

Chapter 7: Other Topics

Summary

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

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

General Plan Consistency

The 2009 Housing Element provides four goals, 16 policies, and 27 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, Housing Element initiatives are consistent with the land area, land use policies, growth projections, transportation and infrastructure projections of the General Plan. The Housing Element proposes no change to the Lindsay General City 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 Housing 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 2014. As a result, Housing Element initiatives will not require or result in modification of City planning boundaries. Consequently, the Housing Element initiatives will not require amendment of the General Plan Land Use Element or any development regulation designed to implement the General Plan.

The Housing 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.”*

Housing Element Consistency: This goal is consistent with Housing 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, housing rehabilitation, and blight eradication).

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.”*

Housing Element Consistency: This goal is consistent with Housing 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 month celebration, and fair housing ombudsman.

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...”*

Housing Element Consistency: This goal is consistent with Housing Element Goal 3 (Housing Quality): *“High-quality and safe housing for all Lindsay residents,”* which is implemented by the following policy: *“The City shall seek to reduce residential overcrowding through active code enforcement and the provision of replacement housing.”* This policy is implemented by a code enforcement program for housing overcrowding.

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...”*

Housing Element Consistency: This goal is consistent with Housing 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, especially downtown”*
- *“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, fast-track review, priority grant assistance, and infill infrastructure improvement.

General Plan Policy 11: *“The City needs to expand its involvement in the revitalization of under-utilized 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”*

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

Priority Water and Sewer Services Procedures

State law (Government Code §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 housing 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 urbanized, 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. In order to comply with the specific provisions of state law, the Housing Element includes a program to provide priority utility connections for lower income households consistent with the provisions of Government Code §65589.7, as amended.