

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.”*

Housing Goals and Policies

The City of Lindsay 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 home ownership
- **Policy:** The City shall promote the development of a variety of quality rental 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 moderate/above moderate income households
- **Policy:** City housing assistance shall promote mixed-income housing integration at the neighborhood level, 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
- **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 seek to reduce residential overcrowding through active code enforcement and the provision of replacement housing

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

- **Policy:** The City shall promote infill housing opportunities, especially downtown
- **Policy:** The City shall encourage housing opportunities through redevelopment of underutilized urbanized properties
- **Policy:** The City shall promote housing development which improves existing urban infrastructure
- **Policy:** The City shall target housing financial assistance for housing development that reflects city environmental goals for land and energy conservation
- **Policy:** The City shall promote energy conservation in housing development and rehabilitation

Housing Programs

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

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 an additional program category, not mandated by state law, which seeks to encourage environmental stewardship via infill housing development and conservation.

1. Provide Adequate Sites

Accommodate regional need

- Program: Residential land inventory – The City will update the vacant sites inventory to determine sufficient land capacity consistent with Housing Element quantified objectives. In 2009, enough residentially zoned land existed in a sufficiently broad number of sites within the city limits to accommodate housing needs.
- Agency responsible: City of Lindsay.
- Timeframe: To be conducted every two years, in 2011 and 2013.

Accommodate all income levels

- Program: 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 Housing Element quantified objectives.

In 2009, enough residentially zoned land existed in a sufficiently broad number of sites within the city limits to accommodate housing need.

- Agency responsible: City of Lindsay.
- Timeframe: To be conducted every two years, in 2011 and 2013.

Provide for a variety of housing types

- Program: Residential land inventory – Chapter 4 (Adequate Sites) found 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. 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 of Lindsay.
- Timeframe: To be conducted every two years, in 2011 and 2013.

2. Assist housing development

Utilize federal, State, and local financing and subsidies

- Program: Funding – The City shall apply for grant funding and Lindsay Redevelopment Agency funding, as available, to assist in the development and rehabilitation of 405 housing units. This program is intended to provide maximum flexibility in implementation in order to make the best of use changing funds availability. Such funding shall target one or more of seven key housing priorities of this Element, as follows:

Funding Program Targets: 2009-2014

Example Funding Programs (Other programs may be added based on program availability and applicability to identified housing program targets)	Program Targets						
	Mod Income Housing	First-Time Homebuyer	Rehab	Special Needs	Infrastructure	Blight Eradication	Studies and Plans
BEGIN	X	X				X	
CalHOME*		X	X	X			
California Homebuyer's Downpayment Assistance	X	X					
Community Development Block Grant*			X	X	X	X	
HOME Investment Parterships*		X	X				
Infill Infrastructure Grant Program (IIG) *	X			X	X		
Joe Serna, Jr. Farmworker Housing Grant Program*			X	X			
Lindsay Redevelopment Agency*	X		X		X	X	X
Mobile Home Park Improvement / Resident Ownership*			X	X		X	
Multifamily Housing Program (MHP) *	X			X			
Neighborhood Stabilization*			X			X	
Planning Technical Assistance							X
Predevelopment Loan Program (PDLP) *						X	X
Private Sector	X	X	X	X	X	X	
Proposition 1C Infill Housing Program					X		
Units To Be Assisted	84	100	21	50	100	50	0

* Indicates grant program potentially appropriate for extremely low income housing development

- Agency responsible: City of Lindsay; Lindsay Redevelopment Agency.
- Timeframe: By 2014.

Provide regulatory concessions and incentives

- Program: Regulatory relief – The City shall pursue and promote the use of existing legal tools available to provide regulatory concessions and incentives for housing development (including development of non-vacant and underutilized sites, and extremely low income housing development) which will promote Housing Element goals and policies. This may include use of development agreements, planned unit developments, fee waivers, fast-track application review, and density bonuses.
- Agency responsible: City of Lindsay.
- Timeframe: By 2014.

- Program: Priority utility service – The City shall provide priority water and sewer connections for lower income households, including extremely low income households, consistent with Government Code § 65589.7, as amended.
- Agency responsible: City of Lindsay.
- Timeframe: By 2014.

Describe the amount and uses in the redevelopment agency's L&M Fund

- Program: Redevelopment Agency housing assistance – The City shall request the Lindsay Redevelopment Agency to provide an estimated \$1.25 million in assistance towards the development of 80 new housing units.
- Agency responsible: Lindsay Redevelopment Agency; City of Lindsay.
- Timeframe: By 2014.

Assist and encourage above-moderate income housing development

- Program: Demonstration projects(s) – The City shall provide assistance to one or more above-moderate income housing demonstration projects for up to 50 new housing units, to prove the viability of housing serving this market segment. City assistance may include use of development agreements, planned unit developments, fee waivers, fast-track application review, density bonuses, or other means.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.

3. Address governmental constraints

Chapter 5 (Constraints on Housing) found no significant existing governmental constraints on the development of housing for various income groups, including extremely low income households. 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 normal budgeted city operations. The City has only one planner on staff, with responsibility for all current and advance planning functions, as well as for managing code enforcement efforts. Grant funding will be absolutely necessary to provide the additional staff resources necessary to implement periodic monitoring of government constraints.

Governmental constraints

- Program: Governmental constraints study – The City shall apply for Planning and Technical Assistance (PTA) grant funding to fund a comprehensive study of Lindsay local government constraints on the housing development process. This study shall address the 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, including extremely low income households. The study shall provide implementable recommendations for City action to address any significant discoverable governmental constraints which may be found.
- Agency responsible: City of Lindsay.
- Timeframe: The City shall apply for PTA assistance annually until this program is funded. The City shall conduct the study within one year of funding award.

Housing for persons with disabilities

- Program: Universal design – The City will provide assistance for the development of housing employing universal design. The program goal will be the development of a successful demonstration project utilizing universal accessible design features.
- Agency responsible: City of Lindsay.
- Timeframe: By 2014.

- Program: Zoning Ordinance amendment (reasonable accommodation) – The City will adopt a written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities, for development standards such as building setbacks and parking requirements. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying following decision-making criteria:
 - The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.
 - The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
 - The requested accommodation would not impose an undue financial or administrative burden on the City.
 - The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.
- Agency responsible: City of Lindsay.
- Timeframe: By 2010.

- Program: Zoning Ordinance amendment (definition of “family”) – The City will amend Zoning Ordinance definitions so that they are consistent with fair housing laws for disabled persons.
- Agency responsible: City of Lindsay.
- Timeframe: By 2011.

Supportive housing

- Program: Zoning Ordinance amendment (supportive housing) – The City will initiate a zoning ordinance amendment so that supportive housing is considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Agency responsible: City of Lindsay.
- Timeframe: By 2010.

4. Conserve / improve existing affordable housing

- Program: Code enforcement for housing overcrowding – The City shall vigorously conduct pro-active and complaint-based code enforcement action of zoning and building code violations related to residential overcrowding. This program has a target of eliminating overcrowding of at least 48 housing units and shall be coordinated with first-time homebuyer program assistance where possible to provide quality replacement housing for residents displaced from formerly overcrowded housing units.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.
- Program: Housing rehabilitation – The City shall apply for \$1.5 million (an average of \$300,000 per year) to fund rehabilitation of 21 housing units (with an average rehabilitation cost of \$70,000 per unit), utilizing various funding programs, including but not limited to: CalHOME, CDBG, HOME, Joe Serna, Jr. Farmworker Housing Grant, Mobile Home Park Improvement / Resident Ownership, Neighborhood Stabilization, private sector funding sources, and Lindsay Redevelopment Agency.
- Agency responsible: City of Lindsay; Lindsay Redevelopment Agency.
- Timeframe: Ongoing, by 2014.
- Program: Design and development standards – The City shall maximize and leverage all available opportunities for the maximum application of existing design and development standards during the review of planning and zoning applications affecting existing affordable housing development. These opportunities include land division (subdivision and parcel maps), site plan review, rezoning, conditional use permits, and variances.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.
- Program: Blight eradication – The City shall apply for Neighborhood Stabilization Funds, RDA funding, and other funding sources for blight eradication of up to ten dwelling units. This program may involve City purchase of abandoned, dilapidated housing for renovation and resale, or for demolition and land resale.
- Agency responsible: City of Lindsay; Lindsay Redevelopment Agency.
- Timeframe: By 2014.

5. Promote equal housing opportunities

- Program: Fair housing law training – the City will train community development and city services staff in the fundamentals of fair housing law.
- Agency responsible: City of Lindsay.
- Timeframe: By 2011.

- Program: Fair housing month celebration – the City will observe and celebrate Fair Housing Month to promote public awareness of the rights and responsibilities of fair housing. This celebration will include City Council resolution(s), local press releases, web content, literature distribution, public posters, and speaker resources.
- Agency responsible: City of Lindsay.
- Timeframe: One April by 2011.

- Program: 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.
- Agency responsible: City of Lindsay.
- Timeframe: By 2011.

6. Preserve units at-risk

- Program: Preservation coordinator – The City shall establish the function of “preservation coordinator” for at-risk housing units, within the Community Development Department. This function shall coordinate City activities and initiatives for at-risk housing preservation as identified in Attachment D.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.

- Program: At-risk housing unit inventory – The City will monitor and reevaluate the potential for imminent risk of conversion of identified at-risk housing units. In 2009, 64 known at-risk housing units were identified. The City shall approach the owners of such units annually to assess feasibility and options to defer market rate conversion of such units.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.

- Program: Grant funding prioritization – The City shall prioritize grant funding for acquisition and/or preservation for at-risk housing units which are at imminent risk of market rate conversion, should housing market conditions in Lindsay significantly improve.
- Agency responsible: City of Lindsay.
- Timeframe: Annual evaluation, through 2014.

7. Environmental stewardship

- Program: 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, especially when located in or near downtown; 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/downtown housing development and redevelopment projects.
- Agency responsible: City of Lindsay; Lindsay Redevelopment Agency.
- Timeframe: Ongoing, by 2014.

- Program: Fast-track review – 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, especially when located in or near downtown; or 2) housing development projects that promote land or energy conservation.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.

- Program: Priority grant assistance – 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, especially when located in or near downtown; or 2) housing development projects that promote land or energy conservation.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.

- Program: 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, especially when located in or near downtown; or 2) housing development projects that promote land or energy conservation.
- Agency responsible: City of Lindsay.
- Timeframe: Ongoing, by 2014.