



City of Lindsay

2019 Housing Element

Adopted by the Lindsay City Council, December 10, 2019



City of Lindsay
P.O. Box 369
Lindsay, CA 93247
www.lindsay.ca.us

Acknowledgements

Residents of the City of Lindsay

Lindsay City Council

Pamela Kimball, Mayor
Laura Cortes, Mayor Pro Tempore
Yolanda Flores
Rosaena Sanchez
Brian Watson

Interim City Manager

Bret Harmon

Project Team

Mike Camarena, City Services Director
Carl Schlautdt, AICP – Planning Project Manager
Jack Urquhart, City Clerk / Assistant to the City Manager

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Introduction

Summary

State law normally requires each city in California to comprehensively review and update their General Plan Housing Element every five years. The City of Lindsay Housing Element (Element) was last updated and accepted by the state in 2017, which was two years past the state-mandated review period. That element is considered by the State to be a 2015 Element. The State Department of Housing and Community Development is now requiring a four-year revision period for the City, beginning in 2015 and ending in 2019.

The 2019 Element fulfills the requirements of state planning law. The 2019 Element serves as the primary policy document and resource guide for housing development in Lindsay, providing the following essential information:

- Community input on housing issues (Chapter 1)
- The effectiveness and appropriateness of past housing initiatives (Chapter 2)
- Existing housing conditions and projected housing needs (Chapter 3)
- Analysis of adequate sites for future housing development needs (Chapter 4)
- Evaluation of potential constraints to future housing development (Chapter 5)
- Targets for future housing construction, rehabilitation, and conservation (Chapter 6)
- How the Housing Element is consistent with other City planning efforts (Chapter 7)
- Guidance for future housing development, in the form of housing goals, policies, and programs (Chapter 8)

This Element provides ideas and initiatives to improve and expand housing choice in Lindsay, so that all residents may have opportunity to enjoy safe, decent, and affordable housing.

Summary of Major Changes

This Element generally reaffirms major findings and policy recommendations of the 2015 Element. Given the short timeframe between 2015 Element adoption (in 2017), there have been few substantive changes. Key changes in this Element include:

- Updated demographic, housing market, land availability, and development information.
- Simplification of recommended housing programs, reflecting findings of a critical review of 2015 Element programs and significant constraints in City program and funding capacity.
- A shift away from reliance on grant programs to fund Element initiatives, in recognition of limitations in City grants management capacity.
- Recommendations for short-term, implementation actions that will achieve maximum impact in view of existing City resource constraints.

Data Notes

Data used in this Element represent the most recent and reliable data known to the City. Percentages are rounded to the nearest decimal except where otherwise indicated.

Census data used in this Element is from the American Communities Survey (ACS), unless otherwise indicated. The ACS uses sample survey methodology, based on a smaller set of survey questions and respondents. As a result, ACS data is more limited and subject to statistically higher rates of error compared to decennial census data from 2010.

Abbreviations / Key Terms

ACS:	American Communities Survey, Census Bureau
ADA:	Americans With Disabilities Act of 1990
ADU:	Accessory Dwelling Unit or Second Dwelling Unit.
CEQA:	California Environmental Quality Act (Public Resources Code § 21000 et seq.)
City:	City of Lindsay
Council:	Lindsay City Council
County:	County of Tulare
EDD:	California Employment Development Department
Element:	2019 Lindsay General Plan Housing Element (unless otherwise specified)
GPD:	Gallons per day
HCD:	California Department of Housing and Community Development
Housing Choice:	Availability of a range of housing types, affordable to a range of household incomes, at convenient locations
LAFCO:	Tulare County Local Agency Formation Commission
RHNA:	Final Regional Housing Needs Plan for Tulare County 2014-2023
TCAG:	Tulare County Association of Governments
UDB:	Urban Development Boundary

Chapter 1: Public Participation

Summary

According to state law, this Element must: *“Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. (GC § 65583(c)(8).*

The City has satisfied this requirement and has made diligent effort to achieve public participation of all economic segments of the community. The preparation of the Element was built upon the community engagement efforts of the 2015-2017 Element work, and was validated and refined by additional community engagement activities:

Beginning in August 2018, a complete project description was posted, in English and Spanish, in the prominent header position on the City’s web site. This material included major project documents, detailed information on the importance of public input, various methods for individual and group participation in the plan making process.

Community engagement efforts were structured around five general questions:

1. What is good about housing in Lindsay?
2. How could housing in Lindsay be improved?
3. What type of housing do we need more of in Lindsay?
4. What should the City do to improve housing in Lindsay?
5. Do you have any other ideas or thoughts about housing in Lindsay?

Community workshops were facilitated and offered English / Spanish translation services.

On November 16, 2018, the City held a community workshop at Healthy Start. Most attendees were lower-income Latino residents who spoke only Spanish. On December 20, 2018, the City held a community workshop at the local Nazarene church near downtown. The attendees were demographically mixed, including Latino and non-Latino residents and civic leaders. Public notices and announcements were available in English and Spanish.

The draft Element was presented at a summary level at the June 25, 2019 and August 13, 2019 City Council public meetings. On August 30, 2019, the draft Element was distributed to the City Council, noticed to the public and posted on the City website with English and Spanish summaries. The website has had the draft Element in a prominent visual position for at least two months. In addition, the draft Element was shared with various agencies with legal jurisdiction or interest, including: California Department of Conservation, HCD Division of Housing Policy Development, Central Valley Flood Protection Board, College of the Sequoias Community College District, LUSD, Lindsay-Strathmore Irrigation District, Lindsay-Strathmore Public Cemetery District, Office of Emergency Services, SJV Air Pollution Control District, State Board of Forestry and Fire Protection, State Water Resource Control Board, Tulare County LAFCO, Tulare County Resource Conservation District, Tulare County Resource Management Agency, and the Tule River Tribe. All these processes welcomed public comment and question.

Findings

As a result of community input, community-wide housing priorities were reaffirmed:

Community Image

Lindsay residents love their city and long to see a better future for their community. Community image concerns include:

- *Housing Rehabilitation:* Renewed emphasis is needed to rehabilitate and improve existing substandard housing.
- *Code Enforcement:* Residents need to take greater responsibility to care for their property. When they don't, the City needs to take aggressive code enforcement action.
- *Development Standards:* The quality and appearance of non-residential development affects the living environment. This includes roads, sidewalks, alleys, streetlights, public facilities, commercial and industrial development.
- *Resident Education:* Programs and/or information resources are needed to educate first-time homebuyers and provide credit counseling to improve financial access to housing opportunities.

Affordable Housing

Lindsay residents see continued need for affordable housing. This reflects overall housing production rates that are below identified construction needs in the RHNA. Additionally, housing prices have been increasing, resulting in a corresponding increase in households that overpay for housing (i.e., spend more than 30% of household income on housing costs). As a result, there is a real and perceived need for additional affordable housing. This need is tempered, however, by the relatively high historic production of lower-income housing compared to above-moderate income housing.

Special Needs Housing

Housing for traditional special needs groups (elderly, disabled, farmworkers, and large families) is needed. Unique special needs groups in Lindsay have unmet housing needs as well. These include: the "housed homeless" (second and third family overcrowding of single-family residences), veterans, public employees seeking to live in town, and professionals seeking quality rental units.

Above-Moderate Income Housing

Current market factors have constrained above-moderate income housing development. Market inexperience with above-moderate income housing in the city limits hampers the ability of appraisers to make fair market comparisons. This in turn discourages development of this much-needed housing segment. Additionally, the availability of nearby rural estate housing and upper income housing in other communities (such as Porterville, Tulare, and Visalia) serves to dilute market demand for in-town upper income housing. Expanded housing choice is needed to improve economic balance and housing opportunity. Lindsay needs greater housing choices for professionals, business owners, and affluent retirees who seek to live in town. These efforts must address community image and market issues, as discussed above.

Suggested Policy Directions

These citizen-driven priorities suggest certain policy directions for the Element and City housing efforts:

1. Minimize City participation in the development of new lower-income housing. The private and non-profit sectors provide for this market need better than above-moderate income housing. City participation in lower-income housing development should only be considered if it furthers other important community goals, such as revitalization, redevelopment, and infill development (especially in and around the downtown core).
2. Focus City first-time homebuyer efforts on existing housing and limited infill redevelopment projects, to strengthen housing demand and preclude overconcentration of lower-income housing in new developments.
3. Aggressively pursue housing rehabilitation programs, targeting the “worst of the worst” (e.g. those properties with obvious visible blight and construction/maintenance deficiencies resulting in life and safety hazards). Limited public funds should go where they will do the most good.
4. Target code enforcement efforts towards housing maintenance and overcrowding. Limited City enforcement resources should be allocated to where they will do the most good.
5. City assistance for new housing development efforts should focus on special needs groups and above-moderate income households – those market segments not being addressed by private sector housing development.
6. City public improvement efforts should be targeted on those community facilities most negatively affecting community image (streets, schools, gateway commercial areas).

Chapter 2: Review and Revision

Summary

State law (GC § 65588(a)(1-3)) requires the Element to critically review and evaluate the previous element in three respects:

- (1) Appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) Effectiveness of attainment of community housing goals and objectives.
- (3) Progress of the city, county, or city and county in implementation.

Additionally, state law requires an adequate sites implementation/rezone program if needed. This particular matter is addressed in Chapter 4 (Adequate Sites).

The 2015 Housing Element contained a variety of housing goals, objectives, policies, and programs. These were generally effective and appropriate where they related to the provision of new lower and moderate-income housing opportunities. These were less effective and appropriate where they related to provision of above-moderate and certain special needs housing. The above-moderate income housing sector is strongly influenced by market forces largely beyond the control or influence of the City. These factors include:

- Housing competition from neighboring jurisdictions
- Availability of nearby ranch estate housing outside of the city limits, and appraiser inexperience for this market sector in Lindsay
- Limitations of grant funding resources which target assistance to lower-income (not higher income) housing projects

The provision of special needs housing has been largely constrained by limited resources and the focus on traditional new housing development. Ultimately, achievement of many goals, policies, and programs has been severely hampered by resource constraints and factors that were largely beyond the City's control or influence. These factors include continued slow recovery from the Great Recession; pervasive regional poverty; State elimination of City redevelopment authority; lack of appropriate grant funding opportunities; and reduced City administrative capacity for grants and housing development program management.

During the Plan period, City capacity has been significantly limited and further reduced due to retirement and turnover of key program staff, funding shortfalls, and competing critical program demands. At this time, the City has only one part-time contract planner (working one day a week) on site, primarily working on development application processing. The City does not have planning, housing, or community development staff for grant writing, grants administration, new program development, or additional funding to contract out such work.

Findings

Each 2015 Element goal, objective, policy, and program is listed below, with a summary of effectiveness, progress in implementation ("progress"), and appropriateness. For the purposes of this review, the City defines "appropriateness" as the realistic feasibility and suitability of a given program, given the local context and program administration capacity.

Provide Adequate Sites

- **Program:** Accommodate Regional Need -- Residential Land Inventory
- **Objective:** Reevaluate vacant sites inventory to determine sufficient land capacity consistent with Housing Element quantified objectives.
- **Progress:** In 2015, enough residentially zoned land existed in a sufficiently broad number of sites within the city limits to accommodate housing need. This inventory will be monitored in out years (i.e., from 2016 through 2019) or as needed based on actual housing construction land demands.
- **Effectiveness:** This program has been effective, since adequate sites for housing development are still available.
- **Appropriateness:** This program is appropriate; this update includes an adequate sites inventory, which is within the 2015 Element timeframe.

- **Program:** Accommodate All Income Levels -- Residential Land Inventory
- **Objective:** The City will reevaluate the vacant sites inventory to determine sufficient land capacity to provide sites to accommodate all income levels, consistent with Housing Element quantified objectives.
- **Progress:** In 2015, enough residentially zoned land existed in a sufficiently broad number of sites within the city limits to accommodate housing need. This inventory will be monitored in out years or as needed based on actual housing construction land demands.
- **Effectiveness:** This program has been effective, since adequate sites for housing development are still available.
- **Appropriateness:** This program is appropriate; this update includes an adequate sites inventory, which is within the 2015 Element timeframe.

- **Program:** Provide for a Variety of Housing Types -- Residential Land Inventory
- **Objective:** The City will reevaluate the vacant sites inventory to determine sufficient land capacity to provide sites to accommodate a variety of housing types.
- **Progress:** In 2015, there was sufficient land supply in a variety of residential zoning districts to provide adequate sites to provide for a variety of housing types, including: homeless shelters, transitional housing, housing for farmworkers, single-room occupancy, and second units. This inventory will be monitored in out years or as needed based on actual housing construction land demands.
- **Effectiveness:** This program has been effective, since adequate sites for housing development are still available.
- **Appropriateness:** This program is appropriate; this update includes an adequate sites inventory, which is within the 2015 Element timeframe.

- **Program:** Encourage Development of Affordable Housing – Policy Affirmation.
- **Objective:** The City affirms a policy of provision of adequate sites in order to provide for a range of housing choices, including affordable housing.
- **Progress:** Complete, with this Element revision. This revision finds no shortfall of adequate sites needed to provide for a range of housing choices, including affordable housing.
- **Effectiveness:** This program is effective since this revision has found no shortfall of adequate housing sites.
- **Appropriateness:** This program is appropriate but given the pace of development and inventory of available land, would be best approached in conjunction with the next Element update rather than as a separate action.

Assist Housing Development

- **Program:** Utilize Federal State, and Local Financing and Subsidies
- **Objective:** The City shall apply for grant funding to assist housing rehabilitation.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources that would be needed for grant application and administration.
- **Appropriateness:** This program is not appropriate, given limited City grants capacity.

- **Program:** Grant Assistance and Support
- **Objective:** The City will assist and support grant applications from non-profit and state-certified community housing development organizations (CHDOs) involving any of the following housing categories: extremely or very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** The effectiveness of this program has been limited, due to non-profit and CHDO focus on low income housing rather than the other special needs categories specified above.
- **Appropriateness:** This program is not appropriate, given limited City grants capacity.

- **Program:** Housing Strategy Group
- **Objective:** The City will offer to facilitate the formation of a local housing strategy group for individuals, businesses, and organizations involved in the production of any of the following housing categories: extremely or very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective. The City has not been able to provide assistance as described.
- **Appropriateness:** This program is not appropriate, given limited City capacity.

- **Program:** Provide Regulatory Concessions and Incentives -- Regulatory Relief
- **Objective:** The City shall pursue and promote the use of existing legal tools available to provide regulatory concessions and incentives for housing development which will promote Housing Element goals and policies.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program has been effective. Chapters 4 and 5 of this Element finds no significant regulatory barriers for achievement of Element goals and policies.
- **Appropriateness:** This program is appropriate, in that ongoing monitoring of regulatory impacts on housing development may be monitored with existing City resources.

- **Program:** Encourage Development of Affordable Housing
- **Objective:** The City affirms a policy of assisting housing development in order to provide for a range of housing choices, including affordable housing.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is an ongoing policy affirmation; its effectiveness cannot be easily measured.
- **Appropriateness:** This program is appropriate as an affirmation of the City's posture of welcoming openness for a range of housing choices and assistance where possible.

- **Program:** Assist and Encourage Above-Moderate Income Housing Development -- Demonstration Projects
- **Objective:** The City shall provide assistance to one or more above-moderate income housing demonstration project, to prove the viability of housing serving this market segment.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective. The City has not been able to provide assistance as described.
- **Appropriateness:** This program is not appropriate, given limited City capacity.

Address Governmental Constraints

- **Program:** Governmental Constraints Study
- **Objective:** The City shall monitor local government constraints on the housing development process.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program has been effective. Chapters 4 and 5 of this Element finds no significant regulatory barriers for achievement of Element goals and policies.
- **Appropriateness:** This program is appropriate, in that ongoing monitoring of regulatory impacts on housing development may be monitored with existing City resources.

- **Program:** Housing for Persons with Disabilities -- Universal Design
- **Objective:** The City will provide assistance for the development of housing employing universal design.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective; the City has not been able to provide such assistance due to lack of capacity and resources. At best, such assistance would be in the form of encouragement and technical design assistance. However, the City lacks universal design expertise.
- **Appropriateness:** This program is not appropriate, given limited City capacity.

- **Program:** Encourage Development of Housing for Developmentally Disabled and Other Supportive Needs Groups
- **Objective:** The City affirms a policy of promoting equal housing opportunities, including housing for developmentally disabled and other supportive housing groups.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective. The City has not been able to actively promote the policy as described.
- **Appropriateness:** This program is not appropriate, given limited City capacity.

- **Program:** Housing for Agricultural Employees – Zoning Code Amendment
- **Objective:** The City will prepare zoning amendments to the RCO and RA zoning districts, to reflect the existing preemption of Health and Safety Code § 17020-17024 allowing housing for agricultural employees as a normal agricultural use.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources.
- **Appropriateness:** This program is appropriate in that it is a requirement of state law.

- **Program:** Encourage Opportunities for Development of Supportive Housing Projects – Municipal Code Updates
- **Objective:** The City shall update section 18.24.030 to amend the definition of “Supportive Housing” to mean “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”
- **Progress:** Completed in 2018.
- **Effectiveness:** This program has been effective in specific task accomplishment. There has been no known external interest in taking advantage of the greater permissibility of this land use.
- **Appropriateness:** This program is appropriate since it was a requirement of state law.

- **Program:** Encourage Opportunities for Development of Supportive Housing Projects – Municipal Code Updates
- **Objective:** The City shall update section 18.07.020 Permitted Uses to add the following permitted use: Supportive Housing, transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
- **Progress:** Completed in 2018.
- **Effectiveness:** This program has been effective in specific task accomplishment. There has been no known external interest in taking advantage of the greater permissibility of this land use.
- **Appropriateness:** This program is appropriate since it was a requirement of state law.

- **Program:** Encourage Opportunities for Development of Emergency Shelters – Zoning Code Amendment
- **Objective:** The City will prepare a zoning amendment to the Mixed-Use zoning district reducing the parking requirements to maximize the potential development for emergency shelter uses.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources.
- **Appropriateness:** The appropriateness of this program is difficult to determine. There has been no known recent interest in establishing an emergency shelter in Lindsay, so it cannot be determined if parking requirements represented an impediment to such a use.

Residential Project Density Bonus

- **Program:** Density Bonus
- **Objective:** The City will amend the Zoning Code to comply with Government Code § 65915, to equally provide for density bonuses in all zoning districts where residential uses are permitted.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources.

- **Appropriateness:** This program is appropriate in that it is a requirement of state law. The existing county code requires discretionary approval of density bonus applications (through the Planned Unit Development process). State law requires non-discretionary approval.
- **Program:** Priority Application Review
- **Objective:** The City will prioritize staff resources for development application review involving any of the following housing categories: extremely, very low, low, or moderate-income households; large families; persons with disabilities or developmental disabilities; and farmworkers.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective as written. The City has not been able to provide assistance as described.
- **Appropriateness:** This program is not appropriate as written, given limited City capacity. A reduced, more focused program may be more appropriate.
- **Program:** Fast-Track Permit Processing
- **Objective:** The City will prioritize staff resources for non- discretionary permit review involving any of the following housing categories: extremely, very low, low, or moderate-income households; large families, persons with disabilities or developmental disabilities; and farmworkers.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective as written. The City has not been able to provide assistance as described.
- **Appropriateness:** This program is not appropriate as written, given limited City capacity. A reduced, more focused program may be more appropriate.
- **Program:** Annual Zoning Code Review
- **Objective:** The City shall review the Zoning Code annually for applicability with updated State and Federal Standards. This program will review Residential Development Standards and remove and revise constraints as appropriate.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program has not been effective. The City has not been able to pursue the review as described.
- **Appropriateness:** This program has not been appropriate, given limited City capacity. However, legal compliance is a necessity and warrants increased City focus.

Conserve / Improve Existing Affordable Housing

- **Program:** Code Enforcement for Housing Overcrowding
- **Objective:** The City shall vigorously conduct pro-active and complaint-based code enforcement action of zoning and building code violations related to residential overcrowding.
- **Progress:** Staff does respond to complaints related to substandard living conditions and lifestyle choice (e.g., parking on the street and socializing in front yards), but generally does not receive complaints related to residential overcrowding.
- **Effectiveness:** This program is effective in terms of complaint-based enforcement of code violations related to residential overcrowding. However, given limited staff resources and community tolerance of widespread lifestyle choices, there has been no pro-active enforcement activity for residential overcrowding.

- **Appropriateness:** This program is not appropriate as written, given changing community sensibilities, and few complaints relative to overcrowding. In addition, vigorous enforcement of occupancy standards would likely be contrary to other housing goals, by resulting in displacement of cost-burdened households. However, a narrower program focus may be appropriate.
- **Program:** Housing Rehabilitation
- **Objective:** The City shall apply for grant funding for the rehabilitation of housing units, utilizing various funding programs.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources that would be needed for grant application and administration.
- **Appropriateness:** This program is not appropriate, given limited City grants capacity.

- **Program:** Design and Development Standards
- **Objective:** The City shall maximize and leverage opportunities for the maximum application of existing design and development standards during the review of planning and zoning applications affecting existing affordable housing development.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is effective – the City seeks the maximum application of development standards in the development review process.
- **Appropriateness:** This program is appropriate, given existing City resources.

- **Program:** Blight Eradication
- **Objective:** The City shall apply for grant funding for blight eradication.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources that would be needed for grant application and administration.
- **Appropriateness:** This program is not appropriate, given limited City grants capacity.

Promote Equal Housing Opportunities

- **Program:** Fair Housing Law Training
- **Objective:** The City will train community development and city services staff in the fundamentals of fair housing law.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources and internal expertise.
- **Appropriateness:** This program is appropriate; City may seek outside training resources appropriate to its funding capacity.

- **Program:** Fair Housing Ombudsman
- **Objective:** The City will establish a fair housing ombudsman (bilingual and fluent in Spanish) to coordinate city awareness and response to fair housing issues and complaints.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources and internal expertise.

- **Appropriateness:** This program is appropriate; City may seek outside training resources appropriate to its funding capacity.
- **Program:** Fair Housing Policy
- **Objective:** The City shall develop an administrative policy for receiving and addressing housing discrimination complaints in accordance with fair housing law.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources and internal expertise.
- **Appropriateness:** This program is appropriate; City may seek outside training resources appropriate to its funding capacity.
- **Program:** Fair Housing Information
- **Objective:** The City will develop and publish information regarding fair housing law, policy, and practices.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is not effective. The City has not been able to actively promote the program as described.
- **Appropriateness:** This program is appropriate, at a more limited level. Since the City does not have the capacity to develop this information, it would be appropriate to seek to reference existing external information resources.
- **Program:** Rental Assistance
- **Objective:** Develop program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources and internal expertise.
- **Appropriateness:** This program is not appropriate, given limited City capacity. However, this may be a program better suited to an external non-profit housing development partner.

Preserve Units At-Risk

- **Program:** At-Risk Housing Unit Inventory
- **Objective:** The City will monitor and reevaluate the potential for at-risk housing units.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is effective, since it is completed in the Element timeframe.
- **Appropriateness:** This program is appropriate; this update includes an updated inventory of at-risk housing, within the 2015 Element timeframe.

Environmental Stewardship

- **Program:** Design and Infrastructure Assistance
- **Objective:** The City will provide assistance for project design (e.g. site planning, engineering, and/or preliminary architectural services) and infrastructure improvements (e.g. cost-sharing and/or fee waivers) for: 1) infill housing development and/or redevelopment projects; or 2) housing development projects that promote land or energy conservation.

- **Progress:** Pending implementation, subject to available City staff resources. City provided design assistance to the Self-Help Enterprises Palm Terrace apartment project. This infill affordable housing project received density bonuses and design concessions, while providing green design, water conservation, grey water recycling, vanpooling, pedestrian improvements and solar PV design resulting in a grid neutral zero net energy project.
- **Effectiveness:** This program is effective at a limited, demonstration project level.
- **Appropriateness:** This program is realistically feasible and suitable given the local context and program administration capacity

- **Program:** Fast-Track Review
- **Objective:** The City will expedite and prioritize application review for site plan, subdivision, conditional use permits, variances, and building permits for: 1) infill housing development and/or redevelopment projects; or 2) housing development projects that promote land or energy conservation.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program has been marginally effective, due to limited development review resources that make application fast-tracking infeasible.
- **Appropriateness:** This program is not appropriate, given limited City capacity.

- **Program:** Priority Grant Assistance
- **Objective:** The City will prioritize housing-related grant application efforts and assistance (when permissible under grant program restrictions), for: 1) infill housing development and/or redevelopment projects; or 2) housing development projects that promote land or energy conservation.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** Effectiveness of this program has been limited due to constrained City resources that would be needed for grant application and administration.
- **Appropriateness:** This program is not appropriate, given limited City grants capacity.

- **Program:** Infill Infrastructure Improvement
- **Objective:** The City will prioritize housing infrastructure assistance for development projects which: 1) improve the infrastructure connectivity and/or capacity in infill areas; or 2) housing development projects that promote land or energy conservation.
- **Progress:** Pending implementation, subject to available City staff resources.
- **Effectiveness:** This program is partially effective. City development review and approval processes routinely require utility line interconnection and extension where feasible.
- **Appropriateness:** This program is appropriate, given established City development review procedures and resource commitments for these programs.

Chapter 3: Housing Needs Assessment

Summary

State law (Government Code § 65583(a)) requires this Element to provide an assessment of existing housing needs, special housing needs, at-risk housing development needs, and projected housing needs. This chapter examines various demographic and housing factors, to provide an overview of Lindsay's existing and future housing needs. This data suggests policy directions for future City action to address housing needs. Key findings include:

Population and Employment Trends

- *Population:* Lindsay had an estimated population of 13,162 persons in 2018.
- *Growth:* By the year 2040, population in Lindsay is anticipated to grow by 25%, or an additional 3,263 persons, to a total of 16,425 persons. Additional housing will be needed to serve this growth.
- *Average Age:* Lindsay consists largely of a younger population, with a median age of 29 years in 2018. Sixty- one percent of Lindsay's population is under age 35.
- *Ethnicity:* Lindsay is a majority Hispanic/Latino community, with over 88% of Lindsay residents considering themselves to be Hispanic or Latino.
- *Poverty:* Lindsay faces significant and long-term poverty issues which directly affect the ability of residents to secure affordable, decent housing. Over 37% of individuals in Lindsay lived below the poverty level in 2016.

Household Characteristics

- *Household Size:* Average household size is 3.9 persons, and the average family size is 4.2 persons, which is significantly larger than Tulare County and California as a whole.
- *Overpaying for Housing:* 46% of Lindsay households overpay for housing. More than one in five households (23%) pay more than half of household income for housing expenses. A majority (66%) of lower-income Lindsay households overpay for housing (paying 30% or more of their household income towards housing costs).

Housing Stock Characteristics

- *Housing Conditions:* A majority (55%) of housing units in Lindsay are in sound condition; 45% need rehabilitation and 1% need replacement.
- *Overcrowding:* About 12% of all Lindsay housing units are overcrowded or severely overcrowded, reflecting the effects of housing affordability problems and large household sizes. It should be noted that overcrowding has decreased by nearly 3% since 2010.
- *Housing Values:* Since hitting a peak median value of \$190,200 in 2007, Lindsay homes lost value as a result of the Great Recession; however, they have been regaining value since that time. In 2018, the median single- family home value was nearly \$170,000.
- *Housing Types:* Most (68%) housing units in Lindsay are single-family detached residential. However, Lindsay has a significantly higher percentage of multi-family units (24%) compared to Tulare County (14%).
- *Vacancy Rates:* Lindsay housing vacancy rates (5% in 2018) are lower than Tulare County and California and have decreased significantly since 2010.

Special Needs Housing

- *Elderly Persons:* About 8% of Lindsay residents are elderly (aged 65 years or older). Most elderly residents live in households (85%), but 15% of elderly Lindsay residents live in group quarters (institutionalized housing), more than triple the rate of Tulare County and California.
- *Large Households:* Lindsay is a city of many large households. The percentage of large households (five or more persons) is considerably higher in Lindsay (36%) compared to Tulare County (25%) and California (16%).

Projected Housing Needs

New Construction Needs: According to the RHNA, Lindsay needed to construct 590 housing units from January 1, 2014 to September 30, 2023. Over half of this future housing need (59%) is for above-moderate income households – households earning more than \$71,900 per year for a family of four in 2018. However, 94% of recent housing production has been for moderate and lower-income households, and only 6% has been for above-moderate income households. From 2014 to 2018, a total of 168 housing units have been constructed, resulting a continued need for 422 new housing units by 2023. At current rates of new housing production (especially for above-moderate income housing), RHNA housing construction targets will likely not be met.

Population and Employment Trends

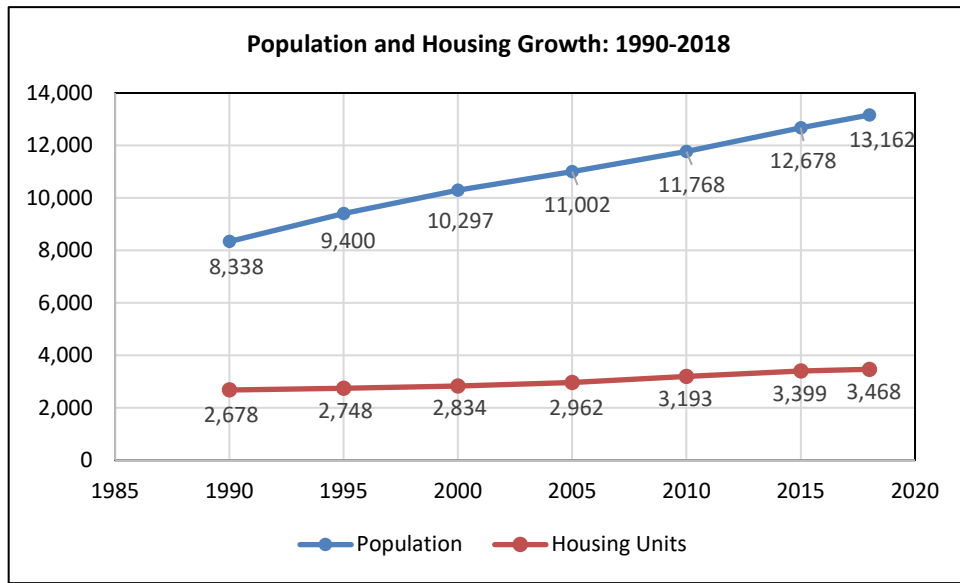
Population Estimates

From 2000 to 2010, the population of Lindsay increased by 1,471 persons, an average of 147 persons per year (1.4% annually). During the same period, the housing stock increased by 359 units, an average of 36 units per year. From 2010 to 2018, the population of Lindsay increased by an estimated 1,394 persons, an average of 174 persons per year (1.5% annually). During the same period, the housing stock increased by 275 units, an average of 34 units per year. Since the year 2000, housing production and population growth have both accelerated. However, population growth rates have exceeded housing production, suggesting continued residential overcrowding.

City of Lindsay Population, 1990 – 2018

Year	Population Growth			Housing Growth		
	Population	Average Annual Increase		Housing Units	Average Annual Increase	
		Number	%		Number	%
1990	8,338			2,678		
1995	9,400	212	2.5%	2,748	14	0.5%
2000	10,297	179	1.9%	2,834	17	0.6%
2005	11,002	141	1.4%	2,962	26	0.9%
2010	11,768	153	1.4%	3,193	46	1.6%
2015	12,678	182	1.5%	3,399	41	1.3%
2018	13,162	161	1.3%	3,468	23	0.2%
1990-2000		196	2.3%		16	0.6%
2000-2010		147	1.4%		36	1.3%
2010-2018		174	1.5%		34	1.1%

Source: California Department of Finance, Report E-5 City/County Population and Housing Estimates 1991-2000, January 1, 2011-2018, with 2010 Benchmark.



Population Projections

The City projects that Lindsay population will increase by 25% from 2018 to 2040. This increase would equal approximately 3,263 additional persons, or an average annual growth rate of 1.1%.

Estimated (2018) and Projected (2020-2040) Population

Year	Lindsay	Tulare County
2018	13,162	475,834
2020	13,493	487,783
2025	14,260	515,541
2030	14,953	540,580
2035	15,701	567,626
2040	16,425	593,788

Source: [California Department of Finance](#).

Age Distribution

Thirty-eight percent of Lindsay’s population was under the age 20 in 2016. The median age has been increasing, to an estimated 29 years in 2016. Understanding age distribution in the community is important because it affects the housing market. It is typical for small rural communities such as Lindsay to attract young families and experience a particular demographic cycle. As the community matures, its school-age children grow up and begin forming their own households. Often, mature communities that emphasized single-family housing during their growth phase do not have a sufficient supply of affordable housing for emerging households. Thus, a generation of new adults is sometimes forced to move away from its community in order to seek starter (often rental) housing.

In addition, housing that is well-suited to families may not be particularly well-suited to seniors and empty nesters. Thus, seniors and empty nesters often look to sell their homes and move into housing that is smaller and better suited to their needs. Sometimes suitable housing for such older adults is not available in the community where they made their earlier homes, and they are forced to move to other areas. Typically, a new generation of young families moves into the community, resulting in school-age population increases – extending the cycle of young families in residence.

If it is important for the community to retain its youth and elderly populations, it is important that a variety of housing types and styles of residential development be provided, including rental and starter housing, as well as housing for young growing families, empty nesters, and the elderly.

Sixty-one percent of Lindsay’s population is under age 35, whereas 56% of Tulare County’s population was under the age of 35. This data indicates that Lindsay is still comparatively within its “growth” stage, attracting young families.

Age Distribution, 2016

	Lindsay		Tulare County	
	Number	Percent	Number	Percent
Total population	13,052	100%	455,769	100%
Under 5 years	1,343	10%	39,815	9%
5 to 9 years	1,181	9%	41,120	9%
10 to 14 years	1,322	10%	39,690	9%
15 to 19 years	1,141	9%	37,238	8%
20 to 24 years	1,003	8%	34,807	8%
25 to 34 years	1,960	15%	63,782	14%
35 to 44 years	1,295	10%	56,100	12%
45 to 54 years	1,470	11%	52,024	11%
55 to 59 years	854	7%	23,170	5%
60 to 64 years	509	4%	20,531	5%
65 to 74 years	576	4%	27,538	6%
75 to 84 years	289	2%	13,982	3%
85 years and over	109	1%	5,972	1%
Median Age (years)	29		30	

Source: 2012-2016 ACS 5-Year Estimates

Ethnicity

Lindsay is a majority Hispanic/Latino community, with over 88% of Lindsay residents identifying themselves as Hispanic or Latino (of any race) in 2016.

Hispanic/Latino Status and Race, 2016

Hispanic/Latino Status	Number	Percent
Hispanic/Latino	11,433	88%
Non-Hispanic/Latino	1,619	12%
Total	13,052	100%
Race	Number	Percent
One Race	12,772	98%
<i>White</i>	10,459	80%
<i>Some Other Race</i>	1,961	15%
<i>Asian</i>	187	1%
<i>American Indian and Alaska Native</i>	107	1%
<i>Black or African American</i>	58	0%
Two or More Races	280	2%
Total		100%

Source: 2012-2016 ACS 5-Year Estimates

Employment Characteristics

EDD estimated that the annual average labor force in Lindsay during 2017 was 5,700 persons. The total employment was 5,200, with 600 members of the workforce unemployed (10%).

This percentage is not adjusted for seasonal farmworker unemployment. This unemployment rate is comparable to farming communities in the region, and lower than Tulare County (10.4%), Porterville (12%), Farmersville (13%), Dinuba (15%), and Woodlake (16%).

Communities within the San Joaquin Valley that do not predominately rely on farming typically enjoy lower unemployment rates and less seasonal employment fluctuations. For example, Visalia had an average unemployment rate of 8% during 2017.

Since 2010, the January unadjusted unemployment rate has dropped from 18% to 10.7% in 2018 (source: EDD) – reflecting generally improved overall economic conditions nationally.

While the City’s economy is heavily oriented towards agriculture, it is not solely dependent upon agriculture. Industry in the Lindsay area is diverse; 68% of employment is outside of the agricultural sector.

Employment by Industry, 2016

Industry	Lindsay		Tulare County	
	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	1584	32%	33,006	19%
Educational services, and health care and social assistance	859	18%	35,948	21%
Manufacturing	446	9%	13,676	8%
Retail trade	401	8%	18,973	11%
Wholesale trade	303	6%	6,767	4%
Professional, scientific, management, administrative	301	6%	10,376	6%
Arts, entertainment, recreation, accommodation, food services	279	6%	12,849	8%
Construction	211	4%	8,308	5%
Public administration	182	4%	9,634	6%
Transportation and warehousing, and utilities	114	2%	7,351	4%
Finance, insurance, real estate, and rental and leasing	110	2%	5,762	3%
Other services (except public administration)	106	2%	7,200	4%
Information	4	0%	1,297	1%
TOTAL	4,900		171,147	

Source: 2016 ACS. Note: Estimates for total employment vary compared to 2017 EDD data.

Poverty Status and Income

Lindsay faces significant poverty issues which directly affect the ability of residents to secure affordable, decent housing. Thirty-eight percent of individuals in Lindsay lived below the poverty level in 2016. This rate of poverty is significantly higher than Tulare County and California.

Poverty Status and Income, 2016

Below Poverty Level	Lindsay	Tulare County	California
Families	33%	24%	12%
Individuals	38%	28%	16%
Median Income (2016)			
Family	\$33,980	\$45,629	\$72,952
Household	\$30,317	\$42,789	\$63,783
Per Capita	\$11,192	\$18,257	\$31,458

Source: ACS: 2012-2016 5-Year Estimates

Household Characteristics

Census population estimates for Lindsay as of 2014 (the latest available complete data), indicated that 99% of total population was household population), with an average household size of 3.9 persons. A majority of Lindsay households are traditional nuclear families, comprised of a family living with their own children aged less than 18 years. Average household and family sizes are significantly higher than Tulare County and California. While most housing in Lindsay is owner-occupied, the city has a higher rental occupancy rate compared to Tulare County.

Household Characteristics, 2014

Characteristics	Lindsay	Tulare County	California
Household Population	99%	99%	98%
Family	84%	79%	69%
Family w/ own children under 18 years of age	56%	43%	33%
Non-Family	16%	21%	31%
Group Quarters Population	1%	1%	2%
Average Household Size (persons)	3.9	3.4	2.9
Average Family Size (persons)	4.2	3.7	3.5
Owner Occupancy	51%	59%	56%
Renter Occupancy	49%	41%	44%

Source: 2014 Census ACS.

Households Overpaying for Housing

Forty-six percent of Lindsay households overpay for housing (that is, they pay at least 30% of household income on housing). More than one in five households (23%) pay more than half of household income for housing expenses.

Households Overpaying for Housing, 2011-2015

Tenure	Housing Cost Burden					
	30% to 50% of HH Income		50%+ of HH Income		Total Cost-Burdened Households	
	#	%	#	%	#	%
Owner Occupied	320	20%	235	15%	555	35%
Renter Occupied	450	58%	535	31%	985	57%
Total	770	23%	770	23%	1540	46%

Source: HUD CHAS Data Query Tool; 2011-2015 ACS. Data assumes 3,340 total citywide households.

Lower-Income Households Overpaying for Housing

Most (66%) lower-income Lindsay households overpay for housing.

Low-Income Households Overpaying for Housing, 2011-2015

Tenure	Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
Owner Occupied	755	450	60%
Renter Occupied	1,390	975	70%
All Units	2,145	1,425	66%

Source: HUD CHAS Data Query Tool; 2011-2015 ACS.

Existing Extremely Low-Income Households

Twenty-two percent of all Lindsay households were classified as extremely low income during the 2011-2015 timeframe.

These households had less than 30% of area median household income (\$57,900) for a family of four in 2015. This equates to a household income of less than \$17,370 for a family of four.

Extremely Low Income Households, 2011-2015

Tenure	Households			
	All		Extremely Low Income	
	Number	Percentage	Number	Percentage
Owner	1,595	48%	175	11%
Renter	1,740	52%	560	32%
Total	3,340	100%	735	22%

Source: HUD CHAS Data Query Tool; 2011-2015 ACS. Extremely low income (very low income) households earn less than 30% of area median household income.

Projected Extremely Low-Income Households

Households	2015	2025
All	3,340	3,627
Extremely Low Income	735	798

Source: City

Note: The RHNA does not include projections for extremely low-income households. Projections are per the City, using as base data the following: State Department of Finance population estimates and projections for total population, Census data for household population in 2015, and HUD CHAS data for percentages of extremely low-income households in the 2011-2015 timeframe. This data was extrapolated to correspond with projected population growth and assumes that the rate of household growth as a percentage of total population growth, and extremely low-income household growth will be equivalent to the overall projected population growth rate.

Housing Stock Characteristics

Housing Conditions

In July-August 2018, City staff conducted a housing conditions survey of 184 randomly selected housing units (approximately 5% of the housing stock in Lindsay), examining five structural elements of each housing unit, assigning a point value for each characteristic. The five structural elements observed were: foundations, roofing, siding, windows, and doors. Survey findings suggest that while a majority of housing units in Lindsay (55%) are in sound condition, 45% have a range of rehabilitation needs, and 1% need replacement due to significant dilapidation.

It should be noted that 2018 survey data suggest a much higher percent of “sound” housing units (55%) compared to 2016 survey data (38%). Discrepancies between this study and the 2016 study may be attributed to refined survey practices, increased code enforcement, and increased home maintenance (likely due to improved economic conditions as the community recovers from the Great Recession).

Housing Condition Survey

Housing Type	Condition					Total
	Sound	Minor	Moderate	Substantial	Dilapidated	
Single Family Units*	82	31	22	5	1	141
Multi-Family Units	16	6	12	0	0	34
Mobile Homes	3	3	1	2	0	9
Total	101	40	35	7	1	184
Percent	55%	22%	19%	4%	1%	100%
Action Needed	Retain	Rehabilitate			Replace	

Source: City field surveys, July-August 2018. Note: All sample units were distributed evenly by physical location. Half of all sample units were built before 1975. Discrepancies between this study and the 2016 study are attributed to refined survey practices, increased code enforcement, and improved home maintenance.

Overcrowded Households

The Census Bureau defines overcrowded housing as having 1.01 persons or more per room (excluding bathrooms and kitchens). Housing units with more than 1.5 persons per room are considered severely overcrowded. Twelve percent of all Lindsay housing units are overcrowded. Nine percent of owner-occupied units are overcrowded, while 15% of rental units are overcrowded.

Overcrowded Housing Units: 2016

Persons per Room	Occupancy		Total
	Owner	Renter	
1.00 or less (not overcrowded)	91%	85%	88%
1.01 to 1.50 (overcrowded)	6%	12%	9%
1.51 or more (severely overcrowded)	3%	3%	3%
% Overcrowded by Tenure			
	9%	15%	12%

Source: 2016 ACS.

Overcrowding Housing Unit Trends: 2010-2016

Year	Occupancy		Total
	Owner	Renter	
2010	9%	21%	15%
2012	12%	26%	18%
2014	11%	19%	16%
2016	9%	15%	12%

Source: 2010, 2012, 2014, and 2016 ACS.

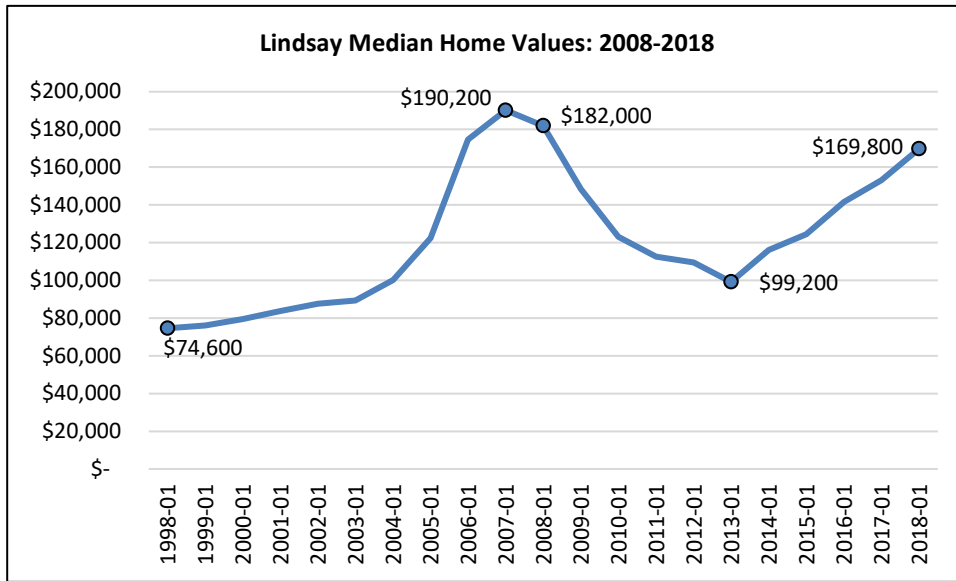
Housing Costs

Owner-Occupied: In 2018, the median single-family house value in Lindsay was \$169,800. Housing values peaked in 2007 (\$190,200), fell during the Great Recession to \$99,200 (in 2013), and have appreciated since that time. This trend is slightly higher but generally paralleling housing value changes in Tulare County during the same timeframe. On an average annual basis, housing costs have rapidly appreciated over the past 20 years by an estimated 6.4% per year. Importantly, housing costs in Lindsay are increasing faster than household income. Median household income has increased by an annual average of only 1.5% from 2000 to 2016. This trend strongly suggests increasing housing affordability challenges in Lindsay, similar to trends in the region and state.

Housing Costs

Owner Occupied	Lindsay	Tulare County	California
Median Single-Family Home Value ^a			
	1998	\$74,600	\$90,300
	2008	\$182,000	\$199,400
	2018	\$169,800	\$193,800
			\$527,300
Total Change: 2008-2018	\$95,200	\$103,500	\$357,800
Average Annual Change (%)	6.4%	5.7%	10.6%
Median Gross Rent (renter occupied units) (2016) ^b	\$705	\$847	\$1,297

Source: a) Zillow.com Home Value Index (January of each year) 9/29/18; b) 2016 ACS



Source: Zillow.com Home Value Index (January of each year) 9/29/18.

Renter-Occupied: Rental house advertisements in Lindsay during 2018 indicated typical rents of between \$1,050 and \$1,500 (3 BR/2 BA) per month. Apartment rentals were typically available at between \$560 (1 BR) to \$782 (3 BR) per month (Apartments.com).

Housing Units by Type

A majority of (68%) housing units in Lindsay are single-family detached. However, Lindsay has a significantly higher percentage of multi-family units (24%) compared to Tulare County (14%).

Housing Unit Types: 2018

Housing Unit Type	Lindsay		Tulare County	California
	#	%	%	%
Single-Family Detached	2,358	68%	76%	58%
Single-Family Attached	150	4%	3%	7%
Multiple-Family (2-4 units)	279	8%	8%	8%
Multiple-Family (5+ units)	538	16%	6%	23%
Mobile Homes	143	4%	7%	4%
Total	3,468			

Source: California Department of Finance (Table 1: E-5 City/County Population and Housing Estimates, 1/1/2018)

Vacancy Rates

Housing vacancy rates in Lindsay are lower than Tulare County and California. This may reflect lower levels of housing production relative to demand. In addition, vacancy rates have significantly decreased in Lindsay since 2010.

Housing Vacancy Rates

Year	Lindsay	Tulare County	California
2010	9%	9%	9%
2018	5%	8%	7%

Source: 2010 Census; California Department of Finance (Table 1: E-5 City/County Population and Housing Estimates, 1/1/2018).

Special Housing Needs

Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but not other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 318,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Central Valley Regional Center (CVRC) provides a point of entry to services for people with developmental disabilities in the area. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In 2018, CVRC served 46 developmentally disabled Lindsay residents.

Lindsay Residents With Cognitive Difficulty, by Age

Age, in Years	Under 18	18-34	35-64	65-74	75+	Total
Total	81	134	122	35	94	466

ACS 5-Year Estimates, 2013-2017.

There are several housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice vouchers, special programs for home purchase, HUD housing, and group homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating ‘barrier-free’ design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to:

- Coordinate housing activities and outreach with the CVRC
- Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities

Elderly Persons

Elderly Population, 2016

	Lindsay		Tulare County	
	Number	Percent	Number	Percent
Total population	13,052	100%	455,769	100%
65 to 74 years	576	4%	27,538	6%
75 to 84 years	289	2%	13,982	3%
85 years and over	109	1%	5,972	1%
<i>Total Senior Population</i>	974		47,492	
<i>% of Total Population</i>	7.5%		10.4%	
Median Age (years)	29		30	

Source: 2012-2016 ACS 5-Year Estimates

According to 2016 Census data, 8% of Lindsay residents are elderly (aged 65 years or older). In 2010 (latest available complete data for this topic), most elderly residents in Lindsay lived in households (85%), but 15% lived in group quarters (institutionalized housing) -- more than triple the rate of Tulare County and California. Elderly persons living in households may be characterized in one of two ways: living in their own households (householders) or in another’s household.

Housing affordability is an important consideration for the elderly, as they are typically on fixed incomes. Housing designed specifically for the elderly is typically made up of apartments with one or two bedrooms. Housing projects for the elderly are often constructed at higher densities than other types of housing, and often include units designed for disabled residents. There are currently three senior citizen rental housing complexes in Lindsay: the Mount Whitney Hotel, the Groves Apartments, and Lindsay Senior Villa.

Elderly Persons (ages 65 and older), 2010

	Lindsay		Tulare County	California
	#	%	%	%
Elderly Persons	848	7%	9%	11%
In Households	723	85%	96%	96%
In Group Quarters	125	15%	4%	4%

Source: 2010 Census, ACS

Large Households

Lindsay is a city of many larger households. Based on latest available complete data (2010 Census), the percentage of large households (five or more persons) is considerably higher in Lindsay (36%) compared to Tulare County (25%) and California (16%).

Household Size by Tenure, 2010

Household Size (persons)	Lindsay				Tulare County		California	
	Owner		Renter		Owner	Renter	Owner	Renter
	#	%	#	%	%	%	%	%
1	202	13%	199	13%	16%	18%	19%	29%
2	301	20%	206	14%	30%	18%	32%	25%
3	200	13%	262	18%	16%	17%	17%	16%
4	261	17%	286	19%	16%	18%	16%	14%
5	243	16%	249	17%	11%	14%	8%	8%
6	151	10%	146	10%	6%	8%	4%	4%
7 or more	168	11%	140	9%	6%	8%	4%	4%
Large Households (5 or more persons)	562	37%	535	36%	23%	29%	16%	17%
Overall	36%				25%		16%	

Source: 2010 Census.

Farmworkers

Agriculture is the foundation of the local and regional economy, with a countywide production value of \$7 billion in 2017 (Annual Crop and Livestock Report, Tulare County Agricultural Commissioner/Sealer). The sheer scale and diversity of such agricultural production requires an extensive permanent agricultural service infrastructure (such as packinghouses, trucking firms, warehouses, brokers, etc.).

In the Lindsay area, agricultural production is centered on the citrus industry, primarily in oranges. Most orange production is navel (60% of planted citrus acreage), with 11% of planted acreage in Valencia oranges. These two varieties have different harvest seasons, with navels peaking in winter and early spring, and Valencias peaking later in spring and summer.

Other primary crops in the Lindsay area include dairy, grapes, and other tree fruits, which have peak production times differing from the citrus industry. For this reason, there is greater agricultural industry workforce stability compared to many other agricultural communities, resulting in a largely permanent agricultural workforce and fewer migrant farm workers compared to other major agricultural production regions. It cannot be overemphasized that this comparative stability results in a typically permanent, non-migrant farmworker community in Lindsay, with housing needs more similar to non-agricultural workers.

A count of agricultural workers in Lindsay was taken from the 2015 Tulare County Housing Element. Tulare County reported that in the year 2010 there were 4,085 employed persons in Lindsay and 1,062 (26%) of those occupations were agricultural. 2016 Census data indicated 1,584 Lindsay residents worked in the agricultural section (which was 32% of the workforce).

Problems typically associated with farmworker housing include severe overcrowding and substandard living conditions. There is a particular need for farmworker housing for large families. There is no difference in architectural or design standards applied to farmworker housing, transitional housing and homeless shelters as compared to standard apartment residential construction in Lindsay. For example, the recently constructed 50-unit Palm Terrace multi-family project serves farm workers in the Lindsay area as well as other income-qualified tenants.

The Tulare County Housing Authority owns and manages six affordable housing complexes with a total of 500 housing units in other jurisdictions throughout Tulare County that accommodate farm workers. However, these housing opportunities are limited. Due to seasonal changes in the farming industry, migrant farmworkers employed during the harvest seasons need temporary housing in the area.

Female Headed Households

The number of single-parent families, especially those headed by a female, has increased in recent decades. These families often have special housing needs, including a strong demand for affordable housing because of income limitations often experienced by single-earner households. Of 3,524 households in Lindsay in 2016, 1,862 were married couple households (53%), and 633 were headed by single females (18%). There has been a steady increase in nonfamily households, typically seniors living alone, over the past decade. These households comprised nearly one in five households (23%) in 2016. This reflects general demographic changes, including an aging population and differing living preferences.

Household Composition, 2016

	Lindsay		Tulare County	California
	#	%	%	%
Households	3,524			
Family	2,704	77%	78%	69%
Married Couple	1,862	53%	53%	49%
Female Headed	633	18%	17%	14%
Male Headed	209	6%	8%	6%
Nonfamily households	820	23%	22%	31%
Householder Living Alone	608	17%	18%	24%

Source: Census; 2012-2016 ACS 5-Year Estimates.

Homeless Persons

There are no permanent shelters serving homeless persons in Lindsay. However, housing for homeless persons is not a significant policy issue or practical need in Lindsay at this time. The 2015 Tulare County Housing Element included findings of a point in time homeless survey conducted in 2014. That survey found homeless persons in several county cities, but not in Lindsay. According to the Kings Tulare Homeless Alliance and their review of point in time homeless data, there was only one person experiencing homelessness in Lindsay in 2019.

The primary permanent homeless shelter in Tulare County is the Visalia Rescue Mission, with current capacity for 90 homeless persons. Smaller shelter programs are available in Porterville, Visalia, Tulare, and Dinuba. The problem of homelessness is a growing concern in many communities.

Homeless persons are usually referred by the City to the Lindsay Strathmore Coordinating Council (LSCC). When an individual is determined to be homeless by a city employee, the individual is given information on the location of the LSCC and their services. LSCC helps provide food, clothing and other items to homeless individuals and families in need within the surrounding community. Since LSCC does not operate a homeless shelter; it refers homeless individuals to shelters outside of Lindsay.

Opportunities for Energy Conservation

The City provides opportunities for energy conservation in residential development primarily through building code enforcement and by promoting higher density residential development.

Building Codes: The City enforces Title 24 energy conservation standards through the building permit review and inspection process.

Density: The City encourages higher density residential development through use of a variety of zoning districts and tools. The City’s base residential district, comprising most of Lindsay, is the R-1-7 district, which allows small lot development on 7,000 square foot lots – at a gross density of six units per acre. Additionally, zoning of multi-family residential districts allows densities of 15 to 29 units per gross acre. The City also has provisions for higher density residential development in mixed use districts (with no density limit), office districts which allow residential development of up to 29 units per gross acre, second story residential units in the central business district, and second unit housing by conditional use permit. Finally, City leadership has embraced a commitment to encourage efficient development patterns through in-fill and redevelopment projects. These strategies have resulted in a citywide population density of 5,062 persons per square mile, which is the second highest population density of cities in Tulare County, and 40% higher than the average gross density of all incorporated Tulare County cities.

Population Density in Tulare County Cities (2018)

City	Land Area (sq. mi.) ^a	Population ^b	Density (persons per sq. mi.)
Farmersville	2.2	11,443	5,201
Lindsay	2.6	13,162	5,062
Exeter	2.4	11,169	4,654
Dinuba	6.5	24,873	3,827
Visalia	37.3	136,246	3,653
Porterville	17.7	60,798	3,435
Tulare	20.2	65,982	3,266
Woodlake	2.8	7,786	2,781
All Incorporated Cities	91.7	331,459	3,615

Source: a) Tulare County Local Agency Formation Commission Cities and Special Districts Inventory, 2013; b) State Department of Finance: 2018.

Assisted Housing Units at Risk of Conversion

Based on written contact with the following agencies, and additional research of public records, there are 86 known federal, state, or locally funded low-income housing units at risk for conversion within the next eight years.

Assisted Housing Units at Risk of Conversion

Funding Agency	Subsidized Units	
	Existing	Expected to Convert to Market Rate Units by 2027
California Housing Finance Agency	0	0
California Housing Partnership Corporation (CHPC)	573	86
California Statewide Communities Development Association	50	0
California State Treasurer, California Debt Limit Allocation Committee	49	0
California State Treasurer, Tax Credit Allocation Committee	398	0
USDA Rural Development	259	0

The at-risk housing units identified by CHPC are: Lindsay Senior Villa (1127 W. Fresno Street), 42 units; and Monte Vista Manor (901 W. Tulare Road), 44 units. Both projects were financed through the USDA Section 515 loan program. This program offers significant loan interest savings in exchange for guaranteed unit affordability for a contracted time period (in this case, 20 years).

After such time, the project owner may prepay the loan and convert subsidized units to market-rate. Both projects were financed in 1985, with restrictive affordability clauses expiring in 2005 and loan maturity in 2035. However, both are still operated as affordable housing projects. The actual risk of conversion to market-rate rentals is unknown.

This Element recommends implementation actions to help preserve at-risk housing units. These actions include project monitoring and proactive measures to help identify and secure replacement funding to maintain project affordability. These actions do not include direct City financial assistance, but are focused on information, referral, and technical assistance. Attachment C provides a listing of local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects in accordance with state law (Government Code Section 65583(a)(9)(C)).

Projected Housing Needs

TCAG prepared and adopted the RHNA in 2014. This plan provides “fair share” housing allocations, by jurisdiction, for housing construction needs at various income levels through the year 2023.

Summary of 2014-2023 RHNA by Jurisdiction					
Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Dinuba	211	163	121	470	965
Exeter	143	125	85	272	625
Farmersville	74	65	68	259	466
Lindsay	80	80	82	348	590
Porterville	623	576	566	1,431	3,196
Tulare	920	609	613	1,452	3,594
Visalia	2,616	1,931	1,802	3,672	10,021
Woodlake	71	41	69	191	372
Unincorporated Total	1,477	1,065	1,169	3,370	7,081
Total Tulare County	6,215	4,655	4,575	11,465	26,910

Source: RHNA.

In sum, the RHNA projects that Lindsay needed to construct 590 housing units from 2014 to 2023, or approximately 2% of the countywide new housing need through the year 2023. Over half of the identified housing need in Lindsay (59%) is in the above-moderate income category.

New Housing Needs: 2014-2023

Income Category	New Construction Needs	Percentage of Total Construction Need	Owner Occupied	Renter Occupied
Very Low	80	14%	41	39
Low	80	14%	41	39
Moderate	82	14%	42	40
Above-Moderate	348	59%	177	171
Total	590	100%	301	289

Source: New construction needs per the RHNA, 2014. Owner and renter occupancy rates are equivalent to existing (2014) tenure percentages (51% owner and 49% renter occupancy).

Housing Unit Construction

The market has been very effective at providing new lower-income housing in Lindsay. For example, the median single-family housing value in 2018 was \$169,800, within the affordability level needed to purchase a starter home for a 4-person low-income family earning \$47,900 in 2018. A major challenge in implementing the RHNA is that very few above-moderate housing units are being constructed in Lindsay. From 2014-2018, permits for 168 new housing units were issued in Lindsay. All but 10 of these units – or 94% of all housing units built – were moderate or lower-income housing. Only 6% of housing units built were above moderate-income housing. In contrast, the RHNA suggests that more than half of future needs will be for above moderate-income housing.

Income and Housing Affordability (2018)

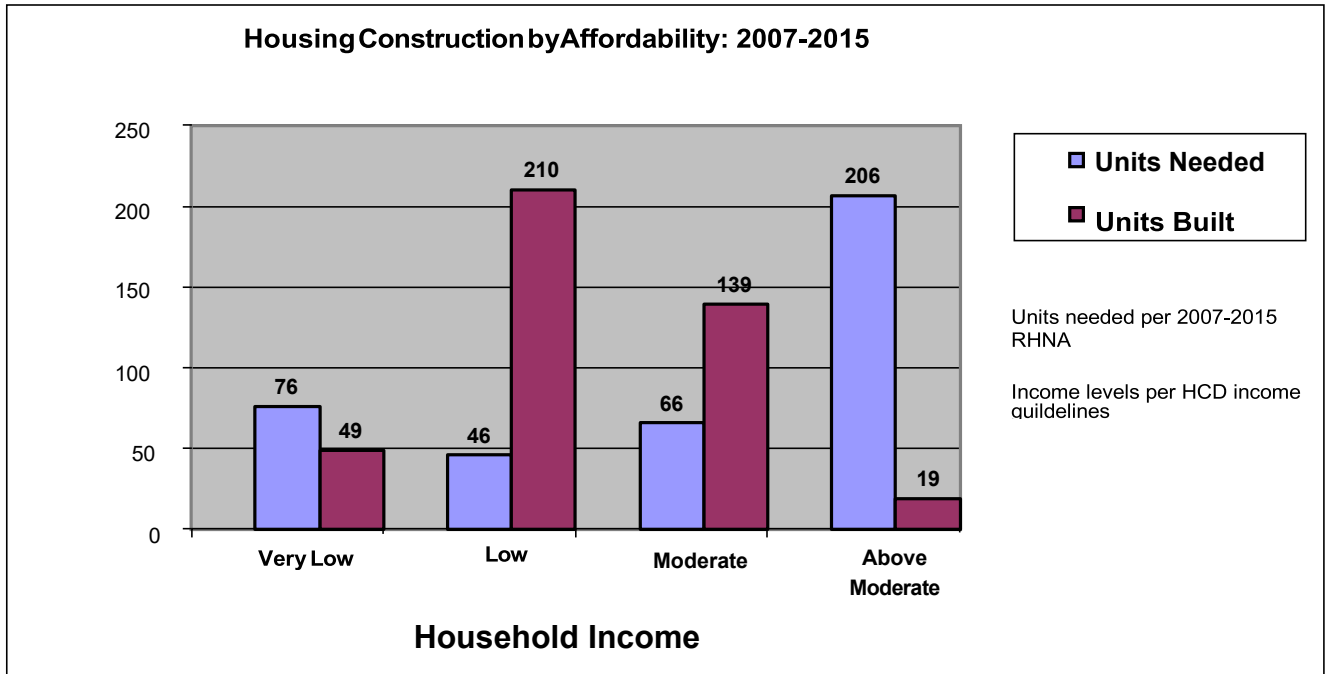
Income Category	Income¹	Maximum Purchase Price²	Maximum Monthly Rent³
Very Low	\$29,950	\$125,950	\$749
Low	\$47,900	\$201,000	\$1,198
Moderate	\$71,900	\$301,500	\$1,798
Above Moderate	\$71,901+	\$301,501+	\$1,799+

1) HUD 2018 Income Limits For Tulare County, 4-Person Family

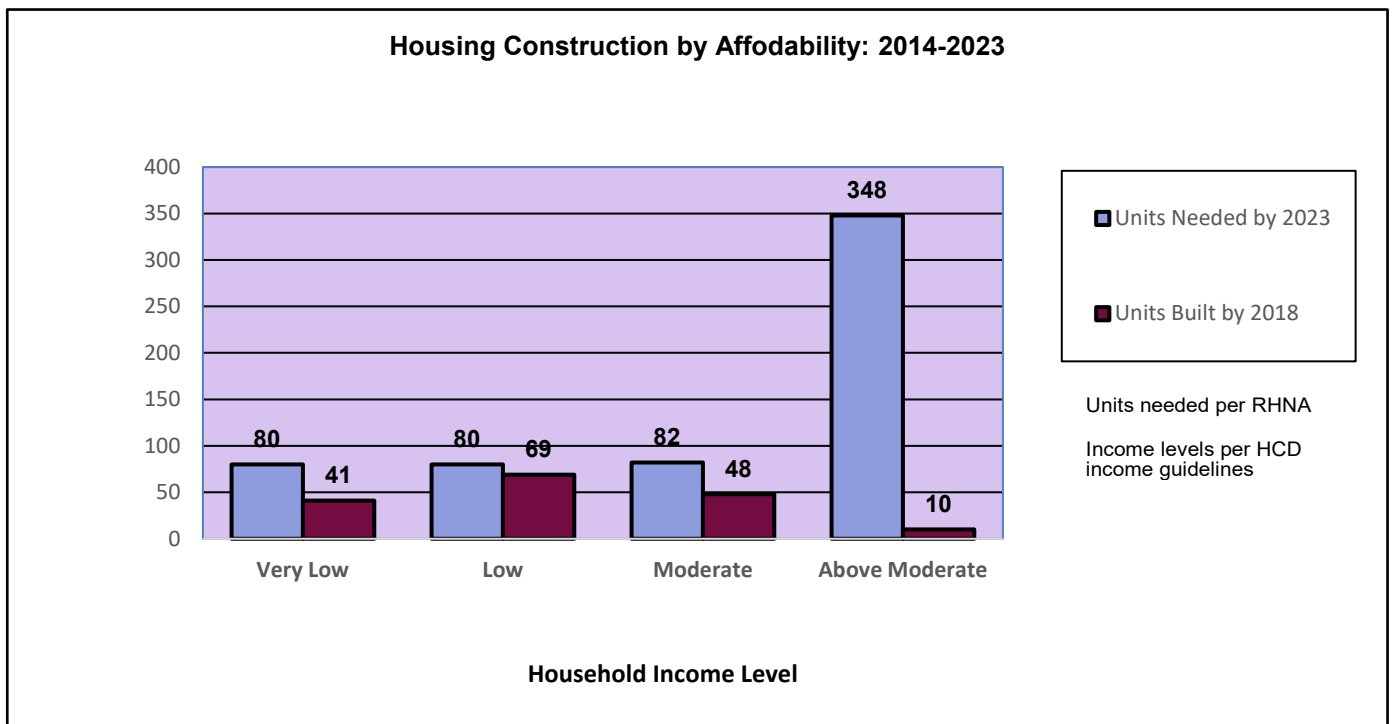
2) Assumes 5% interest rate on 30-year loan.

3) 30% of monthly income.

The 2015 Element identified housing needs and construction activity by affordability level:

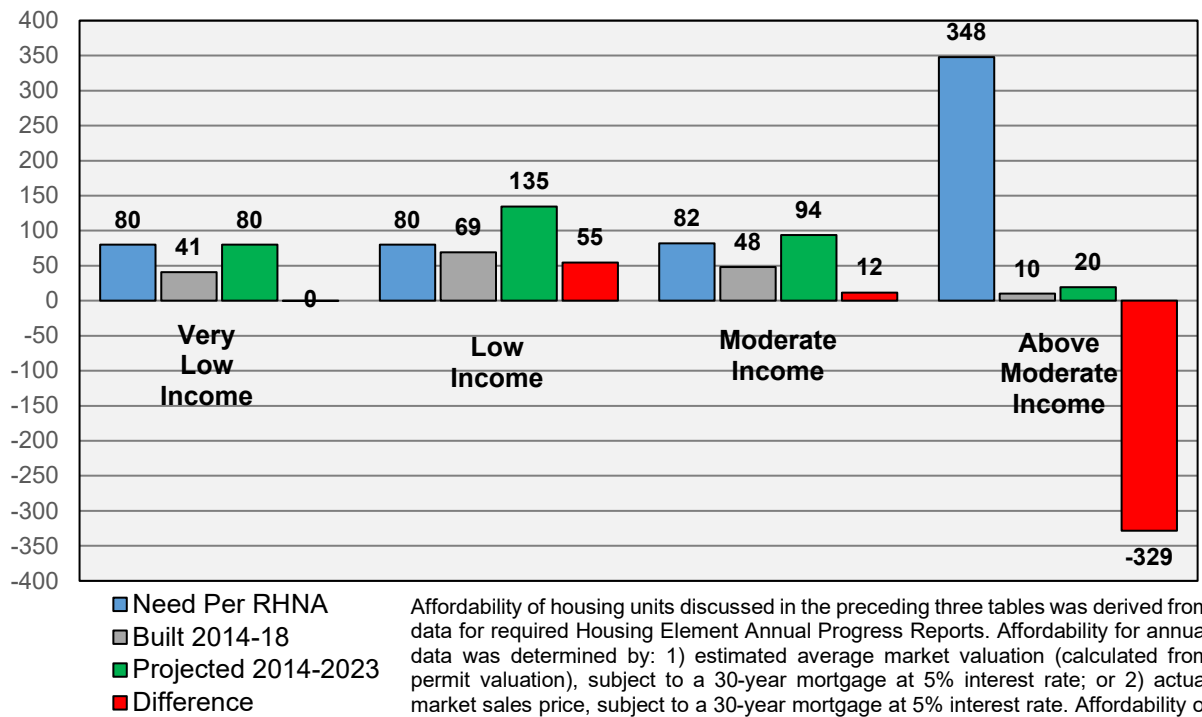


More recent data aligned with the current RHNA indicates a significant continued shortfall in the construction of above-moderate market housing in Lindsay.



Projected housing construction, based on existing construction levels and extrapolated for the years 2019 through 2023, suggests that the market is meeting or exceeding projected RHNA housing needs by income category – except for the above-market income segment.

Housing Need, Construction, Projected Construction by Household Income Level: 2014-2023



Affordability of housing units discussed in the preceding three tables was derived from data for required Housing Element Annual Progress Reports. Affordability for annual data was determined by: 1) estimated average market valuation (calculated from permit valuation), subject to a 30-year mortgage at 5% interest rate; or 2) actual market sales price, subject to a 30-year mortgage at 5% interest rate. Affordability of deed restricted multi-family units determined by reported rents by unit size and average equivalent unit size in other similar developments.

Chapter 4: Adequate Sites Inventory and Analysis

Summary

State law requires the Element to identify adequate sites for future housing development needs in the community. Government Code Section 65583(c)(1) states, in part:

“...Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”

According to the RHNA, Lindsay will need 590 additional housing units through the year 2023. The following inventory found that existing residentially planned land within the city limits will easily accommodate these growth needs, providing sufficient land (44 vacant and underdeveloped lots of at least one acre, totaling 298 acres) which could accommodate construction of an estimated 2,339 additional housing units, with a likely feasible construction potential of 1,596 additional housing units.

Sites Inventory

Attachment A provides an inventory of sites potentially available for future housing development within the existing Lindsay city limits. This inventory includes:

- Listing of properties by parcel number or unique reference
- Listing of properties by size
- Listing of properties by general plan designation and zoning
- For non-vacant sites, description of existing uses
- Map of sites (Attachment B)

Analysis of Suitability and Availability

State law (Government Code §65583.2) requires:

“An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.”

In addition, this analysis must include:

1. Vacant sites zoned for residential use (included on Attachment A)
2. Vacant sites zoned for nonresidential use that allows residential development (included on Attachment A)
3. Residentially zoned sites capable of being developed at a higher density
4. Sites zoned for nonresidential use that can be redeveloped for residential use.
5. A general description of environmental constraints to housing development in the City

Environmental Constraints

Approximately 62 acres of vacant and underdeveloped residentially planned land in Lindsay are located within flood hazard zones. These lands represent a likely potential development capacity for approximately 252 dwelling units, or about 16% of total likely residential development potential. Development of such land would be subject to flood hazard review and mitigation (such as increased building pad elevations), thus likely increasing the cost of development. Approximately seven acres of vacant and underdeveloped land are located in an area of steep slope (Towt’s Hill), which renders the property unlikely to develop. Approximately 236 acres of vacant and underdeveloped lands have no known environmental constraints precluding development. This represents a likely development potential for approximately 1,344 dwelling units.

Infrastructure

Approximately 96 acres of vacant and underdeveloped residentially planned land in Lindsay is not directly served by one or more of the following primary infrastructure elements: water, sewer, or storm drainage. This land area has a likely development potential for approximately 387 dwelling units. However, subdivision maps are already approved on five of these ten properties. In most cases, the infrastructure deficiency involves lack of direct proximate services which could normally be extendable to serve these sites. Generally, these sites would be developable without extraordinary infrastructure extensions.

Development Capacity Calculation

Based on known site development constraints such as zoning, infrastructure availability, and environmental constraints (topography and flood zones), the City has estimated the following residential development feasibility:

Residential Development Capacity Estimates

Development Potential			Existing Undeveloped Lots	Acres
Feasibility	Maximum Units	Likely Units		
Low	285	164	10	26
Medium	399	283	5	57
High	1,655	1,149	174	215
Total	2,339	1,596	189	298

Low feasibility means that the property has more than one infrastructure, zoning, or environmental constraint. Medium feasibility means that the property has one infrastructure, zoning, or environmental constraint. High feasibility means that the property has no significant infrastructure, zoning, or environmental constraints.

Water and Sewer Service Demands of Housing Growth

The above table identifies a likely residential development capacity of 1,596 dwelling units. These units may be developed with existing infrastructure capacity, as specifically identified on the Adequate Sites Inventory on Attachment A. The service levels of water delivery/treatment systems and sewer treatment facilities are sufficient to accommodate development on those identified sites. Generally, these potential units are serviceable with normal utility serving line extensions for water, sewer, and storm drainage.

Water: Estimated average water demand is 280 to 450 GPD per dwelling unit.

Sewer: Estimated average sewer production is 175 to 245 GPD per dwelling.

The City estimates specific systemic utility needs to serve these additional units, as follows:

- Development of these units would require water delivery and treatment systems providing 446,880 (low estimate) to 718,200 (high estimate) GPD.
- Development of these units would require sewer treatment system capacity of 279,300 (low estimate) to 391,020 (high estimate) GPD.

These figures are within system availability projections and therefore should not represent a development constraint.

Dry Utility Availability

The term “dry utilities” refers to utilities other than water, sewer, and gas. While this term is not defined by state law, for the purpose of this analysis such utilities include electric, cable, telephone. All sites on the Adequate Sites Inventory (Attachment A) are served or are serviceable by dry utilities, except for sites 38, 40, 41, and 42. These four sites are located at the extreme urban edge in southeast Lindsay, consisting of 57 acres of R-1-7 zoned land with a realistic development capacity of 218 housing units. Routine development practice requires the developer to extend utilities to serve new development. The lack of immediately proximate dry utilities to these sites is not likely to affect their development potential – tentative subdivision maps have been already been approved on three of the sites, which indicates likely development intention.

Analysis of Non-Vacant and Underutilized Lands

The sites inventory includes all non-vacant and underutilized lands of at least one acre within the city limits which have residential development potential under existing zoning designations.

Zoning Appropriate for Low-Income Housing

The base residential zoning districts in Lindsay are R-1-7 (single family residential, 7000 square foot minimum lot size) and RM-3 (multi-family residential, 3000 square foot lot area per unit). These districts comprise most of Lindsay’s residential areas and could be appropriate for low-income housing. The adequate sites inventory indicates potential income categories for future housing development, based on adjacent development patterns (house and lot sizes). In sum, approximately seven acres of vacant and underdeveloped residentially zoned lands in the city limits could be appropriate for low income and/or very low-income housing development. This represents a likely development potential of 74 dwelling units. These estimates specifically exclude potential development sites that are larger than ten acres, in compliance with State law (§ 65583.2(c)(2)). In addition, nonvacant sites currently identified to accommodate lower-income housing (sites 32 and 34) were not identified in the previous (4th cycle) housing element.

Zoning for a Variety of Housing Types

State law (GC §65583(c)(1) and 65583.2(c)) requires this Element to identify zoning appropriate for a variety of housing types, *“as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”*

Emergency Shelters

Emergency shelters are a specifically enumerated land use in the Mixed-Use (MXU) zoning district.

There are 23 acres of undeveloped/underdeveloped land in this zoning district, with a likely development potential of 245 dwelling units.

Currently the parking requirements for emergency shelters require one parking space for every two beds and one space per employee. In an effort to maximize the effectiveness of this specific use, a program will be created to reduce the requirement to one parking space for every ten beds.

While homelessness is not currently a significant policy issue in Lindsay, recent state law changes (AB 101) now require Low Barrier Navigation Centers (LBNC) to be enumerated as a permitted use by right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses, if they meet specified requirements. A LBNC is defined as a *“Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.”* The Zoning Ordinance does not address these new state legal requirements; therefore, a new program to amend the ordinance to comply with these requirements is necessary.

Factory-Built Housing

Manufactured homes are permitted subject to administrative approval in all residential zoning districts. The administrative approval process determines project compliance with development standards applicable to such uses, including permanent foundations, roof overhangs, and covered parking.

Housing for Agricultural Employees

Housing for agricultural employees is not currently specifically enumerated in the existing zoning ordinance. Most agricultural employees living in Lindsay are non-seasonal, permanent residents (see Chapter 3). City ordinances do not regulate housing tenure (rental vs. ownership). However, the California Employee Housing Act (Health and Safety Code § 17021.5(b)) requires that housing for six or fewer employees be treated as a regular residential use. The Act (Health and Safety Code § 17021.6(b) further defines housing for agricultural workers consisting of up to 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. While the Act specifically preempts local zoning authority in this matter, the Lindsay Zoning Ordinance should be amended to clearly align with state law. Currently, this matter affects the UR (Urban Reserve), RCO (Resource, Conservation, and Open Space) and RA (Residential Acreage) zoning districts.

This Element includes a program complying with the newer requirements of state law, specifically to: define “housing for agricultural workers” in list of definitions section 18.24.030; amend the definition of “household” to include “housing for six or fewer employees” in definitions section 18.24.030; and add “housing for agricultural workers” to list of permitted uses in UR, RCO, and RA districts.

Mobile Homes

Mobile homes are permitted subject to administrative approval in all residential zoning districts. The administrative approval process determines project compliance with development standards applicable to such uses, including permanent foundations, roof overhangs, and covered parking.

Multifamily Rental Housing

The sites inventory identifies 16 vacant and underdeveloped properties totaling 82 acres that could be developed for up to 785 multifamily rental housing under existing zoning in the RM-3 and MXU zoning districts. It is important to note that any land use may be permitted in the MXU zoning district, including multi-family rental housing. Specifically, there are 23 acres of undeveloped/underdeveloped land in this zoning district, with an estimated likely development potential of 245 dwelling units.

Second Units

Second dwelling units are permitted accessory uses in residential zoning districts subject to administrative approval. The administrative approval process determines project compliance with lot requirements, development standards, owner occupancy, offstreet parking, and utility connection. The City ordinance, which was adopted August 13, 2019, is far more permissive than the former ordinance, and complies with recent state law changes for accessory dwelling units (ADUs) in effect at the time of this writing.

However, several state laws are pending that may further affect how the City regulates ADUs. These include, SB 13, AB 68, AB 587, AB 671, and AB 881. In addition, one bill, AB 670, was signed by the Governor at the time of this writing. That bill affects the enforceability of covenants, conditions, or restrictions pertaining to ADUs that are contained in common interest development ownership documents. For this reason, a program will be necessary to evaluate and amend City zoning restrictions as a single integrated ordinance amendment, as necessary, once the final disposition of all pending ADU bills is known.

Single-Room Occupancy

Single-room occupancy (SRO) units are not a specifically enumerated land use in the zoning ordinance. SROs that include a kitchen would meet the definition of a multi-family dwelling and would be permitted in RM zoning districts. There are 59 acres of undeveloped/underdeveloped land in this zoning district, with a likely development potential of 540 dwelling units.

Supportive Housing

Supportive housing is defined by state law (pursuant to SB 745, Statutes of 2013) and local zoning code (as amended in 2018 pursuant to Ordinance 569) as housing for low income persons with disabilities. Such housing is linked to services that assist residents retain housing, improve health status, and maximize the ability to live and, when possible, work in the community. "Disabilities" specifically defined under state law include:

- Chronic health conditions
- Developmental disabilities
- HIV or AIDS
- Mental illness
- Substance abuse

Persons needing supportive housing may include adults, elderly persons, emancipated youth, families (with or without children), homeless people, individuals exiting from institutional settings, veterans, and young adults aging out of the foster care system. City codes pertaining to supportive housing were amended in 2018 to comply with state law changes (including AB 2162), specifically defining "dwelling" as inclusive of supportive housing.

The Zoning Ordinance further defines “supportive housing” as “a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.” Therefore, anywhere a dwelling is permitted by zoning, including multifamily residential zoning districts, supportive housing is likewise permitted.

Transitional Housing

State law (Health and Safety Code § 50675.2) defines "Transitional housing" as:

“...buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

City codes pertaining to transitional housing were amended in 2018 to comply with state law changes, specifically defining “dwelling” as inclusive of transitional housing. Therefore, anywhere a dwelling is permitted by zoning, supportive housing is likewise permitted.

Adequate Site Alternatives

State housing law (GC §65583.1) allows this Element to identify adequate sites by a variety of voluntary measures. The City finds that additional measures beyond normal market activity on vacant and underdeveloped properties are not necessary at this time to meet future housing needs, due to the ample supply of vacant and undeveloped lands inside the existing city limits which can easily accommodate residential development in support of the RHNA.

Chapter 5: Constraints on Housing

Summary

State law (Government Code § 65583(a) requires this Element to identify governmental and non-governmental constraints on meeting future community housing development needs. This analysis specifically must identify “...potential and actual ...constraints upon the maintenance, improvement or development housing for all income levels...” The following analysis found no significant governmental or non-governmental constraints on the development of housing in Lindsay.

Governmental Constraints – General Processes

Land-Use Controls

Land use controls may serve as a governmental constraint on the production of housing. Lindsay does not have extraordinary local land use controls exceeding those of other jurisdictions in the region. These controls include primarily the General Plan, Zoning Ordinance, and Building Code. In many cases the City has a relatively light regulatory burden on housing development.

Growth Controls

There is no residential down-zoning program currently or anticipated during the timeframe of this Element. There is no city program to limit growth. Long-term growth boundaries are established by LAFCO, consistent with county policy and state law. Lindsay’s UDB provides an additional 1.28 square miles of land outside of the city limits eligible for annexation.

Farmland Preservation

The Adequate Sites Inventory (Attachment A) indicates certain sites that have been state designated as Farmland of Statewide Importance, Prime Farmland, Farmland of Local Importance, etc. Lands annexed under the current General Plan were evaluated through the General Plan Final Environmental Impact Report. Farmland designation of these lands has not been considered a significant environmental issue or a constraining development factor in Lindsay for the past 30 years.

Annexation

There is approximately 183 acres of vacant and underdeveloped land located outside of the city limit, within the adopted UDB, currently planned for residential land use and mixed land use (which may allow residential land uses). This land area could support the development of approximately 732 additional housing units upon annexation. The City has no formal annexation restrictions. The City is typically supportive of annexations that are: 1) consistent with the General Plan; 2) needed for additional development; 3) serviceable by urban infrastructure; and 4) supportable by LAFCO. Based on various state laws, potential annexation applications need to be consistent with the General Plan, serviceable by urban infrastructure, and contiguous to city limits.

Building Permits

There is no building permit or development cap of any kind in Lindsay. There is no requirement for voter approval of zoning, rezoning, or General Plan amendment, and such changes may be processed as a normal legislative action of the City Council. Such changes require only majority approval of the Council, without need for legislative super-majority.

Development Regulations

Lindsay has not pursued systematic changes to height or floor area ratio (FAR) regulations. In fact, the City does not utilize FAR regulations. In addition, the Zoning Ordinance does not have an inclusionary zoning standard (which would require a certain percentage of a housing development to dedicated to affordable housing), or specific regulations for short-term rentals (such as AirBNB or VRBO).

Adequate Public Facilities

The City does not employ adequate public facilities ordinances. Individual developments must, as part of the normal environmental review process mandated by CEQA, provide adequate public facilities or mitigation measures to ensure service availability.

Zoning and Development Standards

As a matter of policy and practice, the City does not use zoning and development standards to constrain or unnecessarily hinder housing development. Such standards are employed to ensure land use compatibility and to provide minimal necessary guidance for new development in order to protect public health, safety, and welfare. The following table outlines zoning development standards applicable to housing.

Zoning Standards (minimum unless otherwise designated)

Standard	Zoning District						
	R-1-7	R-1-5	RM-MH8	RM-3	RM-2	RM1.5	MXU
Density	Low	Low	Med	Med.	Med	High/CC	High
Lot Area (per unit, sq. ft.)	7,000	5,000	5,000	3,000	2,500	1,500	N/A
Coverage (maximum)	40%	40%	n/a	50%	60%	70%	N/A
Frontage: Standard Lot	60'	50'	n/a	50'	50'	50'	N/A
Frontage: Cul-de-sac Lot	40'	50'	40'	40'	40'	40'	N/A
Lot Width: Standard Lot	60'	50'	50'	50'	50'	50'	N/A
Lot Width: Cul-de-sac Lot (average)	60'	50'	50'	50'	50'	50'	N/A
Lot Width: Corner Lot	65'	55'	n/a	50'	50'	50'	N/A
Lot Depth	90'	90'	n/a	80'	80'	80'	N/A
Lot Depth: Corner Lot	80'	80'	n/a	80'	80'	80'	N/A
Front Setback	15'	15'	15'	15'	15'	15'	5'
Side Setback ¹	5'	5'	5'	5'	5'	5'	5'
Corner Side Setback	½ the required front yard on the adjoining lot						N/A
Rear Setback ²	5'	5'	10'	10'	10'	10'	N/A
Maximum Building Height	35'			40'			35'
Minimum Distance Between Structures	10'			10'			N/A
Parking Requirement	2 spaces w/ at least one space w/in a garage or carport			Studio / 1 BR: 1.5 spaces. 2+ BR: 2 spaces			
Public Right of Way Width Required	60'/80-84' (Collector/Arterial)						

¹ For RM zones only, an additional 5' is required for each story added. Also, a side yard providing access to two or more units must be 10'.

² An additional 10' setback required for every additional story added in R-1 districts, and an additional 5' is required for each story added in R-M districts. Also, a side yard providing access to two or more units must be 10'.

Codes and Enforcement

Building codes are not a serious constraint to residential development. Building inspections in Lindsay are conducted by the City's building inspector, for approval of new construction for occupancy, and to respond to specific complaints. New construction is required to meet the standards of the California Building Code (2016).

On/Off-Site Improvements

New residential development in Lindsay is required by ordinance and policy to install urban infrastructure improvements consistent with surrounding development and the practices of other communities in the region. These requirements include installation of:

- Barrier curb
- Concrete gutters
- Front-yard landscaping and irrigation systems
- Landscaped parkways
- Masonry walls where lots abut arterial or collector streets
- Paved off-street parking surfaces
- Paveout of adjoining street surfaces, to provide planned right-of-way half width
- Sidewalks

Other improvements may be required, depending on project scope, existing and surrounding site conditions, and site-specific infrastructure issues. These include:

- Fire hydrants
- Lift stations / pumps
- Sewer line extension / interconnection / oversizing
- Storm drain line extension / interconnection / oversizing
- Streetlights
- Turn lane installation and marking
- Water line extension / interconnection / oversizing

Due to the existing improved road system and relatively low traffic volumes, road extensions are rarely required for new residential development. No development in the past decade has resulted in the need for intersection signalization.

Fees and Exactions

Development fees and exactions for public facility impacts associated with residential development pose a potential constraint to housing production. Two types of fees are charged by the City as discussed below: development impact fees and planning processing fees. The provision of public services (especially water, sewer, and storm water control) have not constrained production of new housing below the projected need identified by the current RHNA. Currently, State laws governing municipal financial practices limit the ability of cities to provide infrastructure out of ongoing revenues. As a result, new development in Lindsay is generally required to "pay its own way" towards public facilities such as water, sewer, drainage, parks, and streets.

The following table depicts all applicable and typical residential planning and development fees in Lindsay. Lindsay’s planning and development fees are generally comparable or less than other cities in the region. These fees and exactions do not pose a unique or significant constraint on new residential development, as evidenced by robust construction activity in the affordable housing market segment in Lindsay. It should be noted that as of this writing, staff is in process of reviewing the fee structure, to maintain regional competitiveness and assure appropriate cost-recovery for planning and development applications.

Planning and Development Fees in 2019
(per dwelling unit, numbers rounded)

Single Family ¹	Fee
Tentative Subdivision Map	\$60
Final Subdivision Map	\$165
CEQA	\$4
Building Permit ²	\$4,100
Water Connection	\$245
Sewer Connection	\$250
Parkland	\$650
Storm Drain	\$550
School Impact	\$5,985
Total	\$12,009
<hr/>	
Multi-Family ³	Fee
Site Plan	\$9
Building Permit ²	\$1,425
Water Connection	\$245
Sewer Connection	\$250
Parkland	\$495
Storm Drain	\$40
School Impact	\$3,192
Total	\$5,656

1 Average estimated fees based on 5-acre residentially zoned infill development site, 20 single-story single-family units with an average unit size of 1,500 square feet.

2 Includes impact, connection, and treatment fees.

3 Average estimated fees based on 5-acre residentially zoned infill development site. 50 apartment units. 5 two-story buildings, each with ten 2-bedroom apartment units.

Streamlined Ministerial Approval Process

SB 35, signed into law in 2017, includes detailed requirements to streamline housing construction in California jurisdictions that fail to meet their fair share housing construction obligations. The Zoning Ordinance does not address these new state legal requirements; therefore, a new program to comply with these requirements is necessary.

Processing and Permit Procedures

Development review also affects housing costs. Because of land holding costs (such as mortgages, taxes, insurance, maintenance, and security), the longer it takes for a development proposal to be approved, the higher the cost of development, and the greater the ultimate cost of housing. Generally, ministerial actions such as building permits may be processed faster than actions requiring public hearings at the Council (such as subdivision maps and site plans).

[Discretionary site plan approval by the City Council is required for new multifamily development projects. Such review and approval, while discretionary, is subject to Zoning Ordinance Section 18.18.050, which provides specific guidance for required findings of transportation safety, and project consistency with City codes and policies].

The City has an efficient residential design review process and very few housing units are developed through a planned development (PUD) process. Most single-family development is processed through normal land subdivision procedures (tentative and final maps), and most multifamily residential development (including duplexes) is processed through the site plan review process. Typically, these procedures are as follows:

Tentative and Final Subdivision Maps:

- Day 1: Application for Tentative Subdivision Map is received
- Day 2-30: Map is reviewed by Planning and Economic Development Department and any alterations needed are addressed with the applicant
- Day 31-45: A 15-day public hearing notice is published per CEQA requirements and the project is presented to Council for Approval
- Day 46: Application for Final Subdivision Map is received
- Day 47- 65: Staff ensures all requirements identified to be completed before Final Map Approval are completed and the project is presented to Council for Approval
- Day 66: All Right of Way dedications along with the Final Approved Subdivision map is filed at Tulare County for recordation
- Day 67: Applicant can begin submitting plans for building permit approvals and begin construction

Multi-Family Residential Developments:

- Day 1: Application for Multi-Family Housing development is received
- Day 2-25: Plans are reviewed by Planning and Economic Development Department and any alterations are addressed with the applicant
- Day 26-45: A 15-day public hearing notice is published per CEQA requirements and the project is presented to Council for discretionary approval (subject to Zoning Ordinance Section 18.18.050)
- Day 46: Applicant can submit plans for building permit approvals and begin construction

These processes do not typically result in time or cost burdens exceeding normal housing development review practices in the region.

For ministerial permits, the City Planner conducts a site plan check. Additionally, the Building Inspector conducts a plan check and fee assessment. This process typically takes less than 30 days. Applications for residential projects containing about 20 units typically require 90 to 120 days processing time (from filing of the initial application to Final Map approval). However, actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare the final map, improvement plans, and other project-related documents. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur during project environmental review, pursuant to CEQA.

At times, approval from State or other agencies may also be required for certain types of projects; however, the typical application procedure for both single and multi-family residential units is as follows:

Single-Family Dwellings:

- Day 1 - Floor plans, construction plans and a site or plot plan are submitted to the Building Permit Technician with a plan check fee deposit.
- Day 2-8 - Site Plan is sent to the City Planner for zoning compliance review; either stamped approved or sent back for corrections.
- Day 9-20 - Approved site plan is sent to the Building Division for building code compliance review; either stamped approved or sent back for corrections. After corrections are submitted and approved, the technician collects and verifies payment of school fees, development impact fees and utility connection fees, and issues construction permit upon payment of permit fees. Note: Assumes project is by-rights, and exempt from CEQA
- Total processing time for site plan review is generally less than one month.

Multiple Family (attached) Dwellings:

- Day 1 - Construction and Site Plans are submitted to the Building Permit Technician with a plan check fee deposit.
- Day 2-16 - Prior to plan check, the proposal is sent to Planning to determine CEQA status. If the project is not exempt, an Initial Study is generally required for projects containing more than six units or two or more residential structures.
- Day 17-40 – Discretionary site plan review approval by the City Council is required for multi-family projects in multi-family zoning districts. (A fifteen-day public hearing notice may be required before project can be presented to council)
- Day 41-52 – Approved site plan is sent to the Building Division for building code compliance review; either stamped approved or sent back for corrections. After corrections are submitted and approved, the technician collects and verifies payment of school fees, development impact fees and utility connection fees, and issues construction permit upon payment of fees.
- Total processing time for site plan review is generally one to two months.

The following is a review of impacts for timing, cost and approval of specific housing types:

Review Process Type: Single-Family Unit	Discussion
Review Process Required:	Building Permit
Discretionary or Non-Discretionary Review:	Non-discretionary
Required Findings:	N/A
Typical Application Fee Cost:	\$11,780 per unit
Typical Application Approval Time Required:	Less than 30 days
Impact on Review Process on Development Cost:	N/A: this is a typical review process. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate.
Impact of Review Process on Development Certainty:	Approval is certain if application meets building code

Review Process Type: Subdivision	Discussion
Review Process Required:	Tentative and final subdivision maps
Discretionary or Non-Discretionary Review:	Discretionary review by City Council
Required Findings:	Proposed improvements must be consistent with the Subdivision Ordinance and state subdivision law.
Typical Application Fee Cost:	\$229 per unit, for a 20-unit average subdivision
Typical Application Approval Time Required:	90-120 days
Impact on Review Process on Development Cost:	N/A: this is a typical review process. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate. Improvement costs resulting from this process, such street and utility installation, are typical to any such development in the region and the state.
Impact of Review Process on Development Certainty:	Approval is certain if application meets subdivision code

Review Process Type: Multi-Family Residential	Discussion
Review Process Required:	Site Plan Review
Discretionary or Non-Discretionary Review:	Discretionary review by City Council
Required Findings:	Proposed improvements must be consistent with development standards articulated in Zoning Ordinance §18.18.050
Typical Application Fee Cost:	\$5,656 per unit
Typical Application Approval Time Required:	30-60 days
Impact on Review Process on Development Cost:	N/A: this is a typical review process. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate. Improvement costs resulting from this process, such as driveway pavement and trash enclosures, are typical to any such development in the region and the state.
Impact of Review Process on Development Certainty:	Approval is certain if application meets building code and zoning development standards.

Review Process Type: Transitional Housing	Discussion
Review Process Required:	N/A: transitional housing is rental housing; the City does not regulate housing tenure.
Discretionary or Non-Discretionary Review:	N/A
Required Findings:	N/A
Typical Application Fee Cost:	N/A
Typical Application Approval Time Required:	N/A
Impact on Review Process on Development Cost:	N/A
Impact of Review Process on Development Certainty:	N/A

Review Process Type: Supportive Housing	Discussion
Review Process Required:	Building permit.
Discretionary or Non-Discretionary Review:	Non-Discretionary
Required Findings:	N/A
Typical Application Fee Cost:	\$11,780 per unit
Typical Application Approval Time Required:	Less than 30 days
Impact on Review Process on Development Cost:	N/A: this is a typical review process. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate.
Impact of Review Process on Development Certainty:	Approval is certain if application meets building code.

Review Process Type: Single-Room Occupancy Units	Discussion
Review Process Required:	Site Plan Review
Discretionary or Non-Discretionary Review:	Discretionary review by City Council
Required Findings:	Proposed improvements must be consistent with development standards articulated in Zoning Ordinance §18.18.050
Typical Application Fee Cost:	\$5,656 per unit
Typical Application Approval Time Required:	30-60 days
Impact on Review Process on Development Cost:	N/A: this is a typical review process. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate. Improvement costs resulting from this process, such as driveway pavement and trash enclosures, are typical to any such development in the region.
Impact of Review Process on Development Certainty:	Approval is certain if application meets building code and zoning development standards.

Review Process Type: Farmworker Housing	Discussion
Review Process Required:	Housing for agricultural employees is not specifically enumerated in the existing zoning ordinance. Their housing needs are similar to other residents and are provided by traditional single-family and multi-family housing development. There are no other specific City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.
Discretionary or Non-Discretionary Review:	<ul style="list-style-type: none"> • Non-discretionary, if housing type is single-family residential (see discussion for single-family and subdivision process types, above). • Discretionary review by City Council, if housing type is multi-family residential (see discussion for multi-family residential process type, above).
Required Findings:	<ul style="list-style-type: none"> • Single-family residential, none. • Subdivision, proposed improvements must be consistent with the Subdivision Ordinance and state subdivision law. • Multi-family, proposed improvements must be consistent with development standards articulated in Zoning Ordinance §18.18.050.
Typical Application Fee Cost:	<ul style="list-style-type: none"> • Single-family residential: \$11,780 per unit • Subdivision: \$229 per unit, for a 20-unit average subdivision. • Multi-family: \$5,656 per unit
Typical Application Approval Time Required:	30-60 days
Impact on Review Process on Development Cost:	N/A: these are typical review processes. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate. Improvement costs resulting from each process, are typical to any such development in the region and the state.
Impact of Review Process on Development Certainty:	Unknown. The City has never received an application for farmworker housing.

Review Process Type: Planned Unit Developments	Discussion
Review Process Required:	PUD review
Discretionary or Non-Discretionary Review:	Discretionary review by City Council
Required Findings:	Proposed development must be consistent with standards articulated in Zoning Ordinance § 18.19.070, generally: 1) the project is consistent with the objectives of the zoning code; 2) the project will not be detrimental to the public health, safety, or welfare; 3) the project will comply with the provisions of the PUD ordinance; 4) the development character will be consistent with the zoning district; 5) the development will be compatible with surrounding land uses; and 6) the development mitigates environmental impacts.
How Development and Allowable Densities Are Determined	Density bonuses may be awarded, subject to the standards of Zoning Ordinance § 18.19.050, generally: <ul style="list-style-type: none"> • 10% increase if the proposal is consistent with objectives of the zoning code; or • 12.5% - 25% in RM districts if the proposal provides certain design amenities (e.g. internal streets, common recreational areas, buffers, etc.); or • 25% increase if the proposal provides low/moderate income housing.
Typical Application Fee Cost:	\$9,388 per unit
Typical Application Approval Time Required:	45 days
Impact on Review Process on Development Cost:	N/A: these are typical review processes. Cost impacts may include carrying and opportunity costs borne by the applicant, which are impossible to estimate. Improvement costs resulting from each process, are typical to any such development in the region and the state.
Impact of Review Process on Development Certainty:	Unknown. Council reserves the right to deny a project. Because of this it is impossible to determine impacts of the review process on development certainty.

Governmental Constraints – Specific Housing Types

Chapter 4 (Adequate Sites) discusses land supply and zoning regulations specifically applicable to specific housing types as required by state law. In sum, this analysis found that Lindsay has an adequate residential land supply and that zoning does not create undue or unique development burdens for any of the following housing categories:

Emergency Shelters

Emergency shelters may be permitted in the MXU zoning district. There are no other specific City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Factory-Built Housing

Manufactured homes are permitted subject to administrative approval in all residential zoning districts. The administrative approval process determines project compliance with clearly development standards applicable to such uses, including permanent foundations, roof overhangs, and covered parking. There are no other specific City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Group Homes

Group homes are not specifically defined by the Zoning Ordinance.

However, the zoning definition of “household” does include “the residents of residential care facilities and group homes for people with disabilities.” In R (one-family) and RM (multiple family) zoning districts, state authorized, certified, or licensed group homes serving six or fewer individuals are permitted uses by right. Group homes serving seven or more persons are conditional uses requiring discretionary approval by the City Council.

Housing for Agricultural Employees

Housing for agricultural employees is not specifically enumerated in the existing zoning ordinance. Most agricultural employees living in Lindsay are non-seasonal, permanent residents (see Chapter 3). Their housing needs are similar to other residents and are provided by traditional single-family and multi-family housing development. There are no other specific City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Housing for Persons with Disabilities

The City is conscious of the challenges and needs of those with disabilities and strives diligently to accommodate those needs. As part of its efforts to be ADA compliant, the City has taken steps to assist the disabled. Due to staff turnover and resource constraints, these efforts could be improved and formalized. This Element recommends the designation of a staff person to function as the City’s ADA Compliance Coordinator. This person would provide a single point of contact for community and referrals pertaining to ADA compliance in housing activities.

The City has reviewed its zoning laws, policies, and practices for compliance with fair housing laws, and found that codes do not operate as particular or unique constraints to those with disabilities. The City adopted the California Building Code (2016) and has made no amendments to it that would act as constraints to those with disabilities. Additionally, the City has also adopted the Development Standards portion of the Building Code. For this reason, the permit process for individuals with disabilities making reasonable requests for accommodation with respect to zoning, permit processing, or building law is the same as it is for all individuals.

However, all requests or applications for permits are evaluated on a case-by-case basis to assure ADA compliance. The zoning code allows a great degree of flexibility in meeting the needs of those with disabilities. For example, under Zoning Ordinance section 18.15.050, wheelchair accessible ramps may encroach four feet into a required front yard setback. In the rare event that a reasonable request is found to be in conflict with the zoning ordinance, the City can mitigate these constraints where possible.

The City’s primary tool to mitigate constraints in these situations is the Reasonable Accommodations process. This normal administrative process allows reasonable discretion for interpretation and application of code requirements, where such an accommodation would not conflict with the clear meaning of applicable code. Formerly, this process required an application.

As a result of staff turnover and reductions in development review staff capacity, this process should be affirmed simply as a matter of City policy and normal operating procedures. This Element includes a program to publicize this policy and process. The City is not aware of any recent requests for such accommodations and it is certainly not aware of any cases where reasonable requests have not been granted approval.

The Zoning Ordinance does not distinguish between related and unrelated persons, for the purpose of defining “family” and “household,” and does not impose limitations on the number of people that may constitute a family or household. There are no other City zoning or development control provisions that uniquely apply to or potentially constrain housing for persons with disabilities.

Mobile Homes

Mobile homes are permitted subject to administrative approval in all residential zoning districts. The administrative approval process determines project compliance with development standards applicable to such uses, including permanent foundations, roof overhangs, and covered parking. There are no other City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Multi-Family Rental Housing

Multifamily rental housing is permitted by discretionary site plan review and approval in the RM, PO, and MXU zoning districts, and is a conditional use in the CC district. All other City zoning and development regulations (such as building setbacks, parking requirements, etc.) that uniquely apply to this land use type do not serve as a development constraint, as evidenced by the significant amount of such development in Lindsay (24% of the housing stock compared to 14% for Tulare County). The Adequate Sites Inventory (Chapter 4) identified 18 vacant and underdeveloped properties totaling 71 acres that could be developed for up to 1,234 multifamily rental housing units, under existing zoning in the RM-3 and MXU districts. There are no other City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Single-Room Occupancy Units

Single-room occupancy (SRO) units that include a kitchen would be permitted in the RM zoning district, similar to any apartment use. The adequate sites inventory identified 59 acres of undeveloped/underdeveloped land in this zoning district, with a total development potential of 770 dwelling units. SRO units not containing individual kitchens are not be permitted under existing zoning. The City is not aware of any instance of developers seeking to develop this type of SRO in Lindsay. However, the Zoning Ordinance should be amended to address this potential housing type. There are no other City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Supportive Housing

The Zoning Ordinance allows supportive housing as residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. There are no other City zoning or development control provisions that uniquely apply to or potentially constrain this housing type. AB 2162, signed into law in 2018, includes detailed requirements to permit permanent supportive housing by right. At the time of drafting of this Element, it was not clear that the Zoning Ordinance adequately addresses these new state legal requirements; therefore, a new program to review and assure compliance with this new law is necessary.

Transitional Housing

The Zoning ordinance allows transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

There are no other City zoning or development control provisions that uniquely apply to or potentially constrain this housing type.

Non-Governmental Constraints

Land Prices

Raw land prices in or near the city limits average about \$38,600 per acre. Land prices as a percentage of total housing costs do not serve as a unique or significant non-governmental constraint on housing development.

Income, Housing Affordability, and Land Costs (2018)

Income Category	Income ¹	Maximum Housing Purchase Price ²	Typical Land Area (square feet)	Raw Land Cost Per Housing Unit	Land as % of Housing Price
Very Low	\$29,950	\$125,950	5,000	\$4,429	4%
Low	\$47,900	\$201,000	7,000	\$6,201	3%
Moderate	\$71,900	\$301,500	9,000	\$7,972	3%
Above Moderate	\$71,901+	\$301,501+	15,000	\$13,287	4+%

1) 2018 HUD Income Limits for Tulare County, 4-Person Family.
 2) Assumes 20% down payment, 5% interest rate on 30-year loan.

Realistic Development Density

Standard housing development practices over the past decade have resulted in average housing densities of 4.28 units per acre for single family development (e.g., R-1-7 zoning), and 10.69 units per acre for multifamily development (e.g., RM3 and MXU zoning). These actual as-built averages are realistic examples of development densities that may be achieved for potential residential development as outlined in Attachment A (Adequate Sites). The adequate sites analysis provides a “likely development potential” – a feasible unit yield that equals density allowed by existing entitlements (e.g., approved tentative subdivision maps or site plans), or if no such entitlement exists, the realistic density standards discussed above. In total, the realistic development density would be approximately 68% of the maximum theoretical density allowed under code. This average yield accurately reflects site development needs for rights-of-way, common areas, and developer preference, and is well within the 80% maximum development yield recommended by HCD under the recent state “no net loss” law changes.

Construction Timing

The average length of time between approval of housing entitlements (e.g., subdivision map and site plans) and when the first building permit application for the project is filed averages 2.2 years. This figure is higher than expected, likely reflecting project development delays associated with the influences of the Great Recession. Long time periods prior to development increase developer carrying costs (for taxes, insurance, etc.), which can ultimately affect project viability and/or resulting housing costs.

Construction Costs

The following table indicates typical housing construction costs for single-family and multi-family development:

Typical Lindsay Construction Costs (2018)

Housing Type	Land ¹	Fees ²	Material, Labor, Financing ³	Total
Single-Family	\$6,201	\$12,009	\$187,500	\$205,710
Multi-Family	\$2,657	\$5,656	\$100,000	\$108,313

- 1) *Single-family: approximately 7,000 square feet. Multi-family: approximately 3,000 square feet.*
- 2) *Fees based Average Planning and Development Fee table (above)*
- 3) *Material, labor, and financing costs per typical permit valuations (\$125/square foot x 1500 square feet for single-family and 800 square feet for multi-family).*

Typical construction costs for single-family development render such housing affordable for most low-income and moderate-income households. Single-family development must consist of smaller units (thus lowering construction costs) or have the benefit of public subsidies in order to be affordable to very low-income households.

Typical construction costs for multi-family development render such housing affordable to most low-income and moderate-income households. The per-unit construction cost of \$108,313 equates to a typical rent burden of approximately \$1,200 per month. At this rent level, such units require public subsidies in order to be affordable to very low-income households.

Construction costs may represent a cost burden to larger households, and thus may constrain new development serving this special-needs group. Otherwise, construction costs do not appear to be a unique burden to housing development in Lindsay and are generally comparable with other jurisdictions in the region.

Financing Availability

Lindsay is predominantly Hispanic/Latino; with high unemployment rates and low median household income similar to other area communities. In spite of this, recent housing construction has far outpaced earlier estimates, primarily in housing for very low, low, and moderate-income households (small houses and apartments). This construction pattern has been geographically dispersed throughout the community. Community input during the development of this Element indicated no pattern of housing discrimination in Lindsay.

Two real estate lending institutions have branches in Lindsay: Bank of the Sierra and Bank of America. Additionally, numerous online lenders offer mortgage products to Lindsay residents. Home Mortgage Disclosure Act statistics for 2017 indicate that Lindsay had higher loan origination rates for conventional home loans and refinancing loans compared to 2009 and to Tulare County.

Home Mortgage Disclosure Act Statistics

	Lindsay		Tulare County	
	2017	2009	2017	2019
Conventional Home Loans				
Loan Origination Rate	69%	50%	53%	66%
Denial Rate	10%	10%	5%	14%
Other*	21%	40%	42%	20%
Refinancing Loans				
Loan Origination Rate	47%	27%	42%	43%
Denial Rate	21%	49%	18%	32%
Other* %	31%	24%	39%	25%
Home Improvement Loans				
Loan Origination Rate	19%	23%	45%	26%
Denial Rate**	52%	50%	33%	50%
Other*	29%	27%	22%	24%

Source: (2009) <http://www.city-data.com>; (2017) www.consumerfinance.gov/

* Includes: applications approved but not accepted, applications withdrawn, and application files closed due to incompleteness

** Data for home improvement loans should be used with caution due to small data set (21 mortgage applications).

Chapter 6: Quantified Objectives

Summary

State law (Government Code §65583(b) requires this Element to provide “a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.” These quantified objectives represent the City’s best estimate of the maximum potential number of housing units by income category that can be constructed, rehabilitated, and conserved through the year 2023. State code further recognizes that “the total housing needs...may exceed available resources and the community’s ability to satisfy this need...”

Quantified Objectives

The City has designed implementation programs that will focus City resources on helping to meet projected housing needs. However, the City recognizes that there are a great number of factors that impact the provision of housing; the City alone will not be able to meet all projected housing needs during the planning period.

Quantified Housing Objectives: 2014-2023

	Household Income					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Household Income						
<i>[relationship to median -- \$30,029]</i>	<30%	30-50%	50-80%	80-120%	>120%	
(% of existing households)	13%	10%	18%	16%	42%	100%
(max. household income)	\$9,009	\$15,015	\$24,023	\$36,035	n/a	n/a
Housing Need (units)						
New						
• New Construction	40	40	80	82	348	590
Existing						
• Rehabilitation (45%)	275	230	321	275	428	1529
• Conservation (55%)	337	281	393	337	524	1872
Total	710	591	794	694	1,300	3,510
Projected City Response						
• New Construction	40	40	135	94	20	329
• Rehabilitation	4	4	14	9	2	33
• Conservation	337	281	393	337	524	1,872
Total	381	325	542	440	546	2,234

Source: Percentage of households; 2017 ACS. Data interpolated using HUD income limits. New construction needs per the RHNA (except for extremely low income, which is not specified by the RHNA). Rehabilitation and conservation figures are estimated.

Income and Housing Affordability (2018)

Income Category	Income¹	Maximum Housing Purchase Price²	Maximum Monthly Rent³
Very Low	\$29,950	\$125,950	\$749
Low	\$47,900	\$201,000	\$1,198
Moderate	\$71,900	\$301,500	\$1,798
Above Moderate	\$71,901+	\$301,501+	\$1,799+

1. HUD 2018 Income Limits For Tulare County, 4-Person Family
2. Assumes 5% interest rate on 30-year loan.
3. 30% of monthly income.

Housing Conservation Needs by Household Income: 2014 - 2023

Household Income		Housing Units	Conservation Needs	
Household Income Level	%	#	%	#
Extremely Low	18%	612	55%	337
Very Low	15%	510	55%	281
Low	21%	714	55%	393
Moderate	18%	612	55%	337
Above Moderate	28%	952	55%	524
		3,399		1,870

New Housing Construction

Housing construction need estimates are per the RHNA. The projected City response for new construction of above-moderate income housing reflects recent low development rates at this income range and limitations on grant funds that require benefits to be applied to lower-income households. The new construction projection is based on unassisted private sector construction.

Housing Rehabilitation

Estimated rehabilitation needs equal housing types by income level multiplied by percentage of housing units needing rehabilitation per the housing conditions survey. This methodology renders a listing of existing housing needing rehabilitation, by income level.

Household Income		Housing Units	Rehabilitation Needs	
Household Income Level	%	#	%	#
Extremely Low	14%	612	45%	275
Very Low	11%	510	45%	230
Low	18%	714	45%	321
Moderate	14%	612	45%	275
Above Moderate	43%	952	45%	428
		3,399		1,530

Source: RHNA

The projected rehabilitation of existing units will be achieved primarily through private sector action, supplemented by limited City efforts to link property owners with grant-funded financial assistance programs. Due to grant program income limitations, no grant-funded City rehabilitation assistance is anticipated for above-moderate income housing. As a result, only a fraction of units needing rehabilitation are anticipated to receive city grant-funded assistance.

This figure reflects grant funding limitations, city program delivery capacity constraints, and grant availability / award assumptions. Additionally, this figure does not include private sector rehabilitation efforts, which are generally most effective for higher income housing.

Conservation

Housing conservation need estimates shown equal housing types by income level multiplied by percentage of housing units in sound condition per the housing conditions survey. This methodology renders a listing of existing housing not needing rehabilitation or replacement, by income level.

Housing Conservation Needs by Household Income: 2014 - 2023

Household Income		Housing Units	Conservation Needs	
Household Income Level	%	#	%	#
Extremely Low	18%	612	55%	337
Very Low	15%	510	55%	281
Low	21%	714	55%	393
Moderate	18%	612	55%	337
Above Moderate	28%	952	55%	524
		3,399		1,870

Although most conservation efforts will be initiated and borne by the private sector, the City does anticipate providing a supporting role. The City’s conservation objective includes projected City efforts to assist and cooperate with non-profit, private, and other public entities to preserve existing housing units. The conservation of dwelling units includes:

- One-to-one replacement of any housing units demolished due to public or private action
- Provision of stable zoning to preserve affordable housing
- Long-term affordability restrictions on assisted rental units
- Partnering with non-profit partners to provide homeownership education and counseling
- Facilitating rehabilitation by enforcing building codes
- Promoting neighborhood clean-up events

Chapter 7: Other Topics

Summary

State law requires this Element to address other miscellaneous topics, including:

- Housing Element / General Plan consistency (GC § 65583(c)(7))
- Coastal Zone housing issues (GC § 65588(c) – This is not applicable to Lindsay since Lindsay is not located in or near a coastal zone)
- Opportunities for energy conservation in residential development (GC § 65583(a)(8))
- Priority water and sewer services procedures lower-income housing developments (GC § 65589.7)

General Plan Consistency

This Element provides four goals, 13 policies, and 34 implementation programs, summarized in Chapter 8 (Housing Programs), and quantified housing objectives summarized in Chapter 6 (Quantified Objectives). These initiatives are consistent with the Lindsay General Plan. Specifically, Element initiatives are consistent with the land area, land use policies, growth projections, transportation and infrastructure projections of the General Plan. The Element proposes no change to the Lindsay General Plan with respect to:

- Growth projections (including the rate, amount, distribution, location, or timing of growth and development)
- Population density
- Planning boundaries (city limits, urban development area, urban area, or sphere of influence)
- Land use designations
- Standards of building intensity
- General plan goals, policies, or standards
- Development regulations
- Urban service plans (water, sewer, transportation, storm drainage, etc.)

The Element finds sufficient residentially developable land within existing city limits consistent with existing General Plan land use designations to meet projected housing needs through the year 2023. As a result, Element initiatives will not require or result in modification of City planning boundaries. Consequently, the Element initiatives will not require amendment of the General Plan Land Use Element or any development regulation designed to implement the General Plan. In addition, when any portion of any other General Plan element is updated, the City as a matter of policy and sound planning practice, will conduct a review to assure consistency between such updates and the adopted Housing Element.

This review will take as its guidance Government Code Section 65300.5, which finds that the General Plan is “an integrated, internally consistent and compatible statement of policies,” and General Plan Guidelines (2003), which require:

- 1) Equal status among Elements
- 2) Consistency between Elements
- 3) Consistency within Elements
- 4) Area Plan consistency
- 5) Text and diagram consistency

City of Lindsay

This Element specifically promotes and implements the following key applicable General Plan goals and policies:

General Plan Goal 5: *“New development...is to reflect high levels of community appearance and image through development regulations...and the maintenance of...private buildings and sites.”* This goal is consistent with Element Goal 3 (Housing Quality): *“High-quality and safe housing for all Lindsay residents.”* This goal is implemented by policies for new housing development (*“promote a positive community image by implementation of design and development standards to improve the quality of housing development”*), and programs targeted to promote maintenance of existing housing (code enforcement and housing rehabilitation).

General Plan Goal 6: *“...policies and proposal of the General Plan should provide for equal opportunity in the availability of ...housing...needed by existing residents and people of low and moderate income who may choose to live and work in Lindsay.”* This goal is consistent with Element Goal 1 (Housing Choice): *“Diverse and appropriate housing opportunities for all Lindsay residents,”* which is implemented by the following policy: *“The City shall promote equal housing opportunity.”* Specific programs to implement this policy include fair housing law training, fair housing ombudsman, fair housing policy, fair housing information, and ADA compliance coordination.

General Plan Policy 2: *“The City should take specific steps which will prevent further expansion of as well as reduce the number of housing units which accommodate more than a single household...”* This goal is consistent with Element Goal 3 (Housing Quality): *“High-quality and safe housing for all Lindsay residents,”* which is implemented by the following policy: *“The City shall continue to reduce residential overcrowding through active code enforcement.”* This policy is implemented by a code enforcement program.

General Plan Policy 9: *“Further urbanization under the General Plan shall be phased in consideration of the policy of avoiding fragmentation of the urban pattern. This should include concentration on the “in-filling” of vacant lands which have been passed by the urban development process...”* This goal is consistent with Element Goal 4 (Environmental Stewardship): *“Housing development that conserves land and energy resources,”* implemented by two specific policies:

- *“The City shall promote infill housing opportunities”*
- *“The City shall encourage housing opportunities through redevelopment of underutilized urbanized properties”*

These policies will be implemented through the following programs: design and infrastructure assistance, and infill infrastructure improvement.

General Plan Policy 11: *“The City needs to expand its involvement in the revitalization of underutilized lands, and especially those lands in close proximity to the Central Business District...”*

- *“The City shall promote infill housing opportunities, especially downtown”*
- *“The City shall encourage housing opportunities through redevelopment of underutilized urbanized properties”*

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This goal is consistent with Element Goal 4 (Environmental Stewardship): *“Housing development that conserves land and energy resources,”* implemented through the following programs: design and infrastructure assistance, and infill infrastructure improvement.

Opportunities for Energy Conservation

State law (GC § 65583(a)(8) requires: *“An analysis of opportunities for energy conservation with respect to residential development.”*

Housing development is subject to Title 24 energy efficiency standards, which is implemented through the building permit plan review and inspection processes. Additionally, this Plan includes environmental stewardship as a major housing program area. This includes three specific implementation programs that encourage energy efficiency of new or redeveloped housing projects to “promote land or energy conservation”: 1) design and infrastructure assistance; 2) fast-track permit processing; and 3) infill infrastructure improvement.

Priority Water and Sewer Services Procedures

State law (GC § 65589.7(a) requires:

“The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.”

This requirement has two parts: 1) notification of Element changes to water and sewer service providers; and 2) adoption of priority utility service for housing development serving lower-income households. Most property in Lindsay is served by City utilities. Limited undeveloped and agriculturally developed properties (primarily at the urban edge) are served by irrigation districts (Lindsay-Strathmore Irrigation District and Lindmore Irrigation District). As these properties are annexed, City codes require new development to be connected to City utilities.

Most residential development in Lindsay serves lower-income persons, due to local demographics and market dynamics. Most new residential development is subject to non-discretionary review procedures (such as site plan review, subdivision map review, and building permit review) which simply apply water and sewer connectivity policies in a non-discriminatory manner. No housing projects are assigned diminished utility service priority simply based on projected income of future residents. All new development within the City is required to meet current standards that ensure the highest safety and longevity of the utility connections as the entire City shares the same water and sewer system regardless of socioeconomic status.

While it is the long-standing practice of the City to provide water and sewer service irrespective of housing affordability, in compliance with Government Code § 65589.7, the City affirms the following specific policy and procedures:

Should prioritization of water and sewer service for new development become necessary, the City shall grant priority to proposed developments that include housing units affordable to lower-income households. These policies and procedures have taken into account:

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- Regulations and restrictions adopted pursuant to Chapter 3 (commencing with Section 350) of Division 1 of the Water Code, relating to water shortage emergencies.
- The availability of water supplies as determined by the City pursuant to an urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610) of Division 6 of the Water Code.

The City shall not deny or condition the approval of an application for water or sewer services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower-income households unless City makes specific written findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

- 1) The City does not have “sufficient water supply,” as defined in paragraph (2) of subdivision (a) of Section 66473.7, or is operating under a water shortage emergency as defined in Section 350 of the Water Code, or does not have sufficient water treatment or distribution capacity, to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report.
- 2) The City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections.
- 3) The City does not have sufficient treatment or collection capacity, as demonstrated by a written engineering analysis and report on the condition of the treatment or collection works, to serve the needs of the proposed development.
- 4) The City is under an order issued by a regional water quality control board that prohibits new sewer connections.
- 5) The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the City, including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Section 66013.

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Element, the City will distribute a copy of the Element to area water and sewer providers. Implementation of this policy and procedures shall be the responsibility of the City Services Department.

Chapter 8: Housing Goals, Policies, and Programs

Summary

State law (GC § 65583) states: *“The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.”*

It is important to note that implementation of these goals, policies, and programs will require favorable resources and a positive regional housing market environment, in addition to City leadership. At the time of adoption of this Element, the City is operating in an extremely constrained resource environment and has minimal capacity to vigorously pursue new or expanded housing programs. Successful implementation of program recommendations will require the active partnership of non-profit organizations, businesses, and concerned residents. The City cannot do it all.

The following goals, policies, and programs are intended to be flexible, opportunistic, and realistic. Future housing-related grant funding opportunities should be very carefully scrutinized in terms of the realistic capacity for the City (or its subcontractors) to effectively and economically deliver and manage grant awards, so that the program benefits outweigh administrative burdens.

Housing Goals and Policies

The City has adopted the following housing goals and policies:

GOAL 1 – HOUSING CHOICE: Diverse and appropriate housing opportunities for all Lindsay residents.

- **Policy:** The City shall promote equal housing opportunity
- **Policy:** The City shall promote the development of a variety of quality housing opportunities, including second dwelling units
- **Policy:** The City shall promote the development of housing choices for special needs groups, including the disabled, farmworkers, large families, and senior citizens

GOAL 2 – HOUSING AFFORDABILITY: Housing affordability for all economic segments of Lindsay.

- **Policy:** The City shall facilitate the development of new housing for all economic segments of the community, consistent with the Regional Housing Needs Assessment
- **Policy:** City housing assistance shall be targeted to housing needs that are not being adequately addressed by the private sector, including special needs housing and housing for above-moderate income households
- **Policy:** City housing assistance shall promote mixed-income housing integration, to avoid over-concentration of lower-income housing

GOAL 3 – HOUSING QUALITY: High-quality and safe housing for all Lindsay residents.

- **Policy:** The City shall actively enforce housing, building, and property maintenance codes to improve existing housing
- **Policy:** The City shall actively promote rehabilitation of substandard housing

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- **Policy:** The City shall promote a positive community image by implementation of design and development standards to improve the quality of housing development
- **Policy:** The City shall continue reducing residential overcrowding through active code enforcement (focusing on critical life / safety issues)

GOAL 4 –ENVIRONMENTAL STEWARDSHIP: Housing development that conserves land and energy resources.

- **Policy:** The City shall promote infill housing opportunities.
- **Policy:** The City shall encourage housing opportunities through redevelopment of underutilized urbanized properties
- **Policy:** The City shall promote energy conservation in housing development and rehabilitation

Housing Programs

The City shall pursue specific actions and timelines to assist and encourage development of housing for extremely low, very low, and moderate-income households; large families; persons with disabilities; persons with developmental disabilities; and farmworkers. The City recognizes that in many cases, development of such housing types may require extraordinary measures beyond normal market actions and City procedures. The following table summarizes existing and proposed City programs targeted for special housing need categories:

Housing Type	Housing Programs to Assist in Development of Targeted Housing Types				
	Regulatory Relief	Priority Water / Sewer Service	Supportive Housing Policy Affirmation	Priority Application Review	Fast Track Permit Processing
Extremely Low Income	X	X		X	X
Very Low Income	X	X		X	X
Low Income	X	X		X	X
Moderate Income	X			X	X
Large Families	X			X	X
Persons with Disabilities	X		X	X	X
Persons with Developmental Disabilities	X		X	X	X
Farmworkers	X			X	X

State law requires this Element to include specific programs that will accomplish community housing goals and policies, and address six topic areas:

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1. Provide adequate sites for housing
2. Assist in the development of adequate housing to meet the needs of extremely low- income, very low-income, low-income, and moderate-income households
3. Address governmental constraints on housing development
4. Conserve and improve the condition of the existing affordable housing stock
5. Promote equal housing opportunities
6. Preserve affordable housing units at-risk of conversion to non-affordable status

The City has adopted the following programs to implement housing goals and policies, consistent with the six required program areas described above. In addition, the City has provided a program category, not mandated by state law, which seeks to encourage environmental stewardship through infill housing development and conservation.

1. Provide Adequate Sites

a) Accommodate Regional Need (residential land inventory)

The City will reevaluate the vacant sites inventory to determine sufficient land capacity consistent with Element quantified objectives.

- Agency responsible: City
- Timeframe: By 2023

b) Accommodate All Income Levels (residential land inventory)

The City will reevaluate the vacant sites inventory to determine sufficient land capacity to provide sites to accommodate all income levels, consistent with Element quantified objectives.

- Agency responsible: City
- Timeframe: By 2023

c) Provide for a Variety of Housing Types (residential land inventory)

The City will reevaluate the vacant sites inventory to determine sufficient land capacity to provide sites to accommodate a variety of housing types.

- Agency responsible: City
- Timeframe: By 2023

d) Encourage Development of Affordable Housing (policy affirmation)

The City affirms a policy of provision of adequate sites in order to provide for a range of housing choices. This policy shall guide City planning and development review actions.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

2. Assist Housing Development

a) Regulatory Concessions and Incentives (policy affirmation)

The City affirms a policy to actively promote the use of ordinance tools, concessions, and incentives for housing development that promote Element goals and policies. This may include use of development agreements, planned unit developments, fee waivers, and density bonuses. This policy is expected to encourage the development of up to three new housing developments during the planning period.

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- Agency responsible: City
- Timeframe: Ongoing, through 2023

b) Encourage Development of Affordable Housing (policy affirmation)

The City affirms a policy of assisting housing development in order to provide for a range of housing choices. This policy shall be implemented by City staff providing active preliminary design and project assistance for potential affordable housing development. Such assistance may include, for example, pre-application consultation, review of design alternatives, and staff availability to constructively address project issues prior to public hearing. This policy shall guide City planning and development review actions. This policy is expected to encourage the development of up to three new housing developments during the planning period.

- Agency responsible: City
- Timeframe: Ongoing, though 2023

c) Priority Water and Sewer Service (policy affirmation)

In compliance with Government Code § 65589.7(a), the City affirms the following policy: Should prioritization of water and sewer service for new development become necessary, the City shall grant priority to proposed developments that include housing units affordable to lower-income households. This prioritization shall be in accordance with the Water Code and other applicable law.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

3. Address Governmental Constraints

Chapter 5 (Constraints on Housing) found no significant existing governmental constraints on the development of housing for various income groups. The following programs are intended to monitor this issue, not repair that which is not broken. Due to funding limitations, these actions necessarily require extraordinary staff resources beyond the capacity of normal budgeted city operations. The City has only one part-time contract planner, with responsibility for all current and advance planning functions.

a) Governmental Constraints Study

The City shall monitor local government constraints on the housing development process. This may include, for example, costs and effects of five potential government constraints (land use controls, building codes, site improvements, fees and exactions, and processing and permit procedures) on the provision of housing for all income groups. The monitoring process shall provide implementable recommendations for City action to address significant discoverable governmental constraints which may be found to unnecessarily constrain housing development for targeted groups (e.g. special needs and above-moderate income housing).

- Agency responsible: City
- Timeframe: By December 31, 2021

b) Housing for Developmentally Disabled and Other Supportive Needs Groups (policy affirmation)

The City affirms a policy of promoting equal housing opportunities, including housing for developmentally disabled, other supportive housing groups, and extremely low-income households. This policy shall guide City planning and development review actions.

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This policy is expected to encourage the development of one or more housing opportunities for these groups during the planning period.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

c) Housing for Agricultural Employees (Zoning Code amendment)

The City will prepare zoning amendments to reflect the existing preemption of Health and Safety Code § 17021.5(b) allowing housing for agricultural employees as a normal agricultural use. These amendments shall include:

- § 18.24.030 to define “housing for agricultural workers” in list of definitions
- § 18.24.030 to define “household” as including “housing for six or fewer employees”
- UR, RCO, and RA zoning districts, to add “housing for agricultural workers” to the list of permitted uses.
- Other amendments as necessary to align the Zoning Ordinance with state legal preemptions governing housing for agricultural employees.
- Agency responsible: City
- Timeframe: By 2020

d) Encourage Opportunities for Development of Emergency Shelters (Zoning Code Amendment – MXU District)

The City will prepare a zoning amendment to the Mixed-Use zoning district reducing the parking requirements to maximize the potential development for emergency shelter uses.

- Agency responsible: City
- Timeframe: By 2020

e) Residential Project Density Bonus (Zoning Code Amendment)

The City will amend the Zoning Code to comply with Government Code § 65915, to equally provide for density bonuses in all zoning districts where residential uses are permitted. This shall include provisions relative to density bonuses, incentives, and concessions as required by state code. In addition, this amendment will specifically address density bonus requirements of Government Code § 65915(c)(3) pertaining to replacement of affordable units (for low or very-low income households) on non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

- Agency responsible: City
- Timeframe: By 2020

f) Priority Application Review

The City will prioritize staff resources for development application review (e.g. subdivision, site plan, conditional use, rezoning etc.) involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. This shall include the following specific actions:

- Revise standard operating procedures for application review; and
- Provide statement on City web site affirming the City’s commitment as a matter of policy and procedure for priority application review for the above housing types
- Agency responsible: City
- Timeframe: Ongoing, through 2023

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g) Fast-Track Permit Processing

The City will prioritize staff resources for non-discretionary permit review (e.g. building, plan check, and encroachment permits) involving any of the following housing categories: above-moderate-income households; very low-income households; large families, persons with disabilities or developmental disabilities; and farmworkers. This shall include the following specific actions:

- Revise standard operating procedures for permit processing; and
- Provide statement on City web site affirming the City's commitment as a matter of policy and procedure for fast-track permit processing for the above housing types
- Agency responsible: City
- Timeframe: Ongoing, through 2023

h) Annual Zoning Code Review

The City shall review the Zoning Code annually for applicability with updated State and Federal Standards. This program will review Residential Development Standards and remove and revise constraints as appropriate.

- Agency Responsible: City of Lindsay
- Timeframe: Annually, through 2023

i) Low Barrier Navigation Centers

The City shall review and amend the Zoning Code as necessary to comply with recent state law requirements for Low Barrier Navigation Centers, so that these uses are considered a permitted use by right in areas zoned for mixed use and in nonresidential zones permitting multifamily uses if it meets specified requirements. These changes are intended to extend options for homeless individuals and families.

- Agency Responsible: City of Lindsay
- Timeframe: By 2020

j) Streamlined Ministerial Approval Process

The City shall review and amend the Zoning Code as necessary to comply with recent state law requirements for Streamlined Ministerial Approval Processes. These changes are intended to streamline housing construction for jurisdictions that fail to meet their fair share housing construction obligations.

- Agency Responsible: City of Lindsay
- Timeframe: By 2020

k) Single Room Occupancy (SRO) Units

The City shall review and amend the Zoning Code to accommodate SRO units without kitchens, in zoning districts permitting multifamily residential units. These changes are intended to address a potential government constraint on development of this type of housing.

- Agency Responsible: City of Lindsay
- Timeframe: By 2020

City of Lindsay**l) Accessory Dwelling Units (ADUs)**

The City shall review and amend the Zoning Code to integrate all applicable recently adopted state legislation pertaining to ADUs. This may include the following bills: SB 13, AB 68, AB 587, AB 670, AB 671, and AB 881. It is the intent of this program to bring forward a single, integrated code amendment that addresses, as necessary, various new state legal requirements affecting ADU regulation by the City.

- Agency Responsible: City of Lindsay
- Timeframe: By 2020

m) Supportive Housing (AB 2162 Compliance)

The City shall review and amend the Zoning Code to integrate all applicable provisions of AB 2162 pertaining to supportive housing.

- Agency Responsible: City of Lindsay
- Timeframe: By 2020

4. Conserve / Improve Existing Affordable Housing

a) Code Enforcement

The City shall enforce zoning and building codes related to housing maintenance and residential overcrowding, particularly focusing on code violations that represent dangers to life, health, or safety. This program shall be coordinated where possible to provide quality replacement housing for residents displaced from formerly overcrowded housing units. In addition, code enforcement officers shall provide a list of resources to fix violations to violators.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

b) Housing Rehabilitation

The City shall actively seek and encourage rehabilitation of housing units, utilizing various programs and community partnerships.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

c) Design and Development Standards

The City shall encourage design and development standards during the review of planning and zoning applications that would conserve and/or improve existing affordable housing development. These applications include land division (subdivision and parcel maps), site plan review, rezoning, conditional use permits, and variances. This program is expected to encourage the conservation and/or improvement of one or more existing affordable housing developments during the planning period.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

5. Promote Equal Housing Opportunities

a) Fair Housing Law Training

The City will train staff in the fundamentals of fair housing law.

- Agency responsible: City
- Timeframe: By 2020

City of Lindsay**b) Fair Housing Ombudsman**

The City will establish a fair housing ombudsman (bilingual and fluent in Spanish) to coordinate city awareness and response to fair housing issues and complaints. The ombudsman shall be the designated City official responsible for receiving and addressing housing discrimination complaints.

- Agency responsible: City
- Timeframe: By 2020

c) Fair Housing Policy

The City shall develop an administrative policy for receiving and addressing housing discrimination complaints in accordance with fair housing law.

- Agency responsible: City
- Timeframe: By 2020

d) Fair Housing Information

The City will develop and publish information regarding fair housing law, policy, and practices. This information shall:

- Be available in English and Spanish
- Be published to the City web site
- Be provided in print format for City offices
- Identify the function and contact information for the Fair Housing Ombudsman
- Agency responsible: City
- Timeframe: By 2020

e) ADA Compliance Coordination

The City will improve compliance with ADA in housing activities, by:

- Designating an ADA Compliance Coordinator
- Identifying this Coordinator and providing their contact information on the City web site
- Providing a standard information / assistance request form for ADA compliance matters
- Providing generalized ADA information and assistance resources

The Compliance Coordinator is intended to improve community awareness of and access to general information for ADA compliance in housing, to encourage fair housing and housing choice. This program is not intended to provide legal counsel.

- Agency responsible: City
- Timeframe: By 2020

f) Reasonable Accommodations Process

The City will provide information on its web site for the process to seek reasonable accommodations to zoning code requirements, in order to promote housing accessibility for persons with disabilities.

- Agency responsible: City
- Timeframe: By 2020

g) Housing for Developmentally Disabled Persons

The City will coordinate housing activities and outreach with the Central Valley Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities.

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- Agency responsible: City
- Timeframe: Ongoing, through 2023

6. Preserve At-Risk Units

a) At-Risk Housing Unit Inventory

The City will monitor and reevaluate the potential for at-risk housing units.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

b) Preserve At-Risk Housing Units

Work with owners of at-risk housing units to identify and secure replacement funding to maintain project affordability or to defer conversion of such units to non-affordable status. These actions do not include direct City financial assistance, but are focused on information, referral, and technical assistance. This shall include proper noticing of tenants who would be displaced by conversion of at-risk housing, and provision of information to such tenants about their legal rights. The City will obtain a current status of the two at risk projects by December 31, 2019 and to take action, as needed, to assist property owners and managers preserve the affordability of the units.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

7. Environmental Stewardship

a) Design and Infrastructure Assistance

The City will provide assistance for project design (e.g. site planning, engineering, and/or preliminary architectural services) and infrastructure improvements (e.g. cost-sharing and/or fee waivers) for: 1) infill housing development and/or redevelopment projects; or 2) housing development projects that promote land or energy conservation. This program will be on a funds-available basis, with priority given to infill housing development and redevelopment projects. This program is expected to encourage the development of one or more new infill or energy-conserving housing developments during the planning period.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

b) Infill Infrastructure Improvement

The City will prioritize housing infrastructure assistance for development projects which: 1) improve the infrastructure connectivity and/or capacity in infill areas; or 2) housing development projects that promote land or energy conservation.

- Agency responsible: City
- Timeframe: Ongoing, through 2023

Attachment A: Adequate Sites

Map Number	Assessor Parcel Number	Location	Acres	Parcel Area	A General Plan Designation	B Zone	C Max. Develop. Potential (Units)	D Developed Lots	E Undeveloped Lots	F Likely Develop. Potential (Units)	G Development Likelihood	H Water	I Sewer	J Storm Drain	K Dry Utilities	Notes	L Primary Existing Land Use	M			N Farmland Status	O Flood Zone
																		Low Income	Moderate Income	Above Moderate Income		
1	199-050-017	N. of Tulare Rd, E. of Maple Av	8	N. 2/3	LDR	R-1-7	50	0	1	34	H	Y	Y	Y	Y	O'Hara Ranch: Acreage approximate: split zoned parcel	FA			34	FSI	X
2	199-050-017	N. of Tulare Rd, E. of Maple Av	3	S. 1/3	MDR	RM-3	44	0	1	32	H	Y	Y	Y	Y	O'Hara Ranch: Acreage approximate: split zoned parcel	FA		32		FSI	X
3	199-050-055	N. of Tulare Rd, W. of Oak Av	10	All	LDR	R-1-7	62	0	1	32	H	N	N	N	Y	Lindsay Oaks: Approved 32 lot TSM.	FA			32	FSI	X
4	199-050-065	N. of Tulare Rd, W. of Oak Av	5	N. 1/2	MDR	RM-3	73	0	1	53	H	Y	Y	Y	Y	Acreage approximate: split zoned parcel	FA		53		FSI	X
5	199-050-067	N. of Tulare Rd, E. of Cedar Av	5	N. 1/2	MDR	RM-3	73	0	1	53	H	Y	Y	Y	Y	Acreage approximate: split zoned parcel	RC		53		FLI	X
6	199-060-023-025, 030-031, 038	North of Tulare Road; east of Maple Avenue	3	All	MDR	RM3	37	6	0	32	M	Y	Y	Y	Y	Infill: Apx. 17 existing units; apartment and church	SFR		32		UBUL	X
7	199-070-001-008, 024-030, 032-036, 039-040	Btw Tulare Rd, Fresno St, Westwood Ave, Ash Ave.	14	All	LDR	RM3; R17	84	21	2	60	M	Y	Y	Y	Y	Infill: Apx. 20 existing units	SFR		30	30	UBUL	X
8	199-100-003	N. of Fresno St, E. of SR 65	2	All	MDR	RM-3	22	0	1	21	H	Y	Y	Y	Y	N. side of Fresno	FA		21		UBUL	X
9	199-120-002-012, 026-030, 032-034, 042-043, 048-049	Btwn Fresno St, Mariposa St, Westwood Ave, Ash Ave.	7	All	LDR	R17	42	23	0	30	L	Y	Y	Y	Y	Infill: Apx. 25 existing units	SFR		30		UBUL	X
10	199-140-034	NW cor Burem Ln / Westmore Ct	2	All	LDR	R-1-7	14	0	1	9	H	Y	Y	Y	Y	Infill: S. end of Westmore.	FA		9		UBUL	X
11	199-220-002	S. terminus of Westwood Av	4	NW 3/4	MDR	RM-3	51	0	1	43	H	Y	Y	Y	Y	Has street access at SW corner of Westwood/Apiia	RR		43		PF	X
12	199-240-009	Between Oak Av and Lea Wy	5	All	LDR	R-1-7	31	1	0	21	M	N	N	N	Y		RR		21		FSI	X
13	199-240-010	E. of Oak, N. of Delta St	5	All	LDR	R-1-7	31	1	0	21	M	N	N	N	Y		RR		21		FSI	X
14	199-260-009	NE cor Mariposa St / SR 65	3	E. 1/3	MDR	RM-3	44	0	1	32	M	N	N	N	Y	Acreage approximate: split zoned parcel	TC		32		UBUL	X
15	199-320-003, 012-013, 017-018, 023-026, 034-040, 044-084	Btw Ash/Maple, N. of Fairview St	9	All	LDR	R-1-7	81	25	57	57	H	Y	Y	Y	Y	Maple Valley Estates: Under construction.	SFR		57		FLI	X
16	201-090-044 through 050	E. of Orange Ct, N. of Alameda St	3	All	LDR	R-1-7	7	3	4	4	H	Y	Y	Y	Y	Sierra Vista Estates: Under construction.	SFR		2	2	OL	AH
17	201-100-020	NE cor Tulare Rd / Orange St	2	All	LDR	R-1-7	15	-	1	10	M	Y	Y	Y	Y	Valley Christian: Partially built retirement community	VA; MFR		5	5	UBUL	AH
18	201-140-051	N. of Monte Vista St, E. of Parkside Av	4	All	LDR	R-1-7	25	1	0	17	H	Y	Y	Y	Y	Infill: 1/4 of parcel developed with one SFR	RR		9	8	UBUL	X
19	201-170-010	NW cor Tulare Rd / SPPR railroad line	16	All	MXU	MXU	243	0	1	171	H	Y	Y	Y	Y	O'Hara Ranch	FA			171	FSI	X
20	201-180-013	N of Tulare Rd, W. of SPPR railroad line	7	All	LDR	R-1-7	44	1	0	30	M	Y	Y	Y	Y	O'Hara Ranch: Land-locked estate house site	FA			30	FSI	X
21	201-220-001-012, 014-059	S. of Hickory St, Btw Parkside/Sequoia	23	All	LDR	R-1-7	59	0	58	58	H	Y	Y	Y	Y	Mission Estates: 59 recorded, undeveloped lots.	FA		29	29	FSI	X
22	201-230-003-033, 035-036	S. of Monte Vista, Btw Parkside/Sequoia	10	All	LDR	R-1-7	34	1	33	33	H	Y	Y	Y	Y	Mission Estates: Under construction.	FA		17	16	UBUL	X
23	201-230-036	S. terminus of Napa Blvd	2	All	LDR	R-1-7	10	0	1	10	H	Y	Y	Y	Y	Mission Estates: remainder lot	FA		5	5	UBUL	X
24	202-020-001	N. of Hickory, W. of Rd 224	12	All	LDR	R-1-7	72	0	1	41	H	Y	Y	Y	Y	Hickory Estates: Approved 41 lot TSM.	TC		21	20	PF	X
25	202-190-006	W. of Harvard, N. of Sierra View	7	All	LDR	R-1-7	41	0	1	6	L	Y	Y	Y	Y	S. side of Todds Hill. Slope issues; rural res dev of 1+ acre sites possible.	VA			6	OL	AH

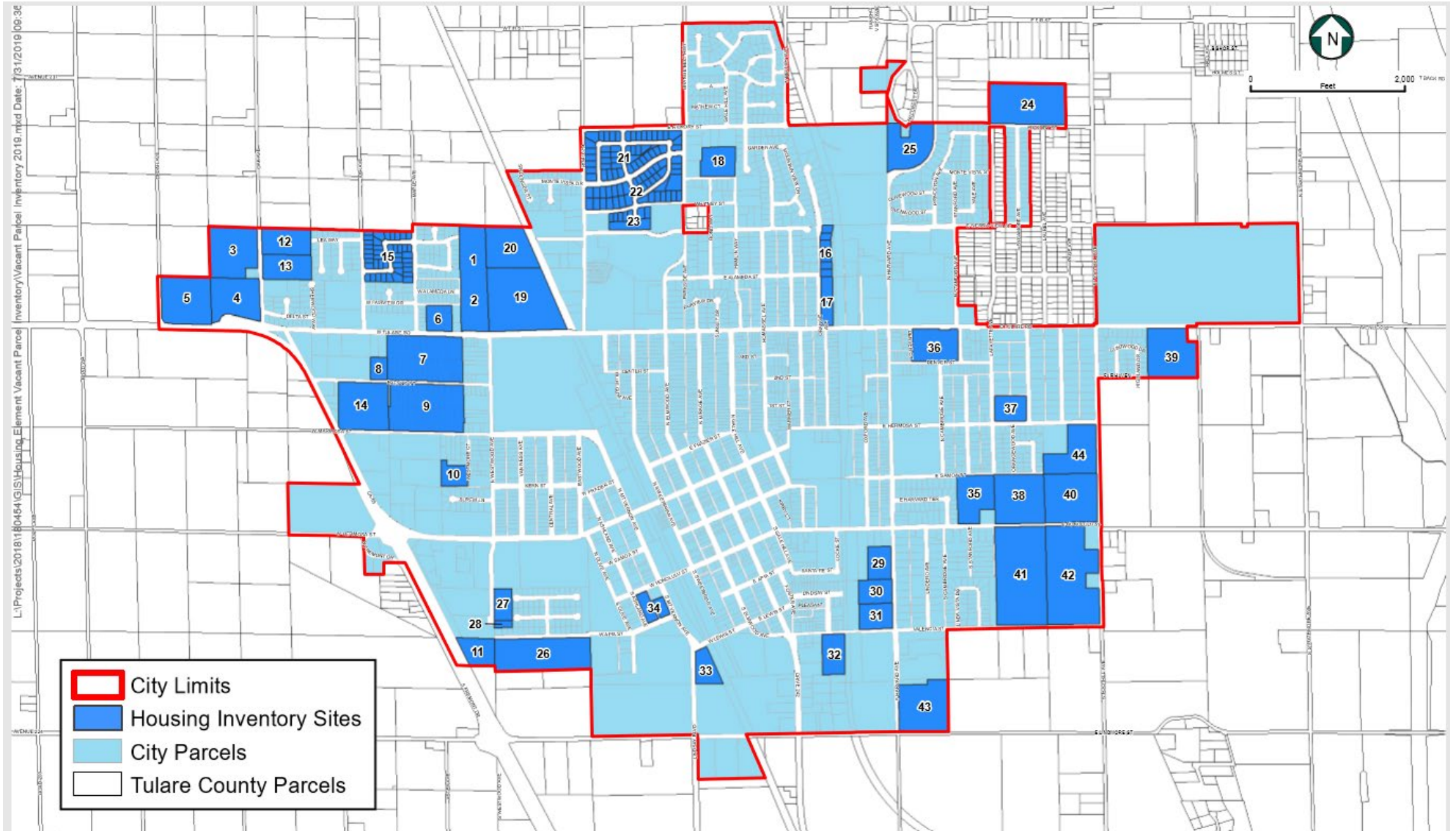
Map Number	Assessor Parcel Number	Location	Acres	Parcel Area	General Plan Designation	Zone	Max. Develop. Potential (Units)	Developed Lots	Undeveloped Lots	Likely Develop. Potential (Units)	Development Likelihood	Water	Sewer	Storm Drain	Dry Utilities	Notes	Primary Existing Land Use	Low Income	Moderate Income	Above Moderate Income	Farmland Status	Flood Zone
26	205-020-001	S. of Apia, E. of Westwood	13	All	MDR	RM-3	189	0	1	139	H	Y	Y	Y	Y		TC		139		PF	X
27	205-030-001	E. of Westwood, N. of Apia	2	All	MDR	RM-3	33	1	1	21	H	Y	Y	Y	Y		VA		21		FLI	X
28	205-030-043	E. of Westwood, N. of Apia	1	All	MDR	RM-3	20	0	1	11	L	Y	Y	Y	Y	Outlot A: Considered for residential PUD.	SFR		11		FLI	X
29	205-172-005	W. of Harvard, S. of Honolulu	3	All	LDR	R-1-7	19	1	0	13	H	Y	Y	Y	Y		RR; TC		13		FLI	X
30	205-182-001	W. of Harvard, N. of Valencia.	2	All	LDR	R-1-7	12	1	0	10	H	Y	Y	Y	Y	Valencia: Part of approved 20 lot TSM	RR; TC		10		FLI	X
31	205-182-002	W. of Harvard, N. of Valencia	2	All	LDR	R-1-7	12	0	1	10	H	Y	Y	Y	Y	Valencia: Part of approved 20 lot TSM	TC		10		FLI	X
32	205-190-005-008, 041-043	S. side Valencia, at Locke	3	All	MXU	MXU	52	3	4	32	L	Y	Y	Y	Y	Infill: Apx. 3 existing units	VA; SFR	32			UBUL	X
33	205-220-010	SE Cor. Lindsay/Lewis	2	All	MXU	MXU	37	0	1	21	L	Y	Y	Y	Y	Adjacent to truck route and rail line	FA	21			PF	X
34	205-331-002, 003, 004, 007	Btwn Honolulu, Mt. Vernon, Apia, Ashland	2	All	MXU	MXU	34	2	2	21	L	Y	Y	Y	Y	Infill: Apx. 20 exist. mobile homes and 20 RVs	MH	21			UBUL	X
35	206-011-012	SE Cor. Stanford/Samoa	6	All	LDR	R-1-7	40	0	1	26	H	Y	Y	N	Y		TC		26		PF / FLI	AH
36	206-043-005-008, 017-020	S. of Tulare Rd, btwn Denver Ct. and N. Cambridge	4	All	MDR	RM3	59	7	1	43	L	Y	Y	Y	Y	Infill: Apx. 18 existing units.	SFR		43		UBUL	AH
37	206-063-008	NE Cor. Lafayette/Hermosa	3	All	LDR	R-1-7	19	0	1	13	H	Y	Y	Y	Y	Infill: Church owned parcel.-	VA		7	6	UBUL	AH
38	206-070-001	N of Honolulu, W. of Foothill	10	All	LDR	R-1-7	62	0	1	39	H	Y	N	N	N	Blue Ridge Ranch: Approved 39 lot TSM	FA		39		PF	AH
39	206-070-018	S. of Tulare, E. of Foothill	9	All	LDR	R-1-7	58	0	1	39	H	Y	Y	Y	Y		TC		20	19	PF	AH
40	206-070-021	NW Cor Honolulu / Foothill	10	All	LDR	R-1-7	62	0	1	40	H	Y	N	N	N	Fusano: Part of approved 72 lot TSM	TC		40		PF	AH
41	206-080-034	S. of Honolulu, W. of Foothill	19	All	LDR	R-1-7	120	0	1	62	H	Y	N	N	N	Crestwood Estates: Approved 62 lot TSM.	TC			62	PF	X
42	206-080-038	SW Cor. Honolulu/Foothill	18	All	LDR	R-1-7	113	0	1	77	M	Y	N	N	N		TC			77	PF	X
43	206-113-019	SW Cor. Hermosa/Foothill	8	All	LDR	R-1-7	47	0	1	32	H	Y	Y	Y	Y	Fusano: Part of approved 72 lot TSM	TC			32	PF	AH
44	206-130-001	NE Cor Harvard / Lindmore	10	All	LDR	R-1-7	62	0	1	37	H	Y	N	Y	Y	Citrus Slope: Approved 37 lot TSM	FA		37		PF	X
			298				2339	98	189	1596								74	938	584		

Notes

- A: General Plan Designations: LDR=Low Density Residential; MDR=Medium Density Residential; MXU=Mixed Use; LI=Light Industry.
- B: Zoning Designation: R-1-7=Single family residential, 7000 square foot lot size; RM-3=Multifamily residential, 3000 square foot lot size; MXU=Mixed use; IL=Light industrial.
- C: Maximum development potential is based on gross site area divided by maximum density allowed under zoning.
- D: Developed lots is the number of existing developed lots (represents partially constructed subdivision).
- E: Undeveloped lots is the number of existing undeveloped lots. More than one lot represents the unconstructed portion of recorded subdivisions.
- F: Likely development potential is based on the greater of: a) approved lots/units for a specific development; or b) site area multiplied by average development densities (4.28 units/acre for R-1-7, and 10.69 units/acre for RM3 and MXU) of housing developments approved in past decade.
- G: Development likelihood: H=high; M=medium; L=low, based on zoning, infrastructure, and environmental constraints to normal development.
- H: Water is proximate availability of water lines of sufficient capacity to serve likely development potential.
- I: Sewer is proximate availability of sewer lines of sufficient capacity to serve likely development potential.
- J: Storm Drain is proximate availability of storm drain lines/basins of sufficient capacity to serve likely development potential.
- K: Dry Utilities is proximate availability of electric, phone, and cable utilities of sufficient capacity to serve likely development potential.
- L: Land Use: FA=fallow; RC=row crops; MFR=multi-family residential; RR=rural residential; TC=tree crops; VA=vacant; IN=industrial
- M: Indicates the suitability of the site for low, moderate, or above-moderate income housing development, based on area development patterns. Includes estimated unit potential.
- N: Farmland status: FSI=Farmland of Statewide Importance; UBU=Urban and Built Up Land; PF=Prime Farmland; FLI=Farmland of Local Importance; OL=Other Land. See note on page 41

O: Flood Zone: AH=flood zone; X=not in a flood zone.
PUD: Planned Unit Development.
TSM: Tentative Subdivision Map.

Attachment B: Adequate Sites Map



Attachment C: Entities Qualified to Preserve At-Risk Units

Organization	Address	City	ST	Zip
A. F. Evans Development, Inc.	4305 University Ave. Suite 550	San Diego	CA	92105
Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Floor	Pleasanton	CA	94588
American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225
Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104
Bayside Communities	1990 North California Blvd., Suite 1070	Walnut Creek	CA	94596
Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104
Berkadia	823 Colby Drive	Davis	CA	95616
BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	CA	94105
BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658
Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814
California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Suite 100	Westlake Village	CA	91362
California Community Reinvestment Corp.	100 West Broadway Suite 1000	Glendale	CA	91210
California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814
California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812
California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230
California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104
California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403
Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024
Community Housing Assistance Program, Inc.	3803 E. Casselle Avenue	Orange	CA	92869
Community Housing Works	2815 Camino Del Rio South, Suite 350	San Diego	CA	92108
Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403
Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011
Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965
DML & Associates Foundation	6043 Tampa Ave, Suite 101A	Tarzana	CA	91356
Domus Development, LLC	594 Howard St., Suite 204	San Francisco	CA	94105
EAH, Inc.	2169 E. Francisco Blvd., Suite B	San Rafael	CA	94901
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033
Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541
Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307

Organization	Address	City	ST	Zip
Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121
Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651
GAL Affordable LP	250 W. Colorado Blvd. Suite 210	Arcadia	CA	91007
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230
Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104
Highland Property Development, LLC	250 W. Colorado Blvd. Suite 210	Arcadia	CA	91007
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660
Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802
Lincoln Avenue Capitol, LLC	595 Madison Avenue Suite 1601	New York	NY	10022
Maximus Properties, LLC	23586 Calabasas Road, Suite 103	Calabasas	CA	91302
MBK Management Corporation	23586 Calabasas Road, Suite 100	Calabasas	CA	91302
Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103
Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202
Mesa Realty Advisors	56 Cabana Blanca	Henderson	NV	89012
National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730
Newport Development, LLC	9 Cushing, Suite 200	Irvine	CA	92618
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954
Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503
Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618
Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111
Resources for Community Development	2220 Oxford Street	Berkeley	CA	94704
Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050
Self-Help Enterprises	P.O. Box 351	Visalia	CA	93279
Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687
Squier Properties, LLC	1157 Lake Street	Venice	CA	90291
The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109
The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549
Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049
University River Village	7901 La Riviera Drive	Sacramento	CA	95826

Organization	Address	City	ST	Zip
USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046
USA Properties Fund	2440 Professional Drive	Roseville	CA	95661
Wakeland Housing & Development Corporation	1230 Columbia St. Suite 950	San Diego	CA	92101
West Bay Housing Corporation	1390 Market Street, Suite 405	San Francisco	CA	94102
William G. Ayyad, Inc.	9252 Chesapeake Dr., Suite 100	San Diego	CA	92123
WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620