

12-30-05

**City of Visalia
Annual Progress Report 2005**

Status of Housing Element Implementation

General Plan Report requirement pursuant to Section 65400
Of the Government Code

**Report Period: Fiscal Year
July 1, 2004-June 30, 2005**

**Submitted to:
Linda Nichols, Housing Policy Manager
State of California Housing and Community Development
1800 3rd Street, Room 430
Sacramento, California 95814**

December 2005

City of Visalia
315 East Acequia
Visalia, California 93291

Fred Brusuelas AICP
Assistant Director of Community Development
(559) 713-4364
(559_ 713-4813 facsimile
fbrusuelas@ci.visalia.ca.us

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: City of Visalia_____

Address: 315 East Acequia_____
Visalia, California 93291_____

Contact: Fred Brusuelas Title: Assistant Director of Community Development
Phone: (559) 713-4364_____

Report Period: July 1, 2004 To: June 30, 2005

The following information should be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

C. Progress toward mitigating governmental constraints identified in the housing element.

A. Progress in meeting Regional Housing Need

1. The total number of new housing permits issued in the City of Visalia, California, during the period of July 1, 2004 through June 30, 2005 was:

Single Family Units:	1,233
Multi Family Units:	141
Total:	1,374

2. Depicted below is the HCD State Income Limits for the Tulare County area.

Tulare County	Family Size:	1	2	3	4	5	6	7	8
	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

The City of Visalia issued 1,374 permits for new construction of single and multi family units. The affordability, by income level, of these new units is as follows:

	City of Visalia Permits Issued
Extremely Low	
Very Low Income	1*
Lower Income	109
Median Income	
Moderate Income	154
Above Moderate Income	1,110
Total Permits Issued for Single and Multi Family units	1,374

*Deed Restricted Affordable Housing Units

3. The yearly Regional Housing Need Allocation by income category (very low, lower, moderate, and above moderate) compared to the number of units added (permits issued) to Visalia:

Income Category	**TCAG Need Determination Jan 2001-July 2008	Annual Average Yearly Need	Units Added July, 2004 – June 2005
Very Low	2,307	308	1
Low	2,656	220	109
Moderate	965	129	154
Above Moderate	3,717	495	1110
Total	8,646	1152	1374
Average Yearly Need	1,152		

Source: Tulare County Association of Governments (TCAG), 2002; Table I-23 from the City of Visalia Housing Element

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Included is a program-by-program status report relative to the implementation schedule from each program in the housing element: Actions taken to implement each program are described below:

Program 1.0 – Designate For Sufficient Land

This is an on-going effort. There is presently sufficient land to accommodate needed allocation to year 2008.

Program 1.1 – Cal HFA/FHA/HUD Programs

This is an ongoing effort. Currently CalHFA is reviewing the underwriting of the City's First Time Homebuyers Program for compatibility to their first mortgage requirements.

Program 1.2 – Inventory Downtown Housing

This program is scheduled for implementation in 2006.

Program 1.3 – Incentives for Downtown Housing

Incentives are being discussed. There has been no adoption of an incentive program to date. City Council has authorized preparation of a program to help facilitate downtown housing.

Program 1.4 – Downtown Underutilized Sites

This program is ongoing. Potential sites have been identified in the Housing Element. City has purchased approx. 40 acres in downtown, a substantial portion of which will be used for housing.

Program 1.5 – Second Units

This program will be accomplished in calendar year 2006.

Program 1.6 – Contact with City Officials

This is an ongoing effort. City Council has authorized establishing entitlement processing incentives for affordable housing.

Program 1.7 – Sweat Equity Program

This program is ongoing with non-profit housing entities, such as Habitat for Humanity and VIAH.

Program 1.8 – New Housing Techniques

This program is presently being discussed with the City's Building Official and local builders. City is working with several developers on mixed use housing projects, and small lot subdivisions.

Program 1.9 – Multiple-Family Developments

This program will be implemented on a project-by-project basis or by end of calendar year 2006.

Program 1.10 – Multiple-Family Developments

This program will be implemented on a project-by-project basis.

Program 1.11 – Conditional Use Permit Process

This program will be implemented in calendar year 2006.

Program 1.12 – Streamlined Permit Process

The East Downtown Strategic Plan was approved by City Council in December 2005, allowing this program to be initiated in the calendar year 2006.

Program 1.13 – Multiple-Family Developments

This program has not been implemented to date.

Program 1.14 – Multiple-Family Developments By Right

This program is in progress. The Planning Commission has approved an ordinance amendment to allow multiple family development up to 40 units by right. The City Council will be receiving it in early 2006 for review and approval.

Program 1.15 – Multiple-Family Developments

This program is being implemented by the Site Plan Review Committee.

Program 1.16 – Mixed Use Development

This program has been ongoing since calendar year 2001. There has been special emphasis on the downtown area for first floor retail development with second floor housing. A small mixed use project is under construction in the downtown and another is planned. Staff has worked with private building owners in downtown to analyze financial feasibility, structural and code compliance of several Main Street historic structures.

Program 1.17 – Project Status Report

This program is in progress.

Program 1.18 – Reporting on Housing Element Implementation

Reporting is being completed in the calendar year 2005 and will be ongoing.

Program 1.19 – Agency Coordination

The City provides information about its housing programs to local realtors, title companies and local lenders; however, the City presently does not have an incentive program.

Program 1.20 – Comprehensive Annual Monitoring Program

This program is presently being discussed.

Program 1.21 – Development Fee Reduction/Deferment

This program is presently being reviewed. City building permit fees have experienced approximately 45% reduction over last 2 years.

Program 2.0 – Section 8 Housing Assistance Program

This program is ongoing.

Program 2.1 – Rental Rehabilitation Program

The City operated this program for several years and has established effective underwriting guidelines to ensure loan repayment. Program income from loan repayments is used to fund future loans.

Program 2.2 – Equity Sharing Program

This program has not been implemented to date. The Redevelopment Agency does administer a First Time Homebuyers Program utilizing HOME funds.

Program 2.3 – Inform the Public of Local, State, and Federal Housing Programs Available within the City

This is an ongoing effort. The City created brochures that describe the six housing programs presently in operation. Code Enforcement Officer and Building Inspectors distribute these brochures on an ongoing basis. Education about fair housing has been locally advertised. City housing contractors (Central Valley Christian Housing, Visalians Interested in Affordable Housing) and local housing agencies (Self Help Enterprises, Tulare County Housing Authority) distribute information as well.

Program 2.4 – Availability of Funding Programs

This program is ongoing.

Program 2.5 – Loan Program Education

This is an ongoing effort and greater emphasis is being placed on education and outreach as described within RFP drafts presently prepared for the housing programs.

Program 2.6 – Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits

The City encourages participation in these mortgage programs.

Program 3.0 – Legislative Awareness

This is an ongoing effort. City staff attends CRA conferences and housing workshops where the latest legislation is presented, and has participated in recent workshops pertaining to the potential reorganization of Community Development Block Grant Federal management.

Program 3.1 – Homeless Shelter Program

The City presently works with non-profit organizations that provide shelter for the homeless. City staff attends Continuum of Care meetings and supports this “umbrella” organization that works with a wide variety of agencies and non-profit organizations to alleviate the homeless problem. The City is assisting the Continuum of Care with their project to create a “safe house” for homeless persons.

Program 3.2 – Financially Support Existing Shelters

This is an ongoing effort.

Program 3.3 – Grant Application Technical Assistance

The City has worked with Visalia Senior Housing, Inc., and the Tulare County Housing Authority to develop housing projects that include handicapped units. The City applied for, was awarded, and administers the Exterior Accessibility for Renters Grant that provides funds for exterior accessibility modifications to rental properties.

Program 3.4 – Land Write-Down Program

The City – Redevelopment Agency continues to help qualified developers in land acquisition for low-income and senior housing development. The City Council has approved a \$3 million commitment to help the Tulare County Housing Authority develop a 70 unit affordable housing project to be constructed in 2006. The City has several smaller (2-10 units) projects underway in conjunction with the Housing Authority and Habitat for Humanity.

Program 3.5 – Reasonable Accommodation

This is an ongoing effort.

Program 3.6 – Reasonable Accommodation

This is an ongoing effort.

Program 3.7 – Land Banking

The City continues to investigate potential land purchases for development. Currently the City has sites to build five single family dwellings and a senior housing development. The City has also recently purchased approx. 40 acres in the downtown, a substantial portion of which will be made available for downtown housing. This area is currently being master planned.

Program 3.8 – Senior Rental Housing

The City completed a 60-unit affordable senior housing project in partnership with Christian Church Homes of Northern California and Visalia Senior Housing Inc., in the calendar year 2003. This is the second major senior housing project the City and Redevelopment Agency have helped construct in the downtown. The City is presently locating an appropriate site for the construction of a third senior housing complex with these entities.

Program 3.9 – Rehabilitation Assistance for Senior Homeowners

This program continues to be utilized, with a waiting list of participants. On an annual basis, approximately 10 to 12 homes are assisted with repairs.

Program 3.10 – Large Families

This program has not been implemented to date.

Program 4.0 – Preservation of Existing Assisted Rental Housing Developments

This program has not been implemented to date.

Program 4.1 – Alternative Funding Sources

This program has not been implemented to date.

Program 4.2 – Enforcement of Housing and Building Codes

This program is overseen by the Building Department and Code Enforcement Officer. Substandard housing enforcement is active and ongoing. The City will consider adding additional code enforcement resources as part of the next two year budget to be adopted in 2006.

Program 4.3 – Redevelopment Incentives Programs

The City's Redevelopment Agency provides low-interest loans to new homeowners, existing homeowners for rehabilitation and senior homeowners for minor home repairs. The City provides land and development assistance for low-income, single and multi-family units.

Program 4.4 – Rehabilitation and Adaptive Reuse

The City has provided technical assistance to private owners who have expressed an interest in restoring historic structures, and obtained a Great Valley Center Grant to complete a feasibility study for historic Main Street structures. The City will continue to provide this assistance.

Program 4.5 – Rehabilitation / Demolition

The study to assess the need and feasibility for significant rehabilitation or demolition of dilapidated housing units is being discussed. The City actively undertakes demolition of dilapidated residential structures as part of its Code Enforcement Program.

Program 4.6 – Preservation of At-Risk Units

This program has not been implemented to date.

Program 5.0 – Fair Housing

This program is ongoing. The Housing Authority of Tulare County currently administers the Fair Housing Hotline Program. Brochures are handed out at housing workshops and conferences, in addition to local lending institutions, realtors, title companies, local clubs and senior housing complexes.

Program 6.0 – Energy Conservation

The City participates with local energy companies to implement programs such as "Savings by Design" and is presently working with a HUD Technical Assistance program to create future energy housing guidelines.

2. Assess effectiveness of actions and outcomes:

The majority of the instituted programs are very effective and in 2005 the Redevelopment Agency requested HUD Technical Assistance to evaluate and make recommendations for the less effective programs. The City recognizes that there is much more work to be done and is presently considering adding additional resources to facilitate development of affordable housing.

C. Progress toward mitigating governmental constraints identified in the housing element.

The City of Visalia has evaluated its local conditions and regulations that may impact the housing market. Upon reviewing the City's zoning regulations, it was determined

that the Conditional Use Permit requirement of eleven (11) or more multiple-family residential dwelling units was a constraint toward accomplishing housing goals. An Amendment to the City's zoning ordinance has been initiated and approved by the Planning Commission. The ordinance will be amended to allow up to thirty-nine (39) multiple-family residential dwelling units per project to be constructed without the need of a public hearing and conditional use permit. This effort will result in greater opportunities to achieve multiple-family residential housing goals.

The City has been very effective in processing entitlement applications for new housing projects. Applications for residential subdivisions and other entitlements for housing are reviewed effectively and processed in an expeditious manner, well within mandated state timelines.



City of Visalia
Community Development & Public
Works Department
Economic Development and
Redevelopment Division
301 East Acequia
Visalia, CA 93291

FAX

DATE: 12-30-05
NO. OF PAGES: 10
(Including cover sheet)

To: Linda Nichols
Company: HCD
Phone: 916-323-3175
Fax: 916-327-2643
CC:
CC Fax #:

From: Rhonda Haynes
Division: Redevelopment Division
Phone: 559-713-4460
Fax: 559-713-4811
e-mail: Rhaynes@ci.visalia.ca.us

<input type="checkbox"/> Per your request	<input checked="" type="checkbox"/> Urgent	<input checked="" type="checkbox"/> For your review	<input type="checkbox"/> Reply ASAP	<input type="checkbox"/> Please comment
---	--	---	-------------------------------------	---

Attached is the City of Visalia's WFH Annual Progress Report. The document will also be emailed. If you have any questions, please contact me at the number above, or Fred Brusuelas at (559) 713-4364

City of Visalia
Annual Progress Report 2005
Status of Housing Element Implementation
General Plan Report requirement pursuant to Section 65400
Of the Government Code

Report Period: Fiscal Year
July 1, 2004-June 30, 2005

Submitted to:
Linda Nichols, Housing Policy Manager
State of California Housing and Community Development
1800 3rd Street, Room 430
Sacramento, California 95814

December 2005

City of Visalia
315 East Acequia
Visalia, California 93291

Fred Brusuelas AICP
Assistant Director of Community Development
(559) 713-4364
(559_ 713-4813 facsimile
fbrusuelas@ci.visalia.ca.us

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: City of Visalia _____

Address: 315 East Acequia _____
Visalia, California 93291 _____

Contact: Fred Brusuelas Title: Assistant Director of Community Development
Phone: (559) 713-4364 _____

Report Period: July 1, 2004 To: June 30, 2005

The following information should be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

C. Progress toward mitigating governmental constraints identified in the housing element.

A. Progress in meeting Regional Housing Need

1. The total number of new housing permits issued in the City of Visalia, California, during the period of July 1, 2004 through June 30, 2005 was:

Single Family Units:	1,233
Multi Family Units:	<u>141</u>
Total:	1,374

2. Depicted below is the HCD State Income Limits for the Tulare County area.

Tulare County	Family Size:	2	4	6	8
	Extremely Low	11,800	14,750	17,100	19,450
Area Median Income:	Very Low Income	19,850	24,550	28,500	32,400
\$49,100	Lower Income	31,400	39,300	45,550	51,850
	Median Income	39,300	49,100	56,950	64,800
	Moderate Income	47,100	58,900	68,300	77,750

The City of Visalia issued 1,374 permits for new construction of single and multi family units. The affordability, by income level, of these new units is as follows:

	City of Visalia Family Units
Extremely Low	
Very Low Income	
Lower Income	
Median Income	
Moderate Income	
Above Moderate Income	
Total Permits Issued for Single and Multi Family units	1,374

*Decd Restricted Affordable Housing Units

3. The yearly Regional Housing Need Allocation by income category (very low, lower, moderate, and above moderate) compared to the number of units added (permits issued) to Visalia:

Income Category	HCD State Income Limit (July 2004 - June 2005)	Annual Average Yearly Need	Units Added July, 2004 - June 2005
Very Low		308	1
Low		220	109
Moderate		129	154
Above Moderate		485	1110
Total		1152	1374
Average Yearly Need		1152	

Source: Tulare County Association of Governments (TCAG), 2002; Table I-23 from the City of Visalia Housing Element

- B. The effectiveness of the housing element in attainment of the community's housing goals and objectives
1. Included is a program-by-program status report relative to the implementation schedule from each program in the housing element: Actions taken to implement each program are described below:
 - Program 1.0 – Designate For Sufficient Land
This is an on-going effort. There is presently sufficient land to accommodate needed allocation to year 2008.
 - Program 1.1 – Cal HFA/FHA/HUD Programs
This is an ongoing effort. Currently CalHFA is reviewing the underwriting of the City's First Time Homebuyers Program for compatibility to their first mortgage requirements.
 - Program 1.2 – Inventory Downtown Housing
This program is scheduled for implementation in 2006.
 - Program 1.3 – Incentives for Downtown Housing
Incentives are being discussed. There has been no adoption of an incentive program to date. City Council has authorized preparation of a program to help facilitate downtown housing.
 - Program 1.4 – Downtown Underutilized Sites
This program is ongoing. Potential sites have been identified in the Housing Element. City has purchased approx. 40 acres in downtown, a substantial portion of which will be used for housing.
 - Program 1.5 – Second Units
This program will be accomplished in calendar year 2006.
 - Program 1.6 – Contact with City Officials
This is an ongoing effort. City Council has authorized establishing entitlement processing incentives for affordable housing.
 - Program 1.7 – Sweat Equity Program
This program is ongoing with non-profit housing entities, such as Habitat for Humanity and VIAH.
 - Program 1.8 – New Housing Techniques
This program is presently being discussed with the City's Building Official and local builders. City is working with several developers on mixed use housing projects, and small lot subdivisions.
 - Program 1.9 – Multiple-Family Developments
This program will be implemented on a project-by-project basis or by end of calendar year 2006.

- Program 1.10 – Multiple-Family Developments
This program will be implemented on a project-by-project basis.
- Program 1.11 – Conditional Use Permit Process
This program will be implemented in calendar year 2006.
- Program 1.12 – Streamlined Permit Process
The East Downtown Strategic Plan was approved by City Council in December 2005, allowing this program to be initiated in the calendar year 2006.
- Program 1.13 – Multiple-Family Developments
This program has not been implemented to date.
- Program 1.14 – Multiple-Family Developments By Right
This program is in progress. The Planning Commission has approved an ordinance amendment to allow multiple family development up to 40 units by right. The City Council will be receiving it in early 2006 for review and approval.
- Program 1.15 – Multiple-Family Developments
This program is being implemented by the Site Plan Review Committee.
- Program 1.16 – Mixed Use Development
This program has been ongoing since calendar year 2001. There has been special emphasis on the downtown area for first floor retail development with second floor housing. A small mixed use project is under construction in the downtown and another is planned. Staff has worked with private building owners in downtown to analyze financial feasibility, structural and code compliance of several Main Street historic structures.
- Program 1.17 – Project Status Report
This program is in progress.
- Program 1.18 – Reporting on Housing Element Implementation
Reporting is being completed in the calendar year 2005 and will be ongoing.
- Program 1.19 – Agency Coordination
The City provides information about its housing programs to local realtors, title companies and local lenders; however, the City presently does not have an incentive program.
- Program 1.20 – Comprehensive Annual Monitoring Program
This program is presently being discussed.
- Program 1.21 – Development Fee Reduction/Deferment
This program is presently being reviewed. City building permit fees have experienced approximately 45% reduction over last 2 years.
- Program 2.0 – Section 8 Housing Assistance Program
This program is ongoing.

Program 2.1 – Rental Rehabilitation Program

The City operated this program for several years and has established effective underwriting guidelines to ensure loan repayment. Program income from loan repayments is used to fund future loans.

Program 2.2 – Equity Sharing Program

This program has not been implemented to date. The Redevelopment Agency does administer a First Time Homebuyers Program utilizing HOME funds.

Program 2.3 – Inform the Public of Local, State, and Federal Housing Programs Available within the City

This is an ongoing effort. The City created brochures that describe the six housing programs presently in operation. Code Enforcement Officer and Building Inspectors distribute these brochures on an ongoing basis. Education about fair housing has been locally advertised. City housing contractors (Central Valley Christian Housing, Visalians Interested in Affordable Housing) and local housing agencies (Self Help Enterprises, Tulare County Housing Authority) distribute information as well.

Program 2.4 – Availability of Funding Programs

This program is ongoing.

Program 2.5 – Loan Program Education

This is an ongoing effort and greater emphasis is being placed on education and outreach as described within RFP drafts presently prepared for the housing programs.

Program 2.6 – Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits

The City encourages participation in these mortgage programs.

Program 3.0 – Legislative Awareness

This is an ongoing effort. City staff attends CRA conferences and housing workshops where the latest legislation is presented, and has participated in recent workshops pertaining to the potential reorganization of Community Development Block Grant Federal management.

Program 3.1 – Homeless Shelter Program

The City presently works with non-profit organizations that provide shelter for the homeless. City staff attends Continuum of Care meetings and supports this “umbrella” organization that works with a wide variety of agencies and non-profit organizations to alleviate the homeless problem. The City is assisting the Continuum of Care with their project to create a “safe house” for homeless persons.

Program 3.2 – Financially Support Existing Shelters

This is an ongoing effort.

Program 3.3 – Grant Application Technical Assistance

The City has worked with Visalia Senior Housing, Inc., and the Tulare County Housing Authority to develop housing projects that include handicapped units. The City applied for, was awarded, and administers the Exterior Accessibility for Renters Grant that provides funds for exterior accessibility modifications to rental properties.

Program 3.4 – Land Write-Down Program

The City – Redevelopment Agency continues to help qualified developers in land acquisition for low-income and senior housing development. The City Council has approved a \$3 million commitment to help the Tulare County Housing Authority develop a 70 unit affordable housing project to be constructed in 2006. The City has several smaller (2-10 units) projects underway in conjunction with the Housing Authority and Habitat for Humanity.

Program 3.5 – Reasonable Accommodation

This is an ongoing effort.

Program 3.6 – Reasonable Accommodation

This is an ongoing effort.

Program 3.7 – Land Banking

The City continues to investigate potential land purchases for development. Currently the City has sites to build five single family dwellings and a senior housing development. The City has also recently purchased approx. 40 acres in the downtown, a substantial portion of which will be made available for downtown housing. This area is currently being master planned.

Program 3.8 – Senior Rental Housing

The City completed a 60-unit affordable senior housing project in partnership with Christian Church Homes of Northern California and Visalia Senior Housing Inc., in the calendar year 2003. This is the second major senior housing project the City and Redevelopment Agency have helped construct in the downtown. The City is presently locating an appropriate site for the construction of a third senior housing complex with these entities.

Program 3.9 – Rehabilitation Assistance for Senior Homeowners

This program continues to be utilized, with a waiting list of participants. On an annual basis, approximately 10 to 12 homes are assisted with repairs.

Program 3.10 – Large Families

This program has not been implemented to date.

Program 4.0 – Preservation of Existing Assisted Rental Housing Developments

This program has not been implemented to date.

Program 4.1 – Alternative Funding Sources

This program has not been implemented to date.

Program 4.2 – Enforcement of Housing and Building Codes

This program is overseen by the Building Department and Code Enforcement Officer. Substandard housing enforcement is active and ongoing. The City will consider adding additional code enforcement resources as part of the next two year budget to be adopted in 2006.

Program 4.3 – Redevelopment Incentives Programs

The City's Redevelopment Agency provides low-interest loans to new homeowners, existing homeowners for rehabilitation and senior homeowners for minor home repairs. The City provides land and development assistance for low-income, single and multi-family units.

Program 4.4 – Rehabilitation and Adaptive Reuse

The City has provided technical assistance to private owners who have expressed an interest in restoring historic structures, and obtained a Great Valley Center Grant to complete a feasibility study for historic Main Street structures. The City will continue to provide this assistance.

Program 4.5 – Rehabilitation / Demolition

The study to assess the need and feasibility for significant rehabilitation or demolition of dilapidated housing units is being discussed. The City actively undertakes demolition of dilapidated residential structures as part of its Code Enforcement Program.

Program 4.6 – Preservation of At-Risk Units

This program has not been implemented to date.

Program 5.0 – Fair Housing

This program is ongoing. The Housing Authority of Tulare County currently administers the Fair Housing Hotline Program. Brochures are handed out at housing workshops and conferences, in addition to local lending institutions, realtors, title companies, local clubs and senior housing complexes.

Program 6.0 – Energy Conservation

The City participates with local energy companies to implement programs such as "Savings by Design" and is presently working with a HUD Technical Assistance program to create future energy housing guidelines.

2. Assess effectiveness of actions and outcomes:

The majority of the instituted programs are very effective and in 2005 the Redevelopment Agency requested HUD Technical Assistance to evaluate and make recommendations for the less effective programs. The City recognizes that there is much more work to be done and is presently considering adding additional resources to facilitate development of affordable housing.

C. Progress toward mitigating governmental constraints identified in the housing element.

The City of Visalia has evaluated its local conditions and regulations that may impact the housing market. Upon reviewing the City's zoning regulations, it was determined

that the Conditional Use Permit requirement of eleven (11) or more multiple-family residential dwelling units was a constraint toward accomplishing housing goals. An Amendment to the City's zoning ordinance has been initiated and approved by the Planning Commission. The ordinance will be amended to allow up to thirty-nine (39) multiple-family residential dwelling units per project to be constructed without the need of a public hearing and conditional use permit. This effort will result in greater opportunities to achieve multiple-family residential housing goals.

The City has been very effective in processing entitlement applications for new housing projects. Applications for residential subdivisions and other entitlements for housing are reviewed effectively and processed in an expeditious manner, well within mandated state timelines.