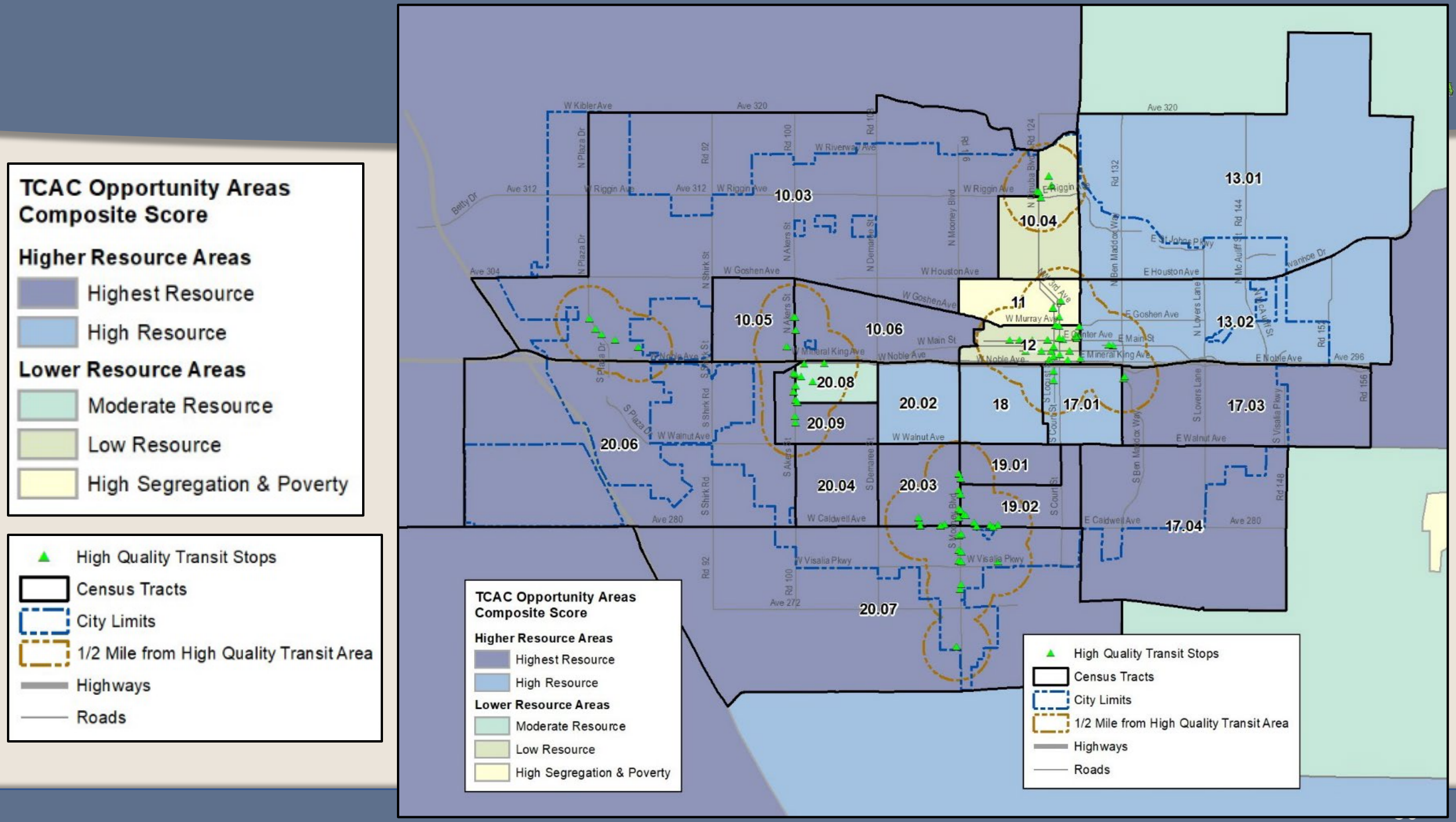
Goals and Policies

- 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 6th 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
10.03
10.04
13.01
10.05
10.06
11
12
13.02
20.08
20.09
20.02
18
17.01
17.03
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20.03
19.01
19.02
17.04
20.07
W Kibler Ave
Ave 320
W Riverway Ave
W Riggin Ave
Ave 312
Ave 304
W Goshen Ave
W Houston Ave
E Houston Ave
W Murray Ave
E Goshen Ave
W Main St
E Main St
W Noble Ave
E Noble Ave
W Mineral King Ave
W Walnut Ave
E Walnut Ave
W Caldwell Ave
E Caldwell Ave
W Visalia Pkwy
Ave 280
Ave 272
Ave 296
Betty Dr
N Plaza Dr
S Plaza Dr
N Shirk St
S Shirk Rd
N Akers St
S Akers St
N Demaree St
S Demaree St
N Mooney Blvd
S Mooney Blvd
N Ben Maddox Way
S Ben Maddox Way
N Lovers Lane
S Lovers Lane
N McAuliff St
S Visalia Pkwy
Rd 92
Rd 100
Rd 108
Rd 116
Rd 124
Rd 132
Rd 144
Rd 148
Rd 156
Rd 152
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

Place-based Strategies

- Incentivize infill development/redevelopment in downtown Visalia
- Facilitate mixed use development in walkable areas (central and downtown Visalia)
- Incentivize affordable senior housing in high resource areas
- Prioritize rehabilitation efforts in lower resource areas

Next Steps

Next Steps

- Revise the Public Review Draft to respond to comments from the public and direction from City Council
- Submit the document to HCD for initial review (90-days)
- Receive HCD comments and make necessary revisions
- Submit the revised document to Planning Commission for recommendation and City Council to consider for adoption
- Submit the Adopted Housing Element to HCD for second review and certification (60-days)