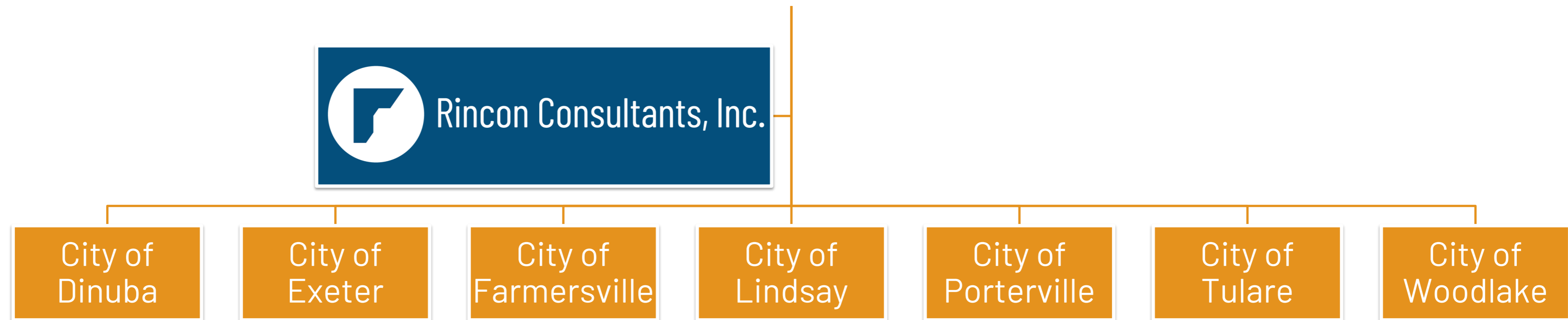




Tulare County Regional Multi - Jurisdiction Housing Element

City of Lindsay City Council Study Session | 4.11.2023

Project Organization



What is the Regional Housing Element?

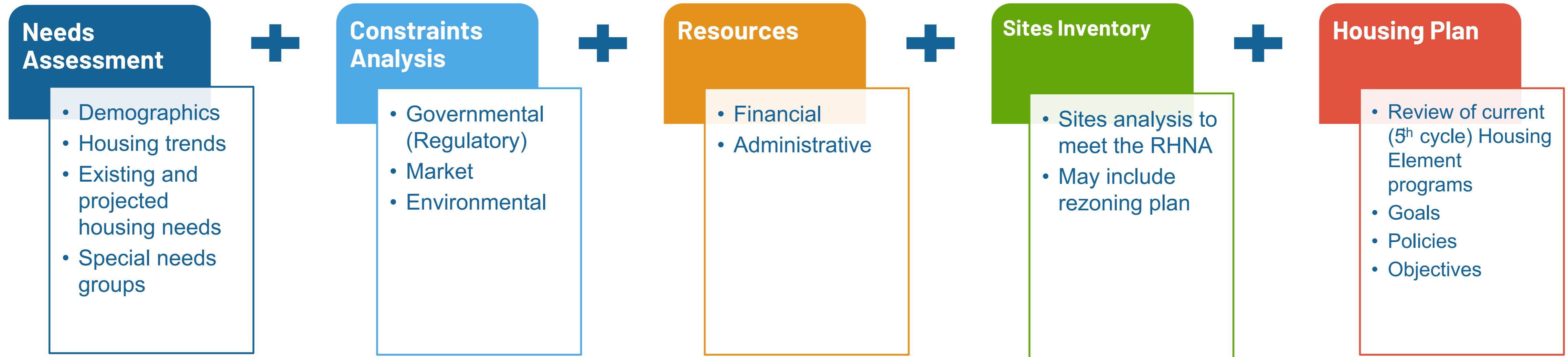
- One of the 8 mandatory elements in a City's General Plan
- Governed by CA Government Code Article 10.6
- Required to be updated every 8 years in accordance with the RHNA cycle
- Noncompliance means General Plan is invalid and creates potential for cities to be sued when making land use decisions
- Compliance necessary for several federal and State funding and grant programs



Why does the City need a Housing Element?

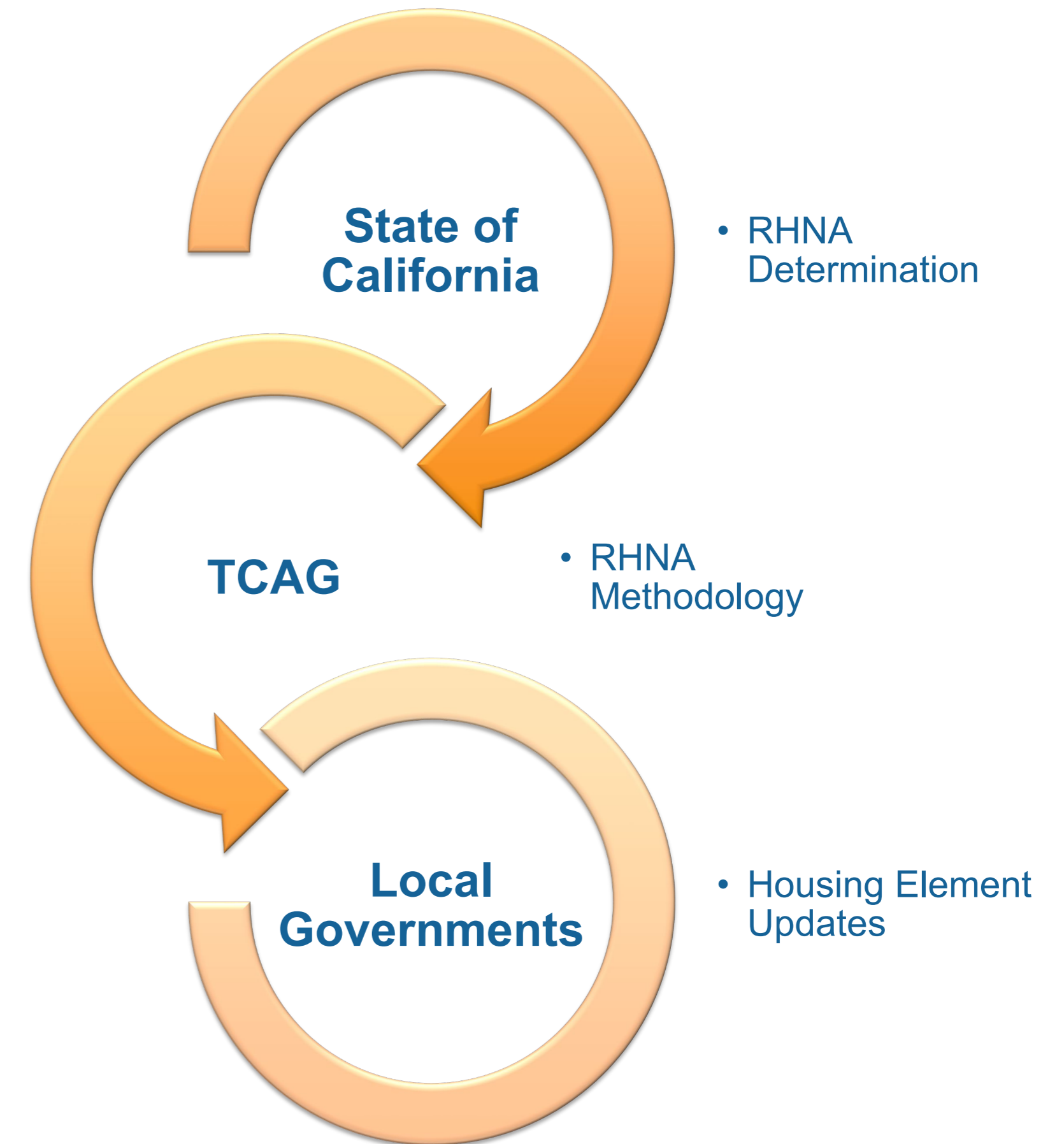
- Creates a housing plan for residents of all income levels
- Non-compliance with State Law triggers potential fines, and the General Plan could be deemed inadequate and invalid, creating potential for being sued when making land use decisions
- City eligibility for several Federal and State housing, community development, and infrastructure funding and grant programs

Housing Element Basics



Regional Housing Needs Allocation (RHNA)

- State housing production goal determination by income category
- Housing need per jurisdiction is allocated by TCAG through HCD adopted methodology
- A set number of housing units are allocated to each jurisdiction in the county by household income level
- Jurisdictions must plan for sites to meet the RHNA and support the likelihood that they will be developed with adequate housing units within the 8 - year planning period.



City of Lindsay RHNA

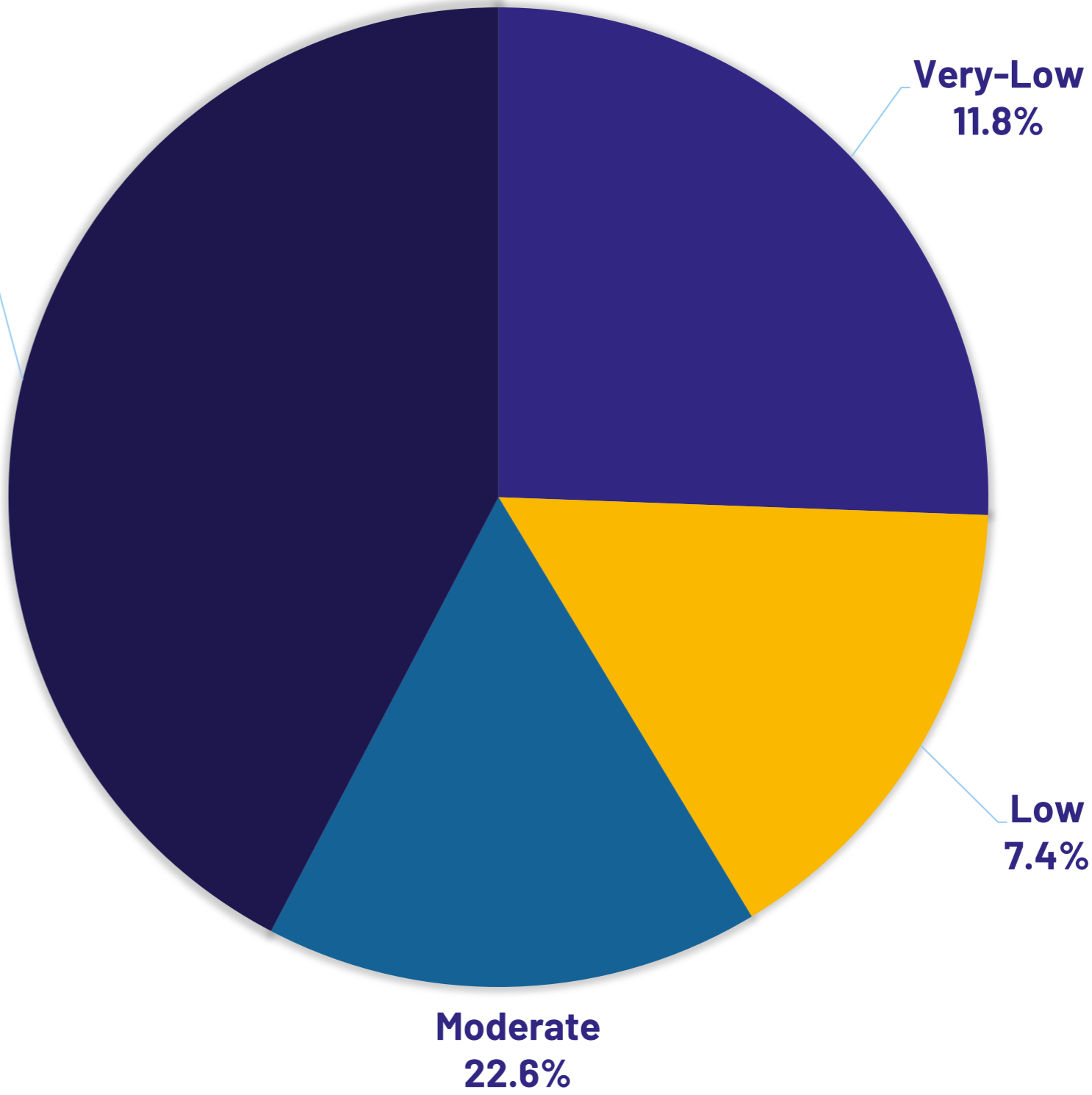
TCAG Jurisdiction	Very-Low	Low	Moderate	Above Moderate	Total
Dinuba	387 24.4%	238 15.0%	268 16.9%	695 43.8%	1,588
Exeter	197 23.3%	121 14.3%	146 17.3%	380 45.0%	844
Farmersville	135 20.6%	83 12.7%	121 18.5%	315 48.2%	654
Lindsay	93 11.8%	58 7.4%	178 22.6%	460 58.3%	789
Porterville	872 21.5%	537 13.2%	739 18.2%	1,916 47.1%	4,064
Tulare	1,435 30.2%	884 18.6%	677 14.3%	1,753 36.9%	4,749
Visalia	3,741 34.7%	2,306 21.4%	1,321 12.2%	3,423 31.7%	10,791
Woodlake	75 15.2%	47 9.6%	103 20.9%	267 54.3%	492
Unincorporated County	1,563 16.9%	963 10.4%	1,870 20.2%	4,847 52.4%	9,243
Total	8,497	5,238	5,424	14,055	33,214

Tulare County Area Median Income: \$80,300/year (based on a household of four people)

RHNA Breakdown by Income Level

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Above Moderate
58.3%



City of Lindsay
must accommodate
19.2% of the RHNA as
lower-income housing

How Will Cities Meet the RHNA?



Planned and approved projects

- ✓ Building Permits issued for residential development after July 1, 2023 are applied towards the allocation

Projected ADUs

Evaluation of sites

- ✓ Appropriate zoning and development standards to accommodate residential development
- ✓ Rezoning if needed to accommodate a higher density to meet the allocation for very low - and low-income units

What role does the City Council play?

- Decision-making
 - Approve submittal of the Draft Regional Multi - Jurisdiction Housing Element to Housing and Community Development (HCD) for review
 - Adopt the Draft Regional Housing Element and re-submittal to HCD for review



Estimated Timeline



Community Input:

- Community survey
- Community workshops (virtual or in - person)
- Stakeholder interviews (developers, non- profits, community leaders)
- Review of the Draft Housing Element

<https://tulareregionalhousingelement.rinconconsultants.com/>



TCAG Regional Housing Element Update

Tulare Regional Community Survey

The Tulare County Association of Governments (TCAG) is coordinating the development of a Regional Housing Element for the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake. The Housing Element is a policy document that provides a comprehensive strategy for promoting the production of available, affordable, and adequate housing within the Tulare Region.

To ensure that the Housing Element includes policies that represent the values and ideas of the cities' diverse populations, we want to hear from as many residents and community members as possible.

This survey will take approximately 10 minutes to complete. Thank you for your time!

* 1. Do you live, work, own a business or property, or go to school in one of the following cities? (Check all that apply)

Dinuba

Exeter

Farmersville

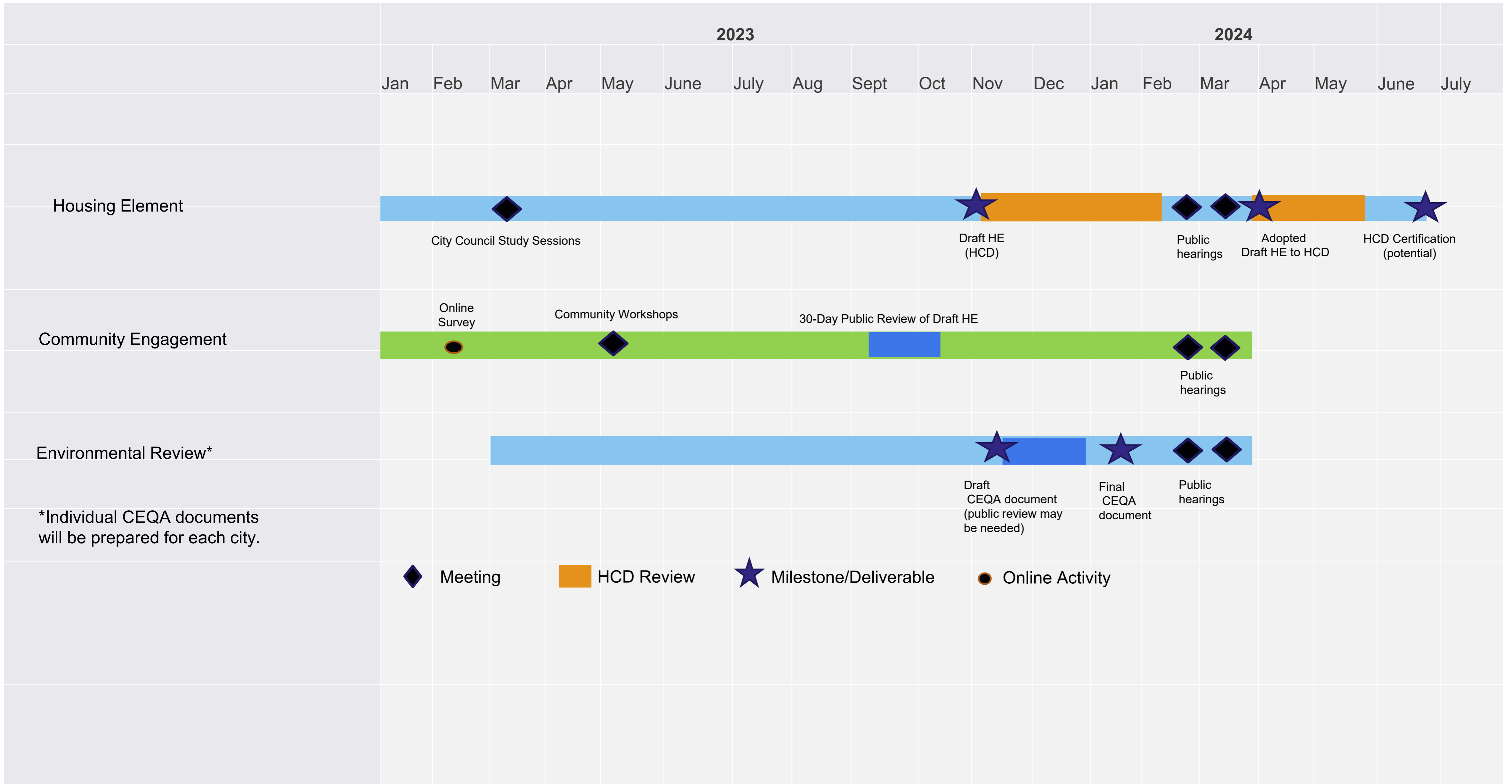
Lindsay

Porterville

Tulare

Woodlake

Other (please specify)



Questions?
